

RARE REGIS REDEVELOPMENT OPPORTUNITY



3011 WEST 49TH AVENUE | DENVER, CO 80221



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.PinnacleREA.com



Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor



INVESTMENT CONTACT

KEITH LENZ
ASSOCIATE ADVISOR

Main: 303.962.9555
Direct: 303.962.9563
Mobile: 630.235.2701
KLenz@PinnacleREA.com

INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

This is a rare opportunity in the highly competitive Regis market. The 12 unit proposed townhome development will meet the intense need for entry level and student housing not only in Berkley/Regis but in the entire Denver Metro area. Plans and entitlements for this project were previously approved, but are now expired. Opportunity for quick approval from City of Denver.

OFFERING SUMMARY

Reduced Price:	\$795,000
Zoning:	E-MX-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,291	69,947	184,794
Total Population	18,185	148,514	406,060
Average HH Income	\$126,528	\$128,692	\$110,695



Imagery ©2025 Airbus, Maxar Technologies

PROPERTY OVERVIEW



3011 W 49TH AVENUE

Denver, CO 80221

PROPERTY DESCRIPTION

Building Type:	Townhome / Redevelopment
Lot Size:	12,500 SF
Unit Mix (per plans):	Unit A (7 units): 2 Bd / 2.5 Ba
	Unit B (3 units): 1 Bd / 1 Ba
	Unit C (2 units): 3 Bd / 3 Ba (ADA)

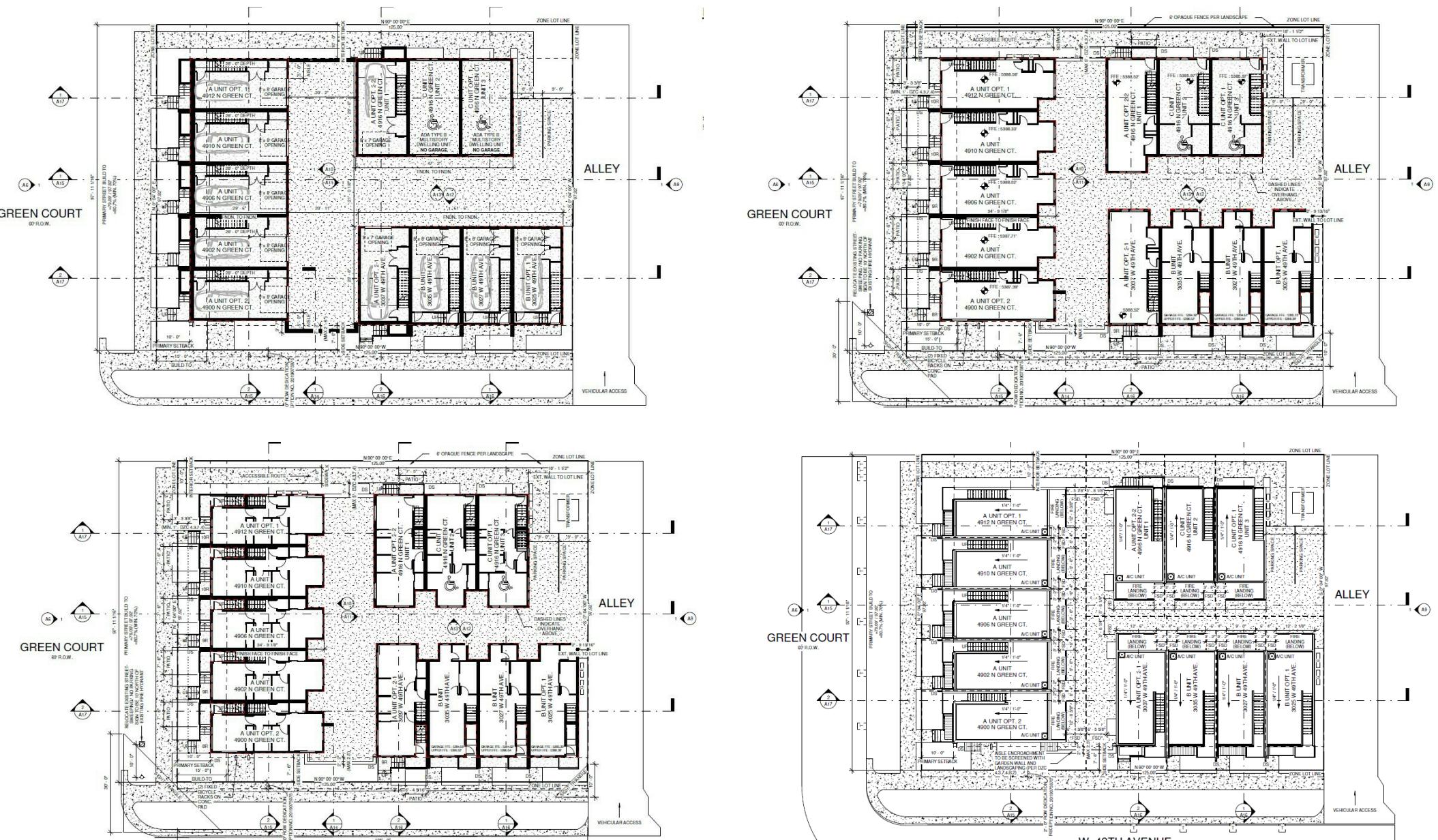
PROPERTY HIGHLIGHTS

- Prime location in the Regis neighborhood
- One block to Regis University
- Previously approved plans for 12 townhome units, all Construction/Architectural plans included with sale
- Excellent Location in a high growth and extremely product needy area
- Ease of accessibility to I-70 and I-76
- Multiple parks within walking distance

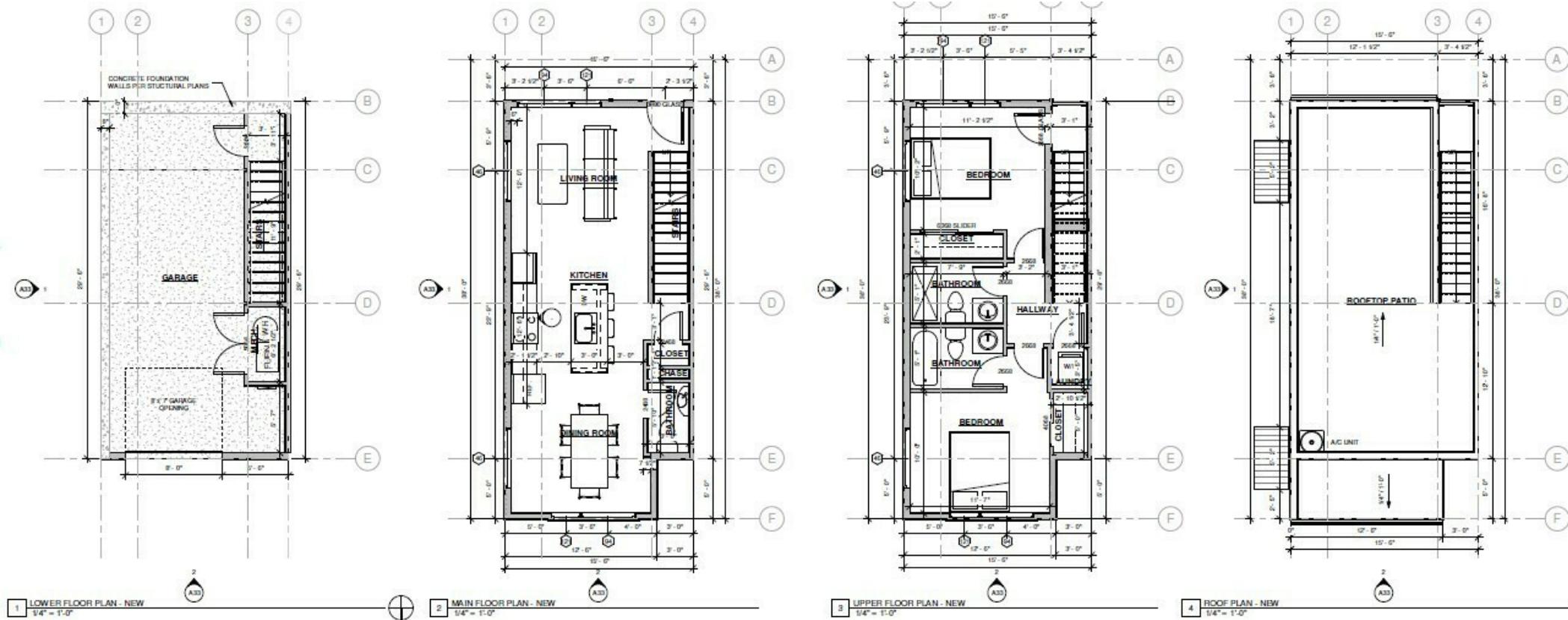
CONSTRUCTION PLANS - RENDERINGS



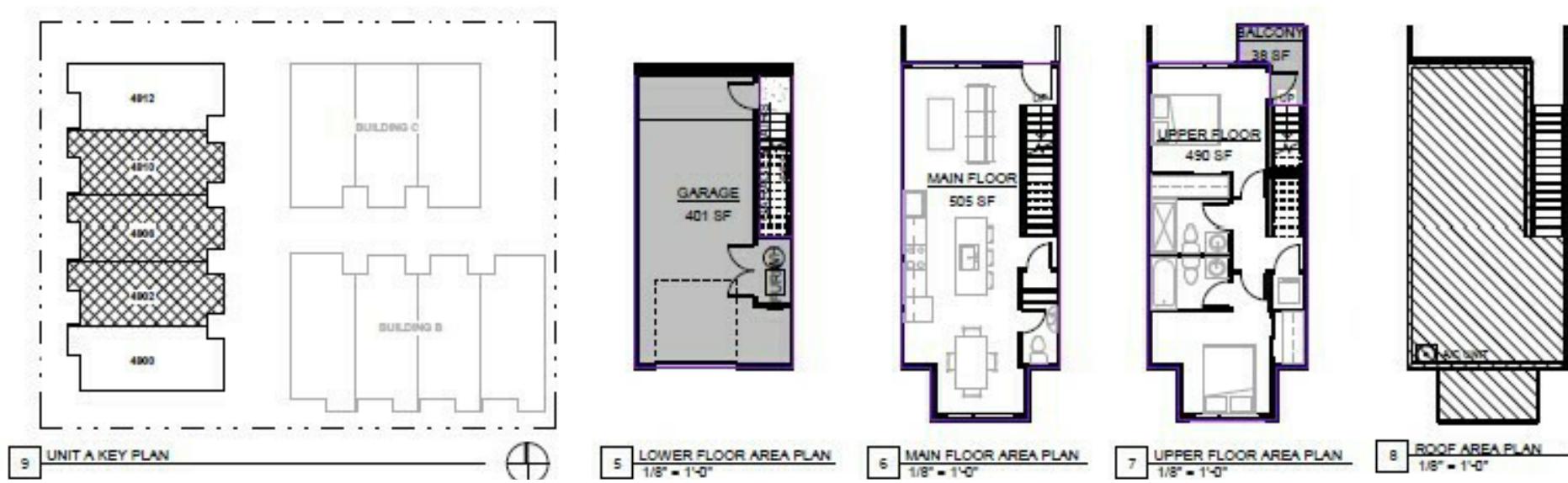
CONSTRUCTION PLANS - SITE MAP - BY FLOOR



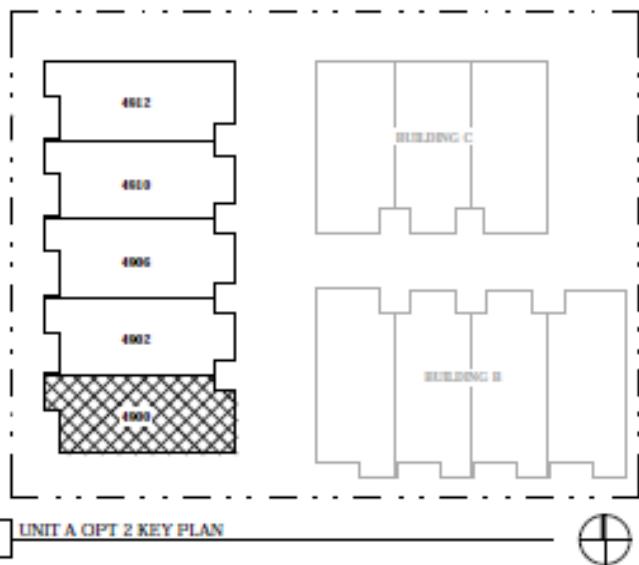
CONSTRUCTION PLANS - UNIT A



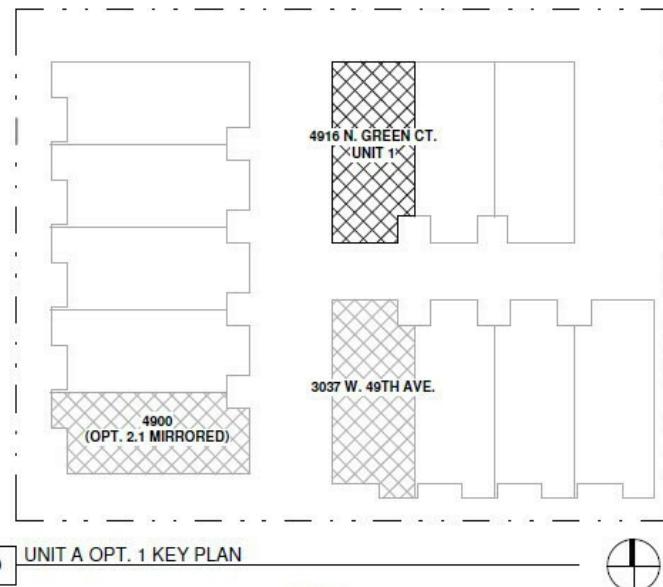
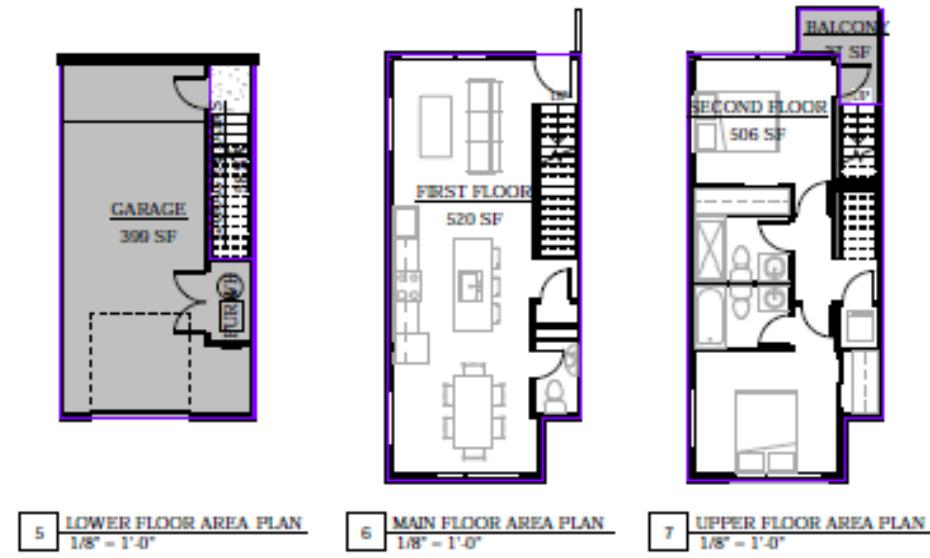
KEY PLAN - UNIT A



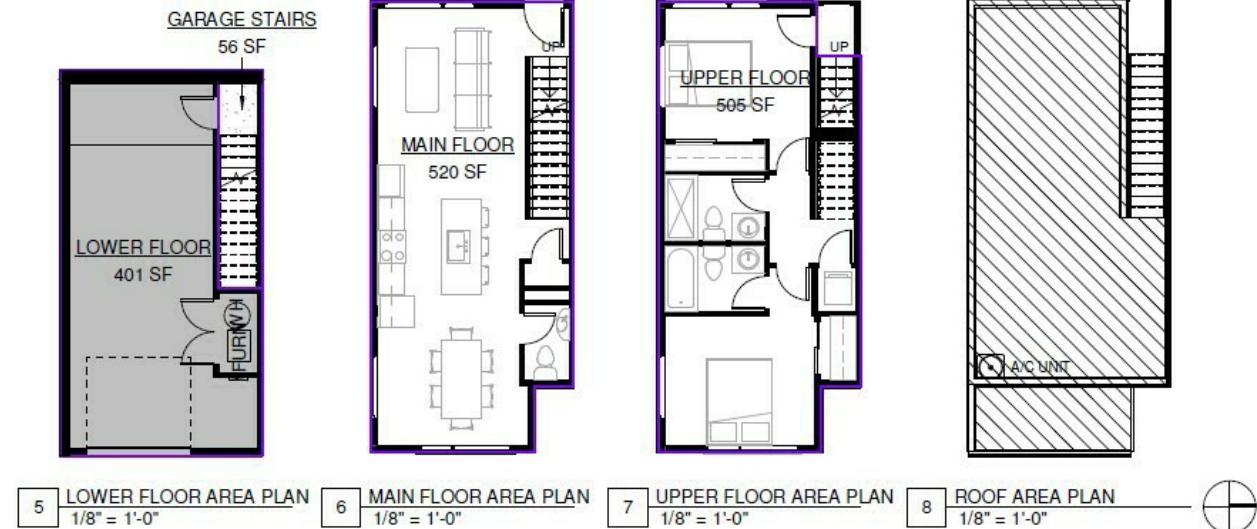
KEY PLAN - UNIT A



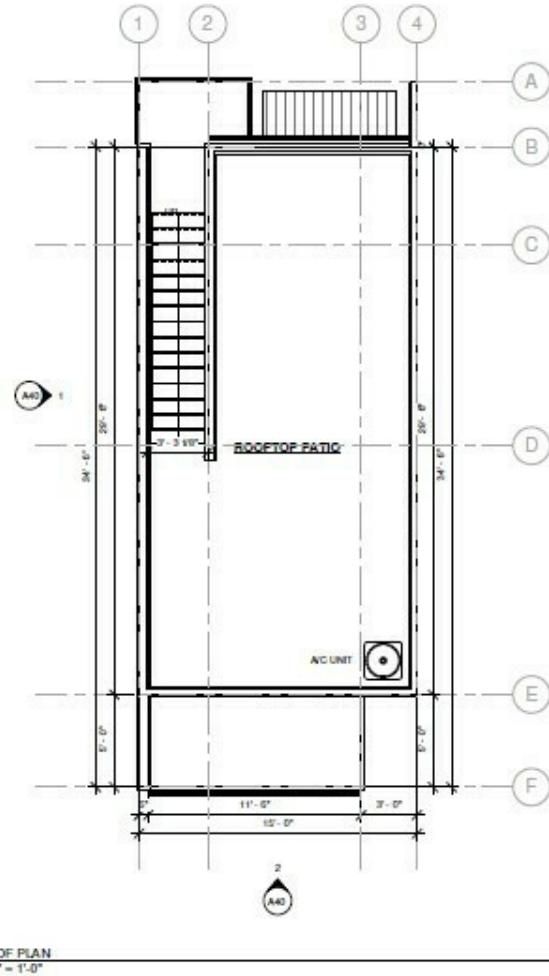
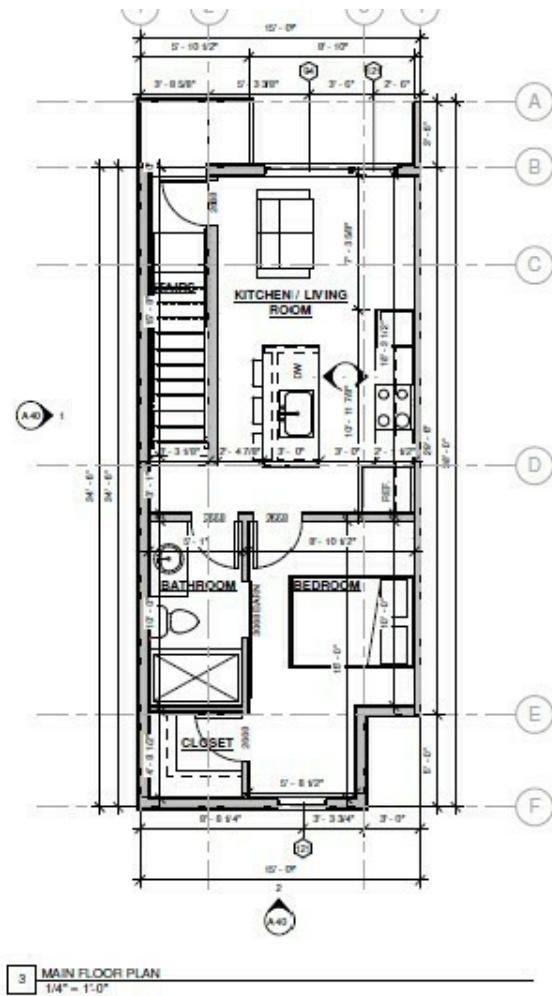
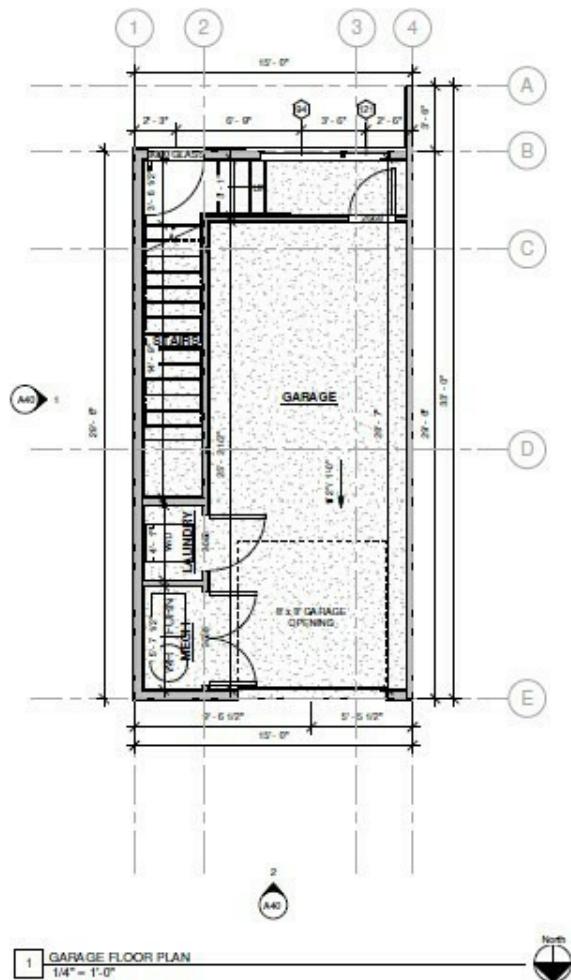
9 UNIT A OPT 2 KEY PLAN



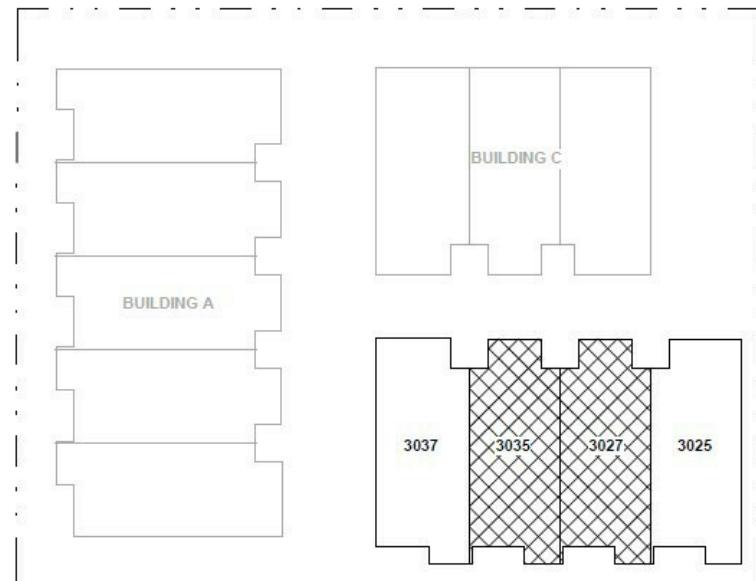
9 UNIT A OPT. 1 KEY PLAN



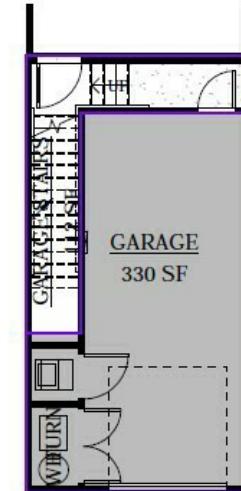
CONSTRUCTION PLANS - UNIT B



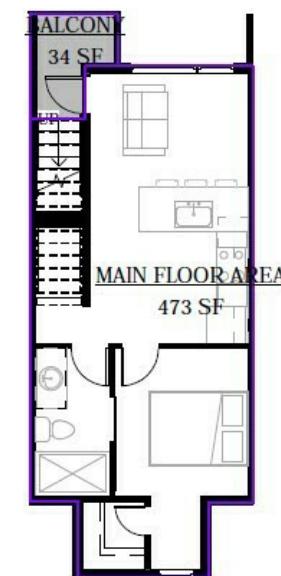
KEY PLAN - UNIT B



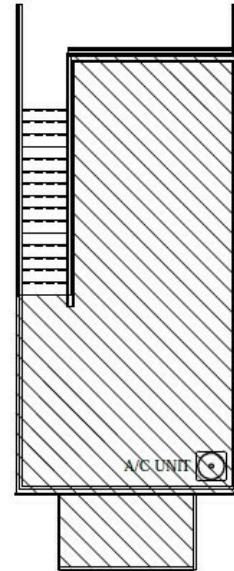
7 UNIT B KEY PLAN
1" = 20'-0"



4 GARAGE FLOOR AREA PLAN
1/8" = 1'-0"



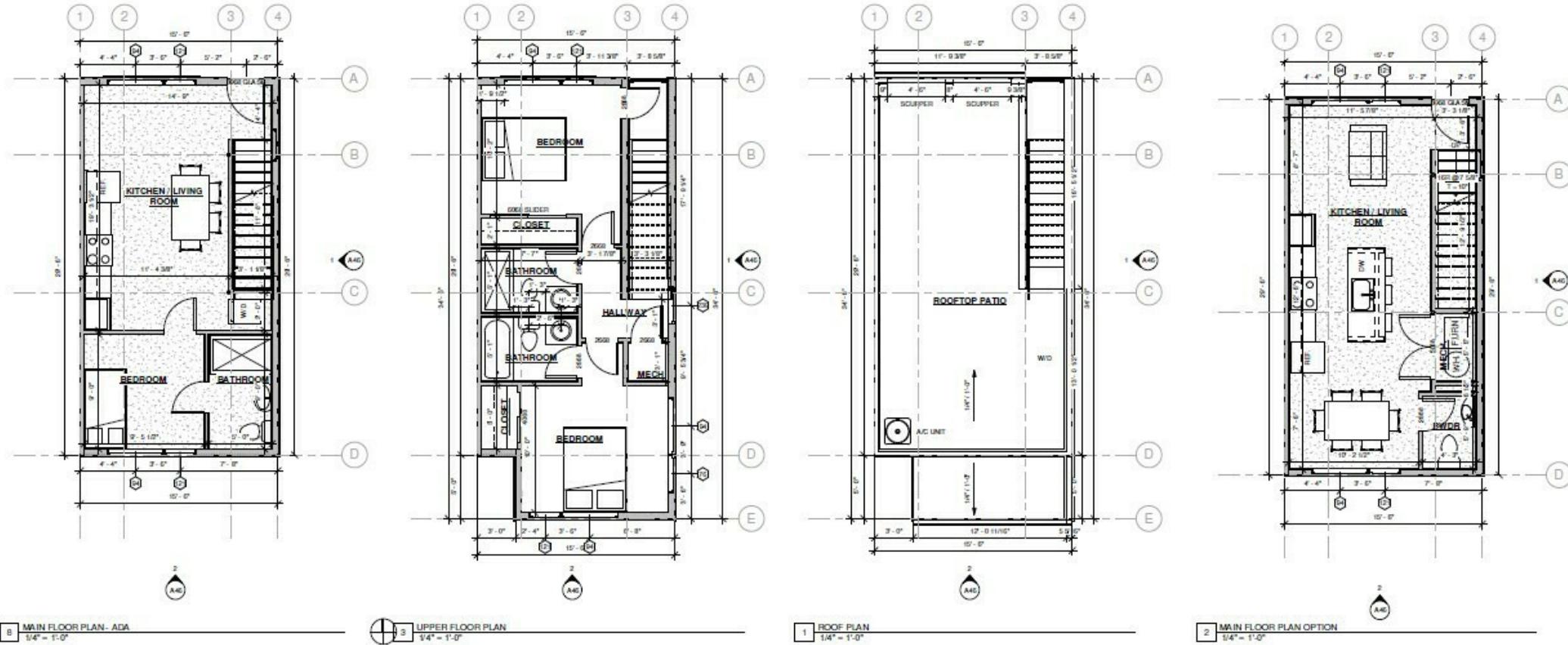
5 MAIN FLOOR AREA PLAN
1/8" = 1'-0"



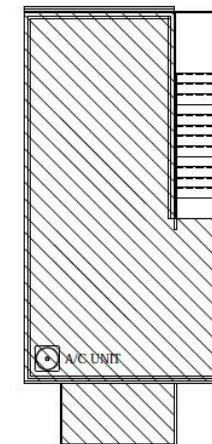
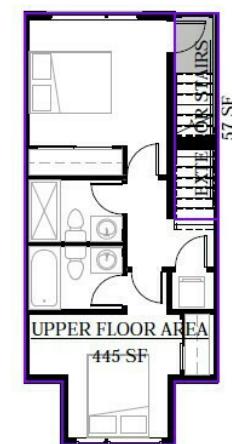
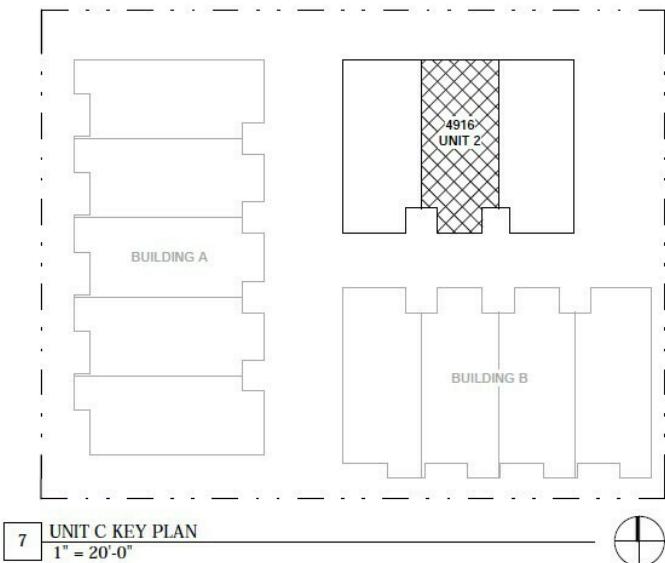
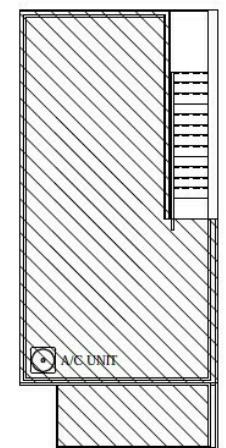
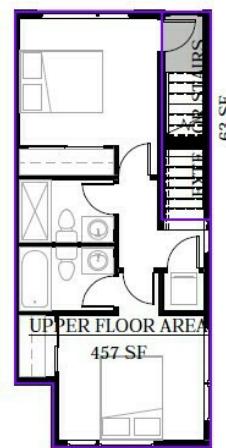
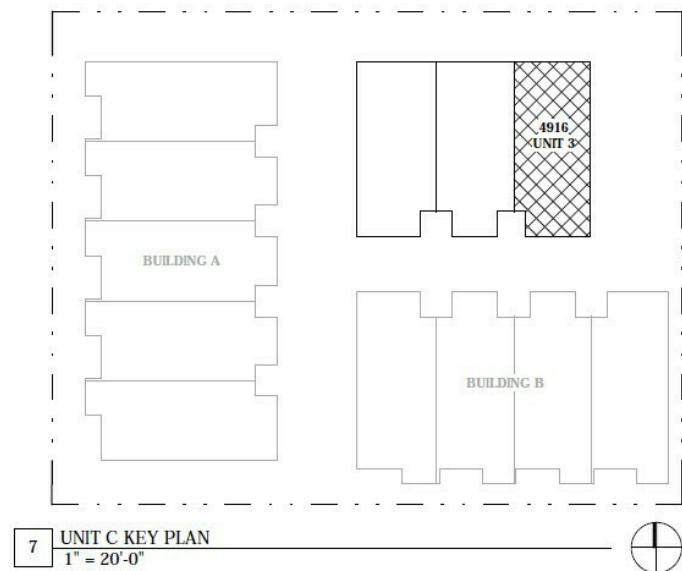
6 ROOF AREA PLAN
1/8" = 1'-0"



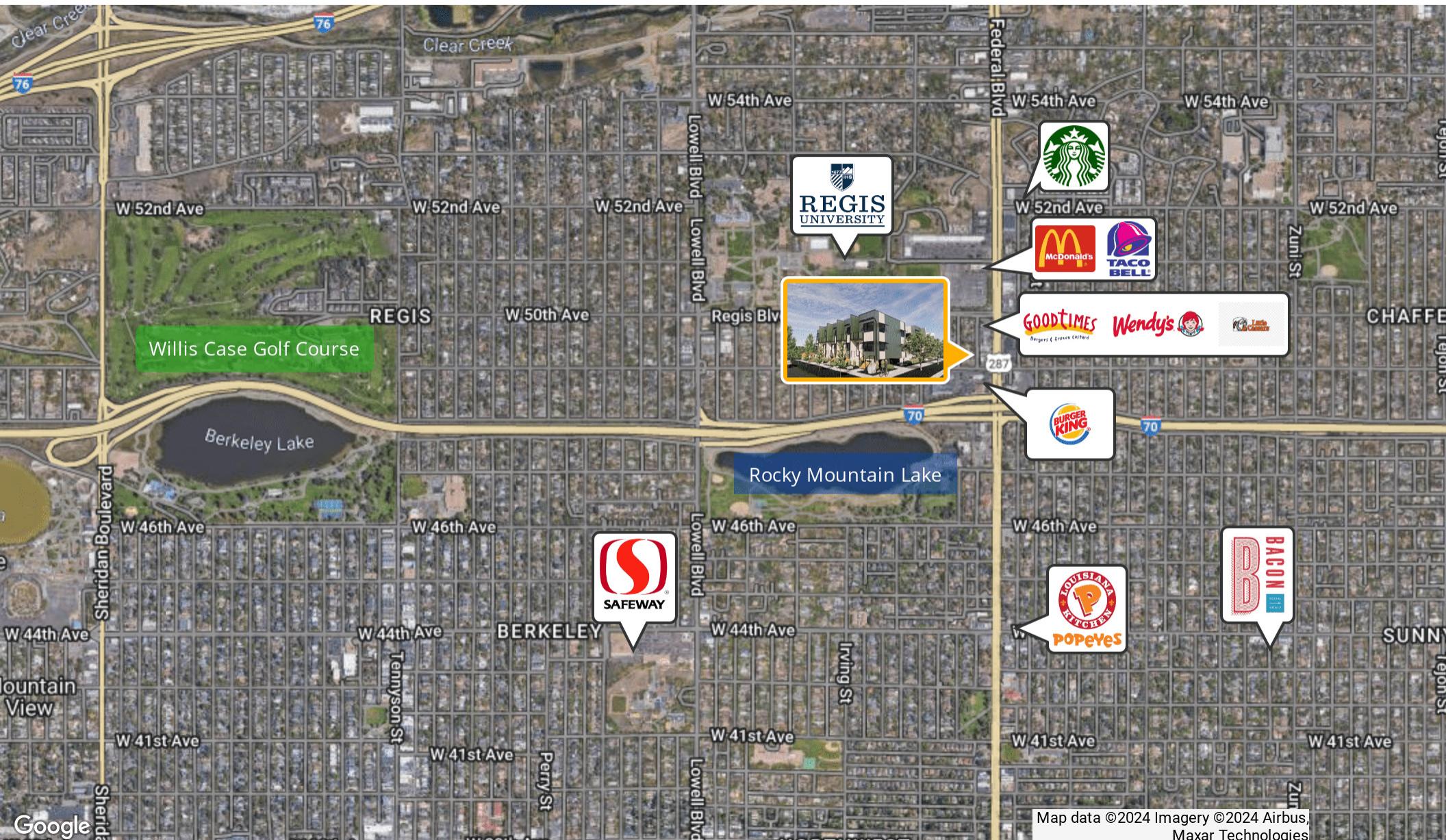
CONSTRUCTION PLANS - UNIT C



KEY PLAN - UNIT C



LOCATION OVERVIEW



AREA OVERVIEW

Regis University is located in the Mile High City with the unmatched backdrop of the Rocky Mountains, but Colorado's vibrancy is just one of the many reasons students are drawn to Regis.

With a small student-to-faculty ratio, the award-winning faculty is dedicated to empowering graduates with the skills and perspective needed to harness their passions and talents and spur change on a local and global scale.

The core curriculum, which covers a broad range of liberal arts, centers on the question of 'How We Ought to Live.' All students must complete at least one community service project. Students say the academics are demanding, but that rigor pays off in the work world, where grads in their early careers report earning above-average salaries, according to Payscale.

1 **BEST PRIVATE COLLEGE IN COLORADO WITH THE BEST ROI**




**CONSISTENTLY RANKED A
TOP TIER
WESTERN UNIVERSITY**


6,310 STUDENTS ENROLLED

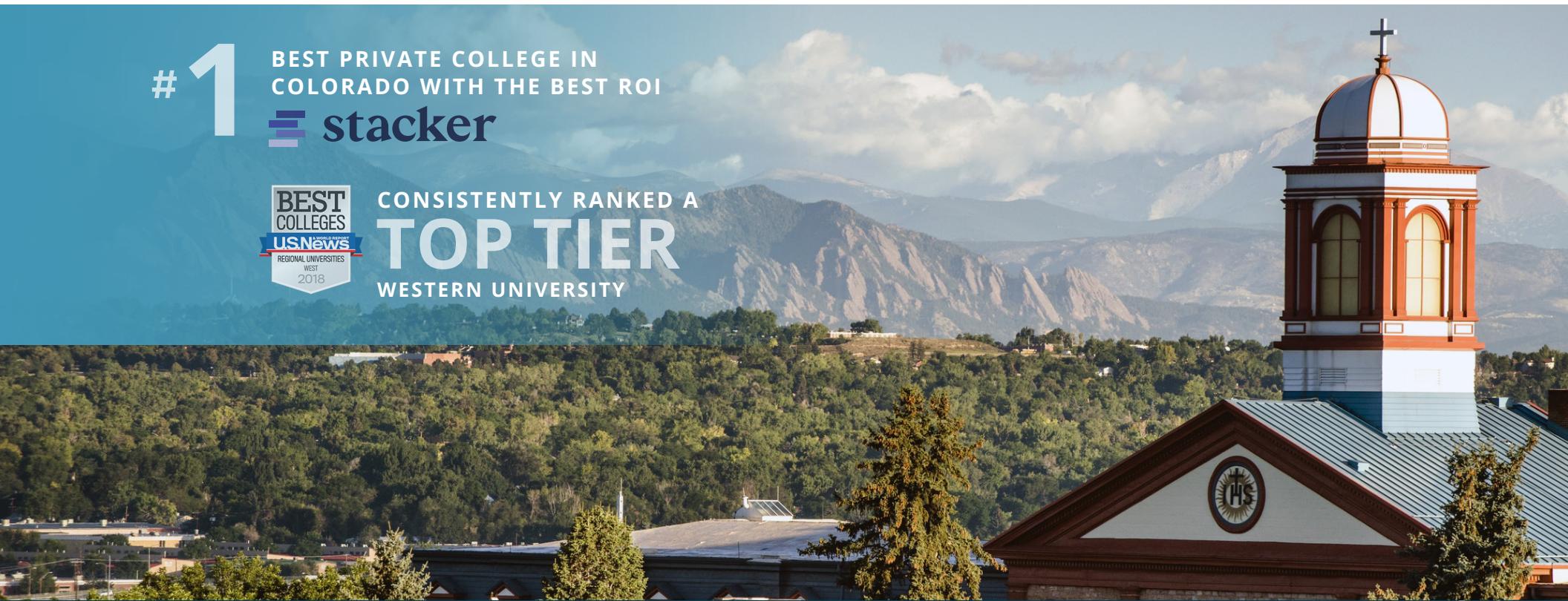
REGIS UNIVERSITY

11:1

STUDENT TO FACULTY RATIO

\$71.5M

REGIS ENDOWMENT FUND



AREA OVERVIEW

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

POPULATION
710,800
0.566% 1-YEAR GROWTH

MEDIAN AGE
34.9

MEDIAN HH INCOME
\$85,853
9.82% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
416,271
1.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$540,400
17.7% 1-YEAR GROWTH

Source: <https://www.datausa.io/>



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3011 W 49th Avenue located in Denver, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



SANDBERG
MONETTE

Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor



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