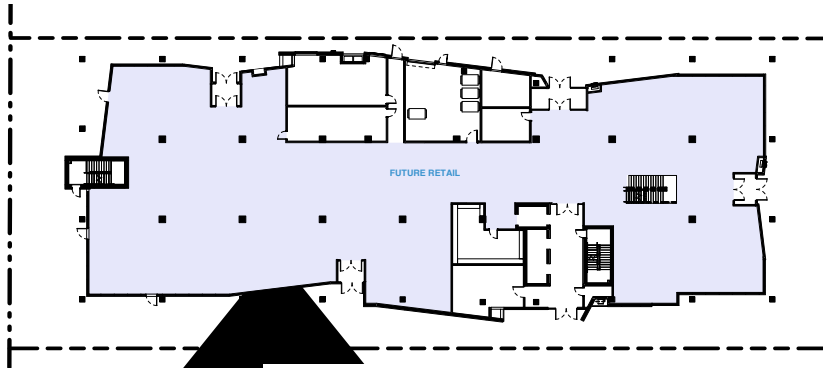


SUMMIT HOUSE

AT METROPOLITAN STATE
UNIVERSITY OF DENVER





OVERVIEW



Prominently situated in the heart of downtown Denver, the Auraria Campus is home to [Metropolitan State University of Denver \(MSU Denver\)](#), the [Community College of Denver \(CCD\)](#), and the [University of Colorado Denver \(CU Denver\)](#). The Auraria Campus serves a combined student population of approximately 42,000 students, and a combined faculty and staff of around 5,000.

SUMMIT HOUSE, the first on-campus housing project in MSU Denver's history will be a game changer! The development placed prominently adjacent to the historic Tivoli Building and Denver's Springhill Suites hotel broke ground in September 2025 and is projecting opening in summer 2027. The 12-story mixed use residence will have 550 beds for student housing. A Classroom to Career Hub is also part of the project, being built to transform campus life. As the cost of living continues its upward trajectory, on-campus housing for students is in high demand.

OVER 30,000/CARS PER DAY ON AURARIA PKWY
2, 5, 10 MILE POPULATION: 139,067 | 488,831 | 1,465,131

The first floor of this project will be retail space, aiming to bring some great F&B options to this underserved campus. Along with the campus to serve, the building sits directly across from Ball arena. With Nuggets, Avalanche games, concerts and more this 21,000 seat venue hosts over 250 events per year! Great sports cities have great options to grab a few drinks or bite before a game. This project will have a massive outdoor patio space right across from the arena, that will be the perfect opportunity to have the go happy hour in town! Be part of this milestone project that will bring new energy to this highly trafficked and underserved location.

AURARIA SIDE

- Looking for full-service restaurant with a full bar
- 8,200- 9,000 SF that can be demised, call to discuss pricing
- Opportunity to design a space before it's built out with a generous TI allowance
- Customers having a drink on patio space will be the best marketing to the 21,000 folks walking by to an Avalanche or Nuggets game



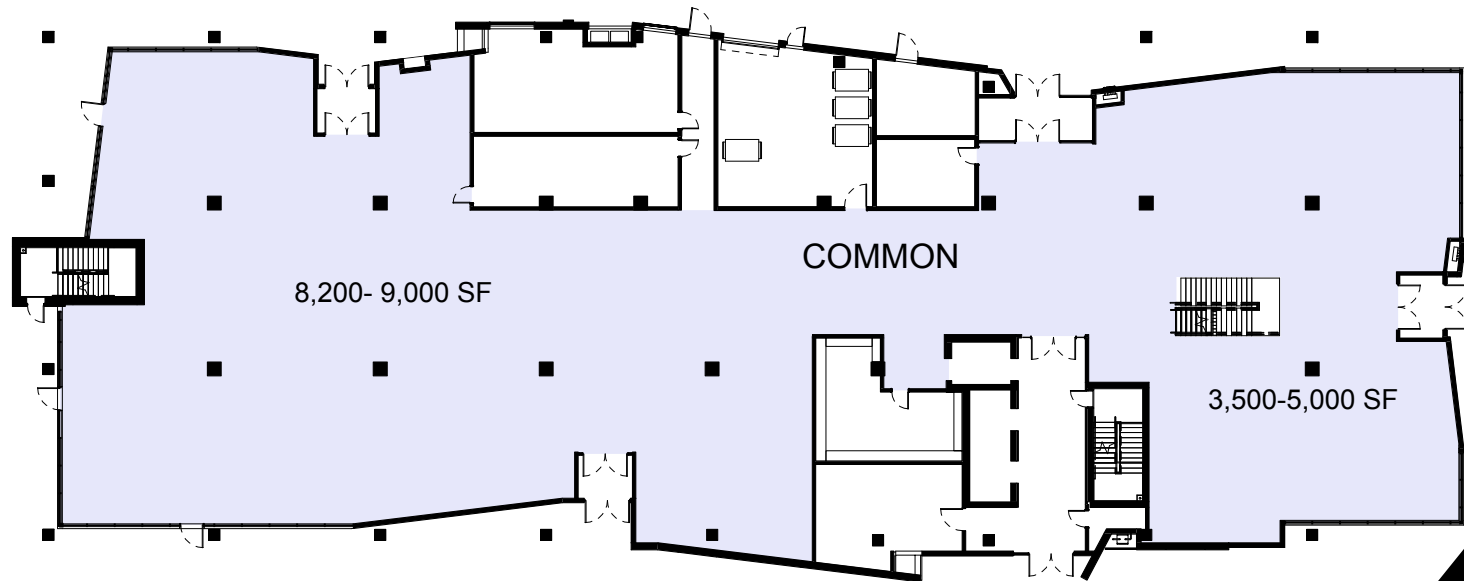
WALNUT SIDE



- Looking for fast casual restaurant concepts with grab-and-go options or coffee shops
- 3,500-5,000 SF that can be demised, call to discuss pricing
- Opportunity to design a space before it's built out with a generous TI allowance
 - Built in customers above with 550 beds of student housing that don't have kitchens in their units

AURARIA SIDE

WALNUT SIDE



ZACH CYTRYN

Fuel & Iron Realty

240.671.8258

zach@fuelandironrealty.com