



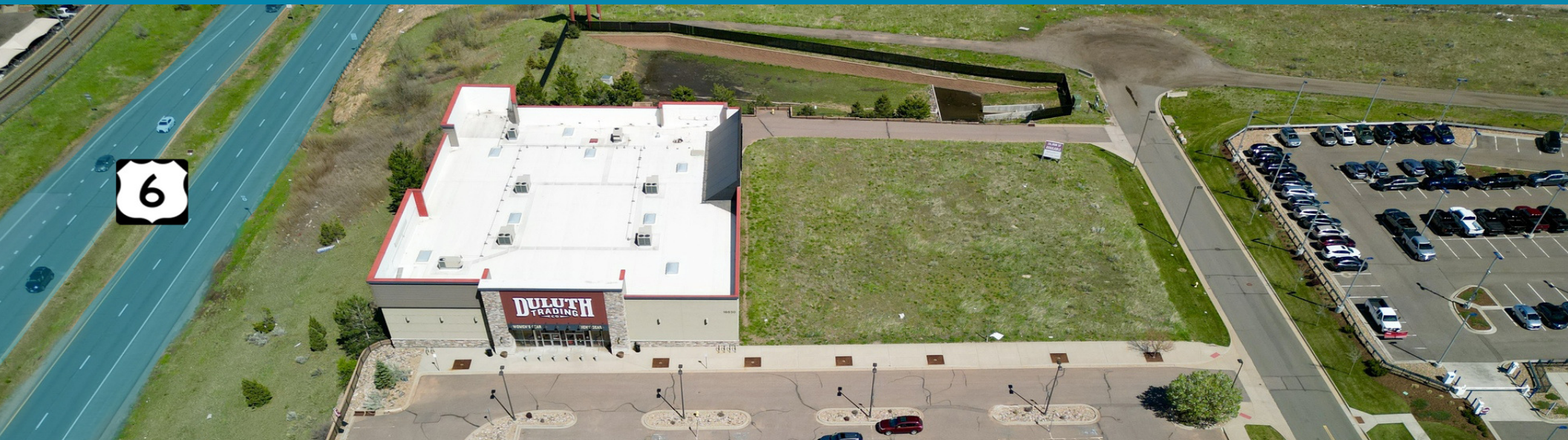
Offering Memorandum

Interplaza West - Lot 8

SWC I-70 & 6th Avenue | Golden, CO 80401



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com
Cody Stambaugh Senior Advisor
Elizabeth Morgan Vice President



OFFERING SUMMARY

Sale Price:	\$2,096,336
Price/SF:	\$22
Lot Size:	95,288 SF
Parking Spaces:	120
Zoning:	PUD
Lot Number:	8
Lease Type:	NNN
Landlord Responsibilities:	Roof & Structure
Corporate Guarantee:	Duluth Holding, Inc.
ROFR:	None

WEST RETAIL SUBMARKET

West Denver is the largest submarket defined by CoStar in the Denver metro, with just over 25 million SF of inventory. West Denver features extensive retail, cultural, and recreational hot spots that attract both Denverites and visitors from surrounding areas. The Belmar area is a vibrant reinvention of downtown Lakewood that spans 22 city blocks with restaurants, art galleries, and clothing and specialty stores. Within this area along the West Colfax Corridor lies 40 West Arts with more than 20 public art installations and multiple performing arts venues. Retailers are attracted to the area's favorable demographics and explosive growth, supported by proximity to a number of Denver's most desirable neighborhoods.

West Denver lies between the foothills of the Rocky Mountains and downtown Denver and is home to some of the metro's fastest growing and trendiest neighborhoods. Young professionals and families are drawn to the area for its proximity to downtown and relatively cheaper housing costs, but the area is also home to many longtime residents, creating a unique community vibe that celebrates both new development and neighborhood preservation. The W Line of the Regional Transportation District's Light Rail runs through West Denver, providing public transit options and easy access to Denver's Union Station. -Source: Costar 4/25/2024



SWC I-70 & 6TH AVENUE

Golden, CO 80401

PROPERTY OVERVIEW

Building Type:	Vacant Land
Lot Size County:	95,288 SF
Parking:	120 Spaces

PROPERTY HIGHLIGHTS

- Regional Retail Site - Denver West Trade area
- Highly Visible From 6th Avenue (66,466 Vehicles Per Day), I-70 (140,379 Vehicles Per Day) and Colfax Avenue (27,378 Vehicles Per Day)
- Includes Completed 120 Space Parking Lot and Infrastructure
- Located in Interplaza West - Home Depot, CarMax, Kohls, Jack in the Box, Independent Financial, PetCo
- May be Acquired with Adjacent Duluth Trading Co. STNL Investment



16630 W Colfax Avenue - Duluth Trading Co.

- Building Size: 20,593 SF (County)/20,415 SF (Lease)
- Lots Size: 69,712 SF (County)
- Year Built: 2007
- Parking; 92 Spaces

16600 W Colfax Avenue - Land

- Lot Size: 95,288 SF (County)
- Parking: 120 Spaces

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total population	26,993	73,260	176,186
Median age	39	42	42
Total households	10,490	29,336	72,958
Total persons per HH	2.6	2.5	2.4
Average HH income	\$146,212	\$161,346	\$144,474
Average house value	\$861,045	\$853,548	\$766,660

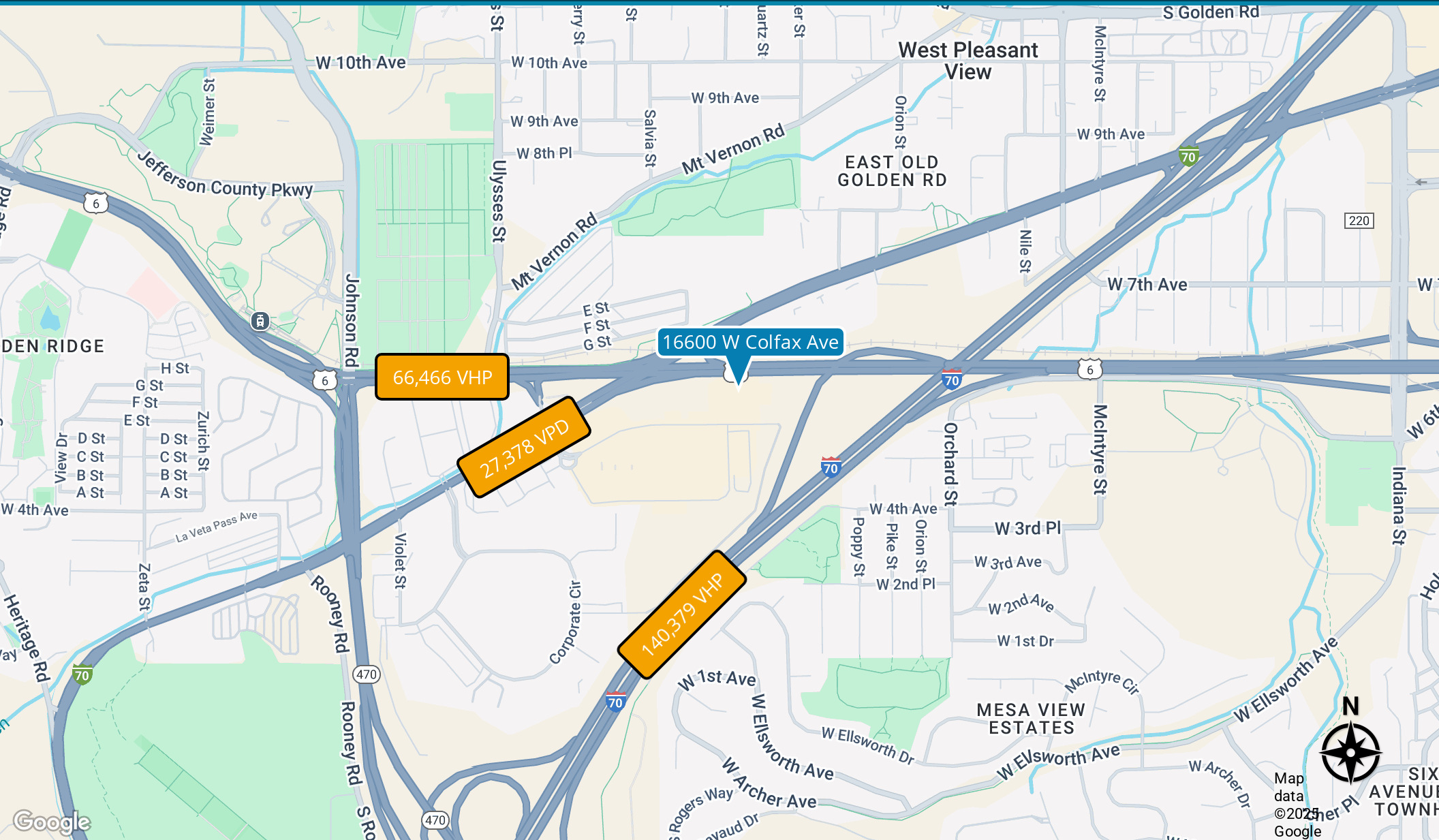
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TRAFFIC COUNTS



LOCATION OVERVIEW



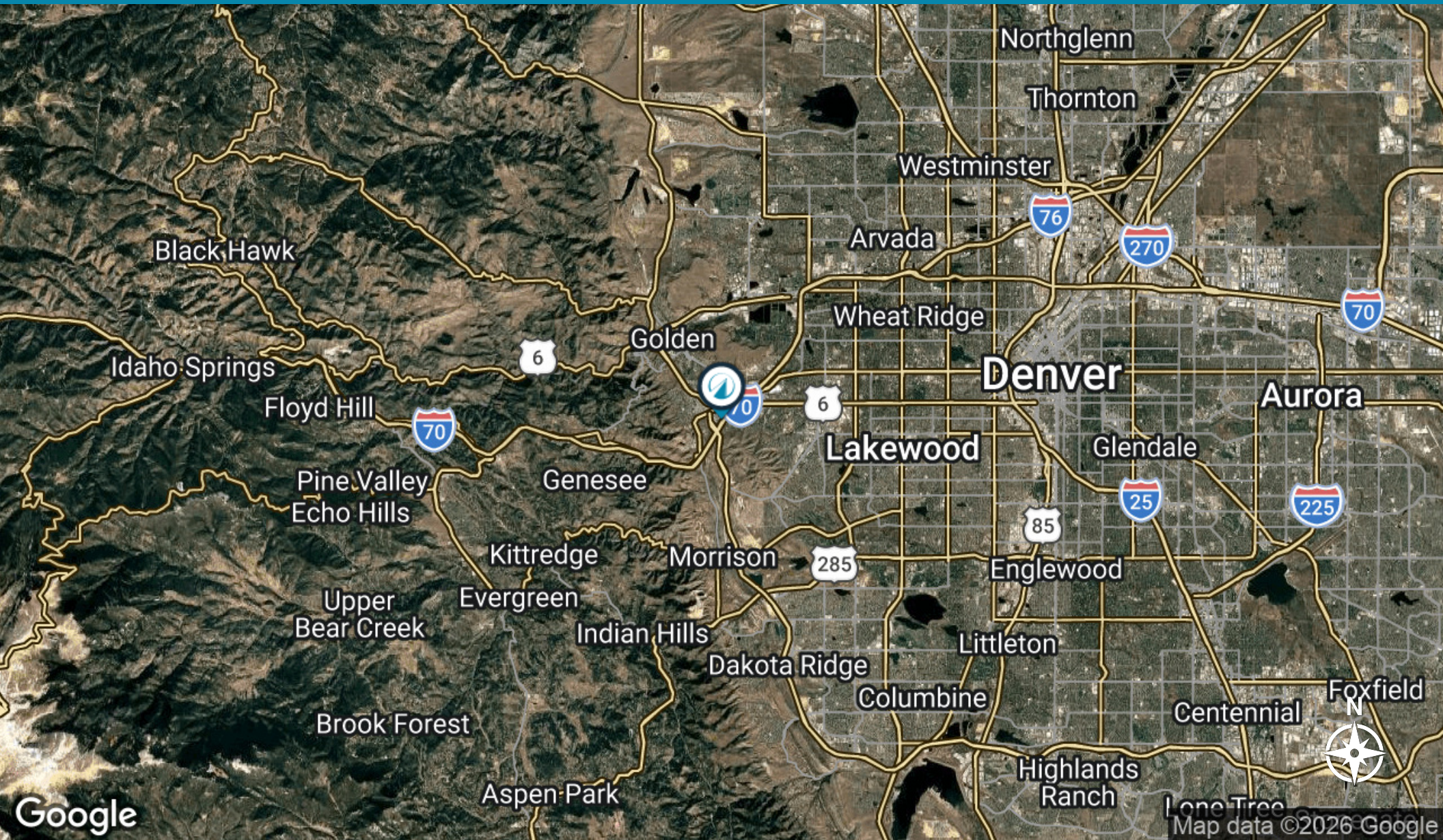
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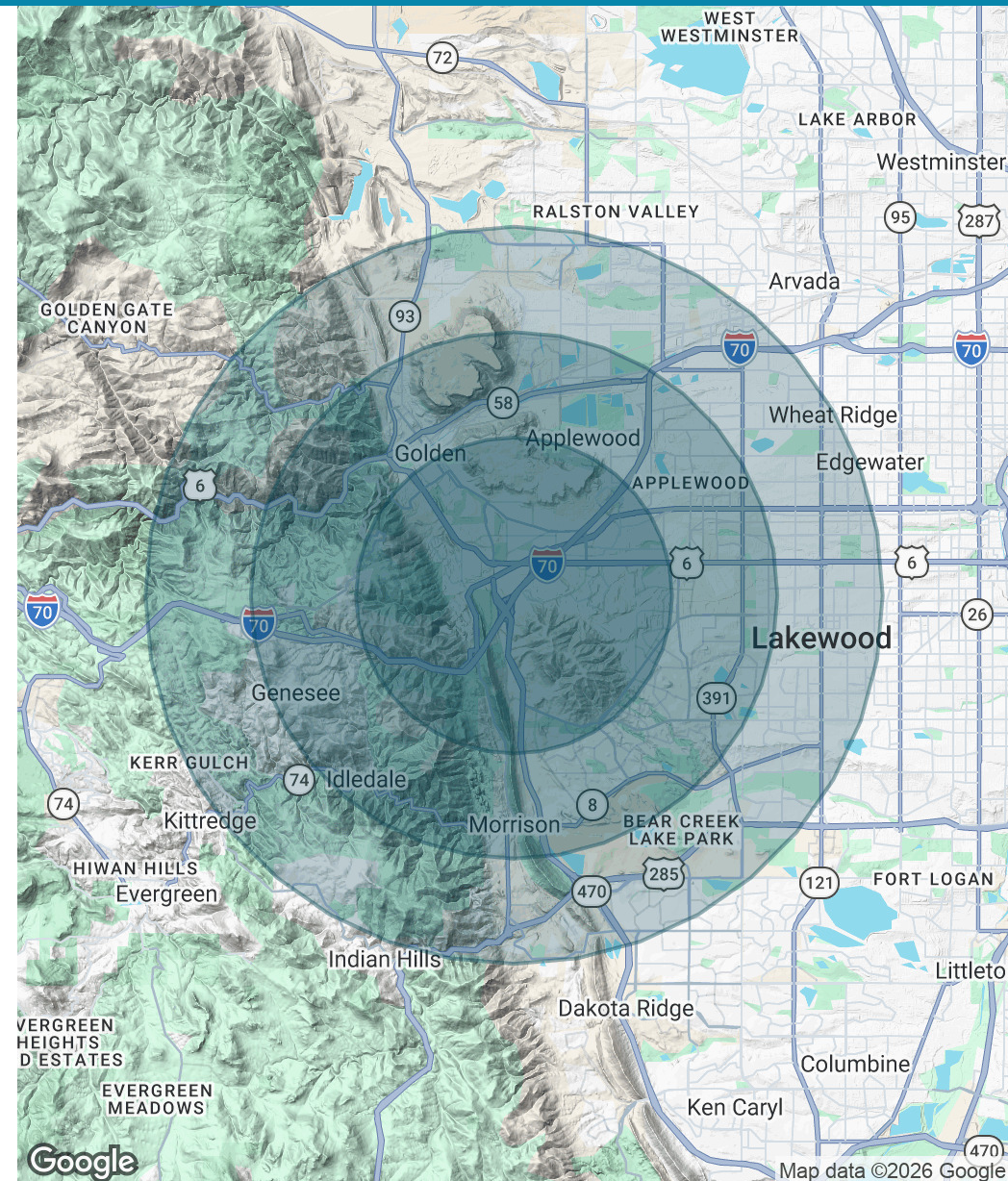
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	26,993	73,260	176,186
Average Age	39	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	10,490	29,336	72,958
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$146,212	\$161,346	\$144,474
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Demographics data derived from AlphaMap



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DISCLOSURE



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