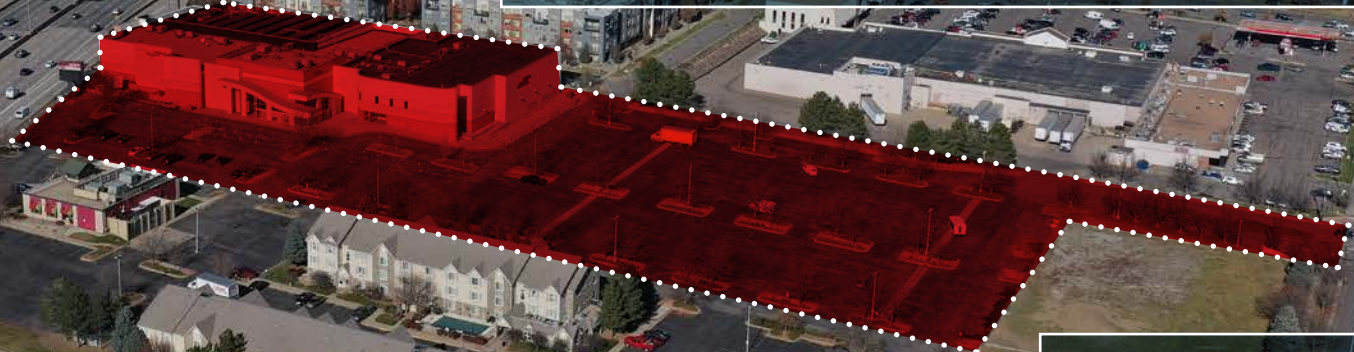




REGAL CINEMAS STADIUM 10 REDEVELOPMENT SITE

3635 S MONACO PARKWAY
DENVER, CO 80237



Drone Aerial Tour

Offering Memorandum

PREMIER DEVELOPMENT OPPORTUNITY | DENVER, CO

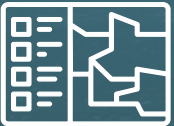
Property Details

Address	3635 S Monaco Parkway Denver, CO 80237
Schedule Number	07052-00-051-000
Reception Number	2014075990
Lot Size	6.893 acres or 300,259 land square feet (“LSF”)
Zoning*	Mixed Use – 5A (S-MX-5A) applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired. Design standards provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front. Sites are limited to the General building form to encourage a more pedestrian-oriented environment.
Lot Shape & Size	Irregular shape, basically rectangular in size, approximately 875'x350'
Assessed Value*	\$4,236,500 based on 79.525 Mills
Actual Value*	\$15,214,600
Taxes 2023*	\$233,422 annually
Existing Improvements	The existing movie theatre building will be razed and the site will be offered as a vacant site for new development.



* Source – City and County of Denver – Zoning and Property Assessor websites

Investment Highlights



Favorable Zoning
with ability to develop best-in-class mixed-use product.



Supply Constrained Submarket
with an average apartment age of 1995 and less than 400 units currently under construction in the Denver Southeast Submarket.



Convenient TOD Location
via a 3-minute walk to RTD's Southmoor light rail station.



Unmatched Accessibility to Major Employment Hubs
including The Southeast Business Corridor, Cherry Creek, and Downtown Denver.



Robust Demographics
with strong household income and ability to absorb Rent Increases.



Amenity Rich Location
with access to a rich mix of popular retail, dining, and entertainment.

North Facing Aerial





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FOR MORE INFORMATION PLEASE CONTACT:

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