

**3400 Brighton Blvd.
3434 Brighton Blvd.
3435 Wynkoop St.**
Denver, CO 80216

2.46 ACRES

**ZEPPELIN
STATION**

RIVER NORTH ART DISTRICT

**THE
SOURCE**

**THE SOURCE
HOTEL**

**3400
BRIGHTON**

**3435
WYNKOOP**

**3434
BRIGHTON**

35TH STREET

BRIGHTON BLVD

**GREAT
DIVIDE
BREWING CO**

**CONVERGE
DENVER**

OFFERING MEMORANDUM

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BLOCK 32
of RING

dylan

THE SOURCE

THE SOURCE HOTEL

MODERA

EW

3400 BRIGHTON

BRIGHTON BLVD.

3435 WYNKOOP

3434 BRIGHTON

GREAT DIVIDE BREWING CO

35TH ST.



EXECUTIVE SUMMARY

3400 Brighton Blvd.
3434 Brighton Blvd.
3435 Wynkoop St.



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3400 Brighton

Lot Size	1.96 AC (85,292 SF)
Zoning	I2, Brighton
Building SF	6,832 SF
Built	1957

3434 Brighton

Lot Size	0.21 AC (9,375 SF)
Zoning	I-MX-8
Building SF	7,464 SF
Built	1931 (2020 Reno)

3435 Wynkoop

Lot Size	0.29 AC (12,415 SF)
Zoning	I-MX-8
Building SF	5,308 SF
Built	1942

Additional 5,000+/- vacation of alley and Wynkoop

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EDISON
277 UNITS

VARIO
426 UNITS

INDUSTRY
152K SF OFFICE

STEEL HOUSE
12 STORIES
322,860 SF

dylan
274 UNITS

BLOCK 32
at RiNo
205 UNITS

THE HOTEL
100 ROOMS

MODERA
417 UNITS

THE SOURCE

GREAT DIVIDE
BREWING CO

BRIGHTON BLVD

35TH STREET

3400 BRIGHTON MIXED-USE DEVELOPMENT

CONCEPT PLANS



3400 BRIGHTON DEVELOPMENT
GROUND FLOOR PLAN (LEVEL 1 - BRIGHTON ELEVATION)

SCALE: 1" = 60'

09.16.2024

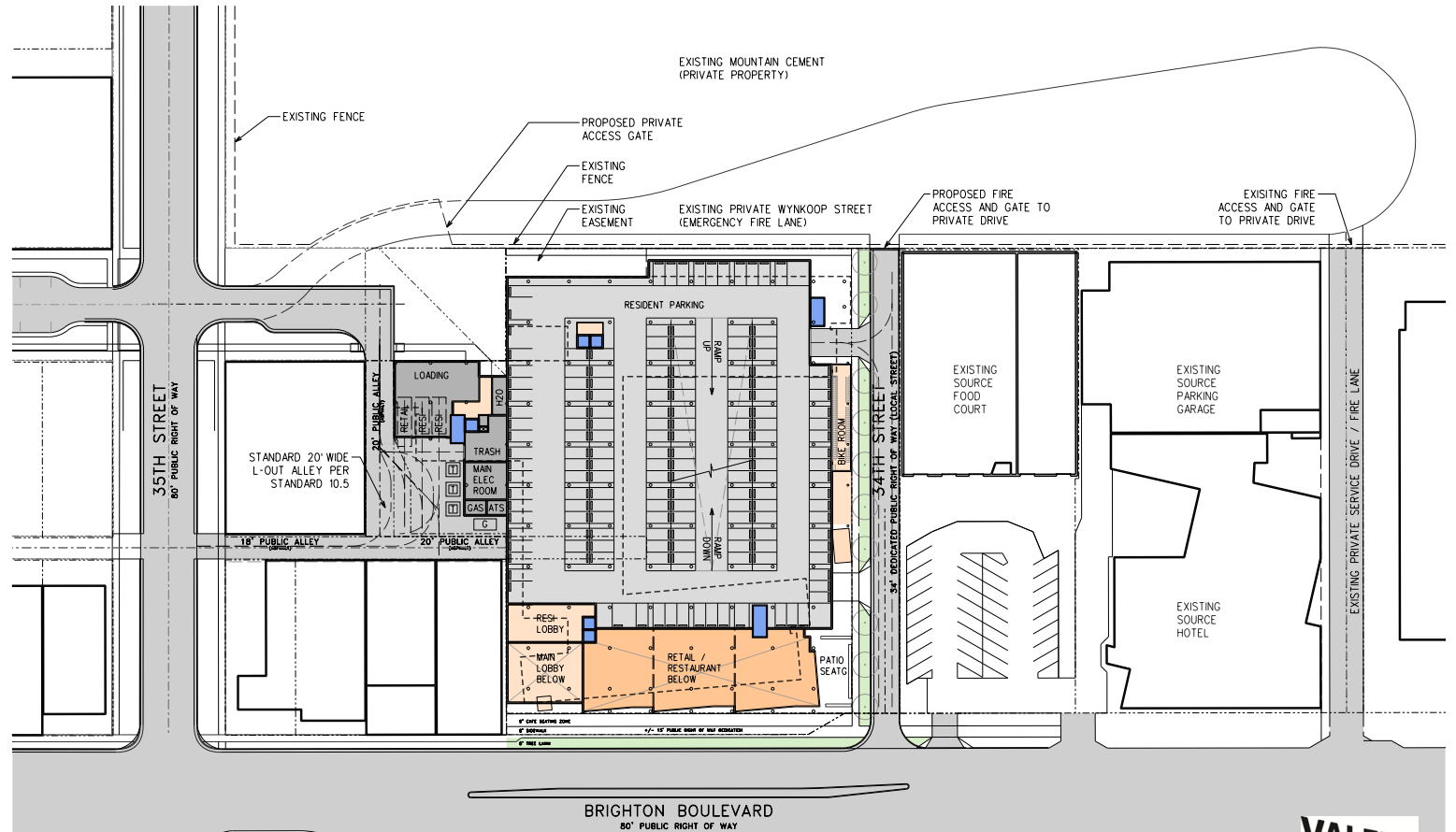
KOELBEL

**VALERIO
DEWALT
TRAIN**

GROUND
FLOOR

3400 BRIGHTON MIXED-USE DEVELOPMENT

CONCEPT PLANS



3400 BRIGHTON DEVELOPMENT
LEVEL 02 FLOOR PLAN (WYNKOOP ELEVATION)
 SCALE: 1" = 60'

09.16.2024

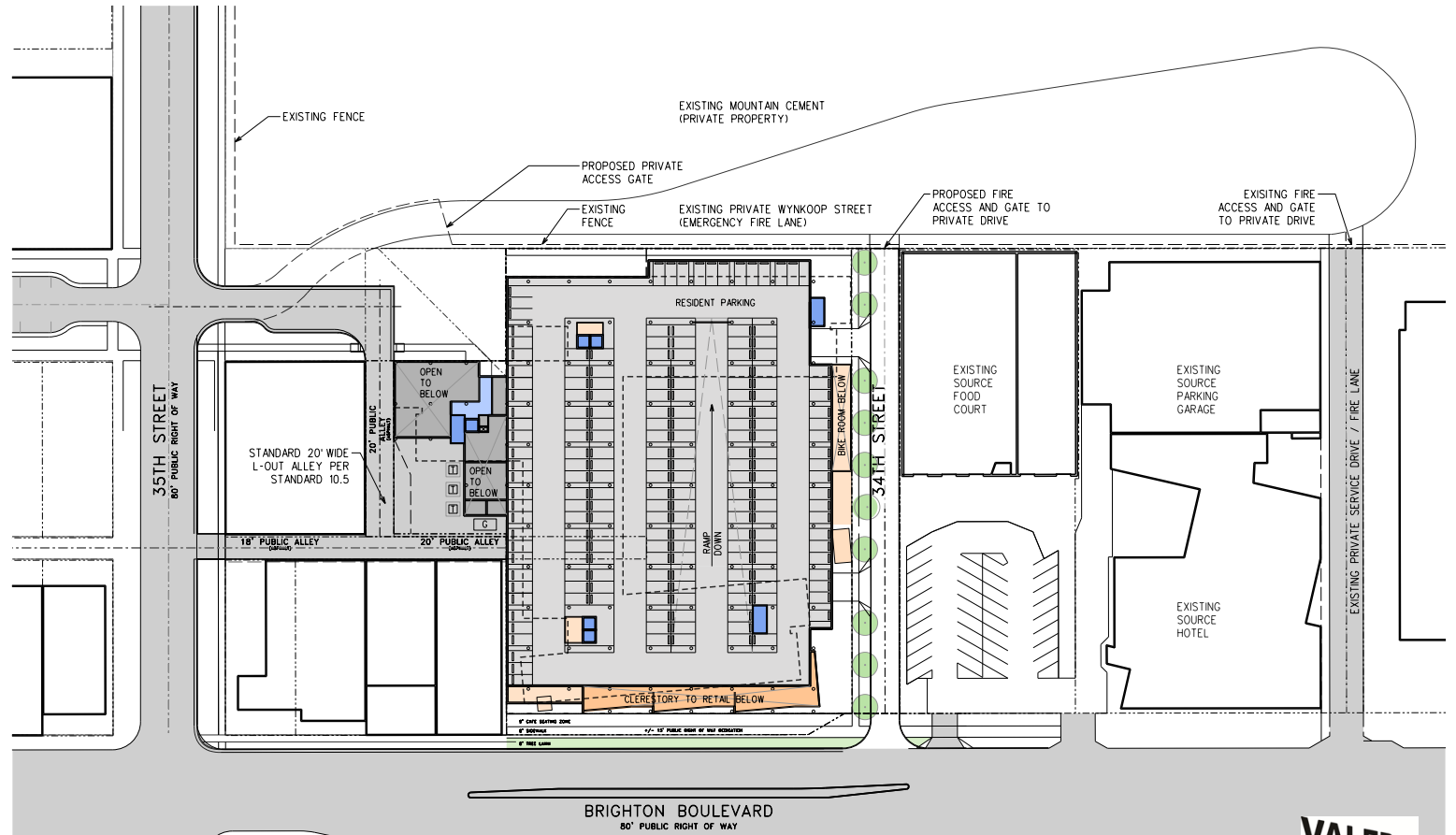
KOELBEL

VALERIO DEWALT TRAIN

LEVEL 2

3400 BRIGHTON MIXED-USE DEVELOPMENT

CONCEPT PLANS



3400 BRIGHTON DEVELOPMENT

LEVEL 03 FLOOR PLAN

SCALE: 1" = 60'

09.16.2024

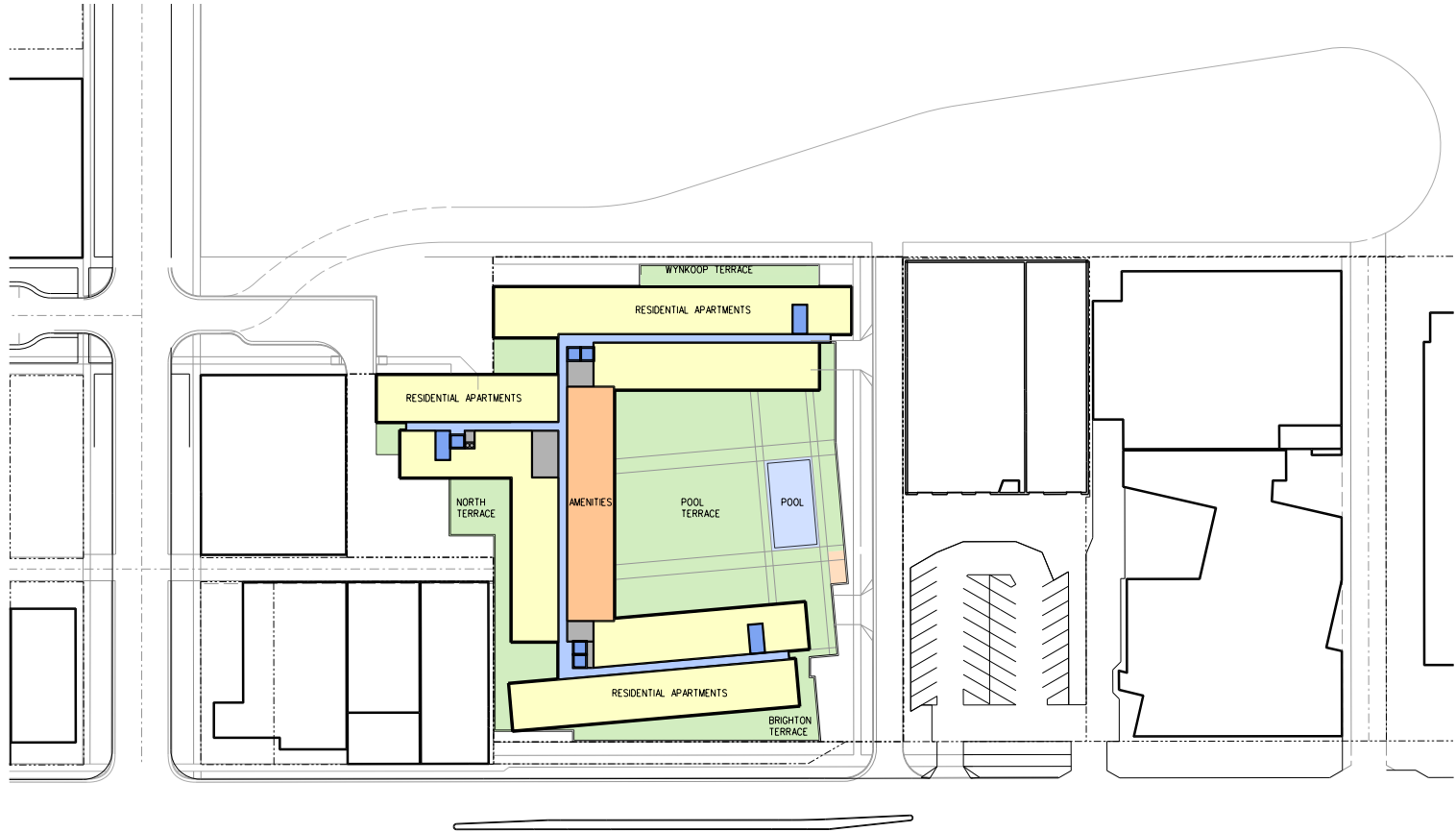
KOELBEL

VALERIO DEWALT TRAIN

LEVEL 3

**3400
BRIGHTON
MIXED-USE
DEVELOPMENT**

**CONCEPT
PLANS**



3400 BRIGHTON DEVELOPMENT
LEVEL 04 FLOOR PLAN (TERRACE / TOP OF PODIUM ELEVATION)
SCALE: 1" = 60' 09.16.2024

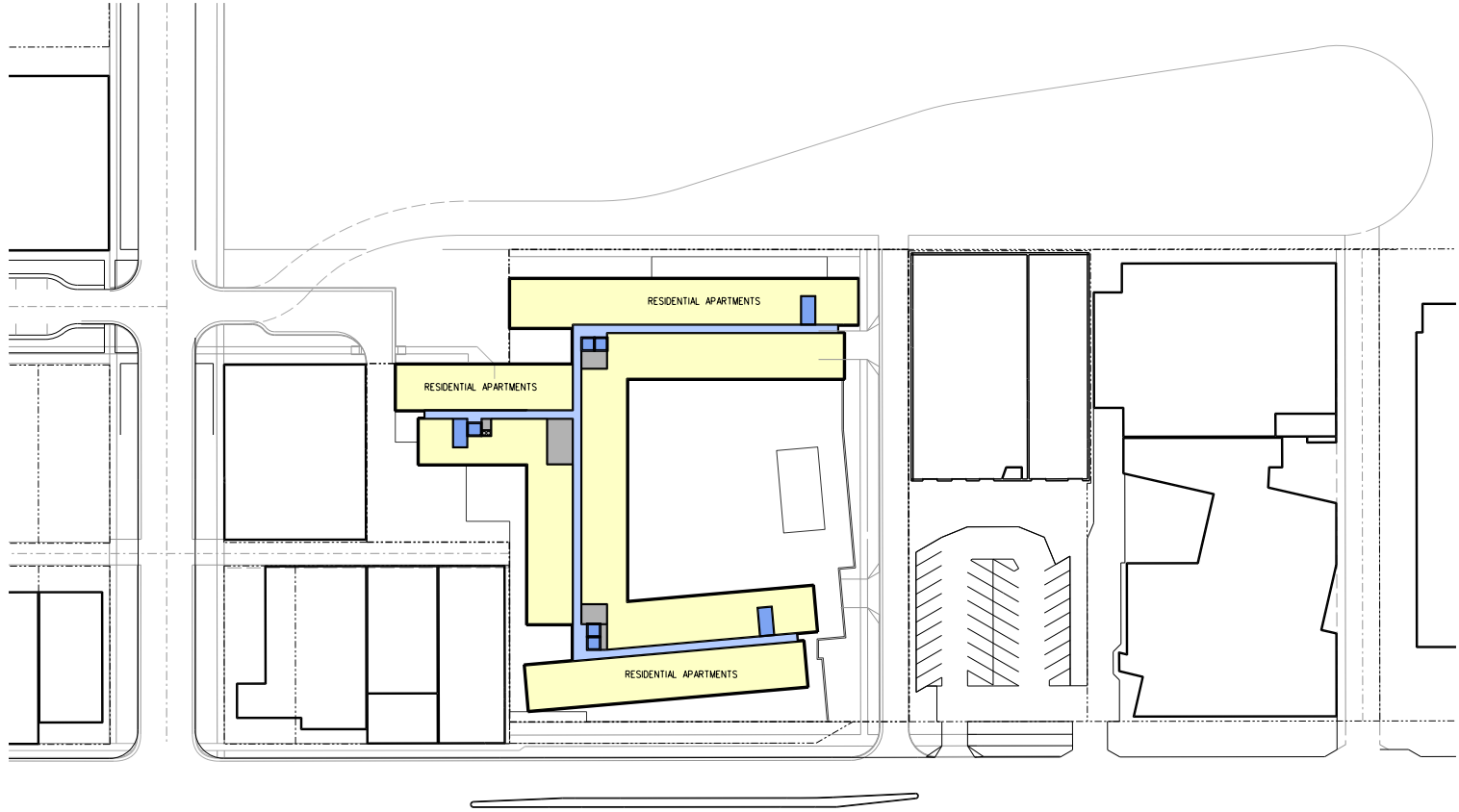
KOELBEL

**VALERIO
DEWALT
TRAIN**

LEVEL 4

**3400
BRIGHTON
MIXED-USE
DEVELOPMENT**

**CONCEPT
PLANS**



3400 BRIGHTON DEVELOPMENT
LEVELS 5-11 FLOOR PLAN (TYPICAL TOWER)
SCALE: 1" = 60'

09.16.2024

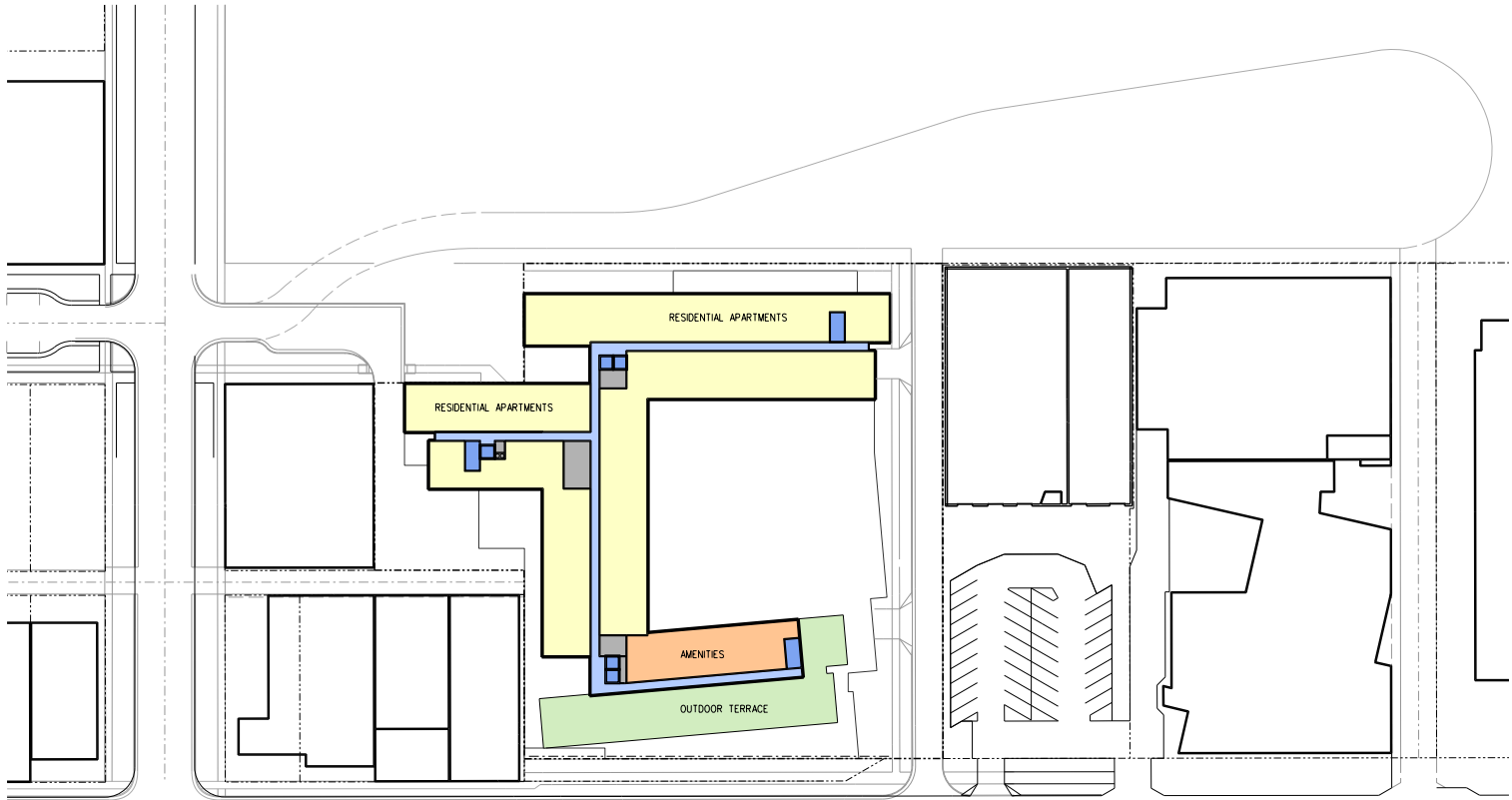
KOELBEL

**VALERIO
DEWALT
TRAIN**

LEVELS 5-11

**3400
BRIGHTON
MIXED-USE
DEVELOPMENT**

**CONCEPT
PLANS**



3400 BRIGHTON DEVELOPMENT

LEVEL 12

SCALE: 1" = 60'

09.16.2024

KOELBEL

**VALERIO
DEWALT
TRAIN**

LEVEL 12

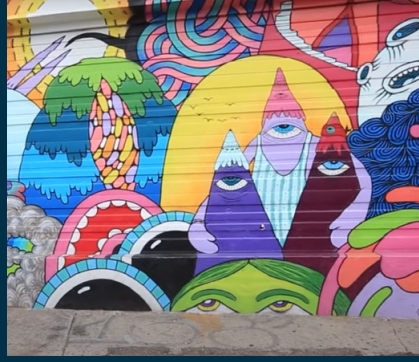


THE NEIGHBORHOOD

RIVER NORTH ART DISTRICT

Walker's Paradise (92/100)

- Best-in-class food and beverage. Regional and national destinations like Death & Co, Barcelona, Uchi. Award-winning local concepts like Work & Class, Hop Alley, the Greenwich, Safta, Beckon (recently received a Michelin star), and many others
- Denver's destination for high-quality walkable retail. Local flagship locations from Patagonia and Burton
- Neighborhood positioned for long-term vibrancy. Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms





INTERSTATE 70

TAXI

THE SOURCE

ZEPELIN STATION

SITE

THE SOURCE HOTEL

BLOCK [32] of RINO

dylan

EDISON AT RINO

INDUSTRY

MAA

CITYGATE APARTMENT HOMES

PARKING GARAGE

WATERFORD RINO

BLAKE ST.

PARK BURGER

10BARREL BREWING CO

patagonia

STOWAWAY kitchen

Gerard's POOL HALL

FIRST DRAFT

Il Posto

LOS Chungones

Billy's GOURMET HOT DOGS

SNARF'S Sandwiches

HOP ALLEY

THE INFINITE MONKEY THEOREM

NOVO COFFEE

RATIO BEERWORKS

crema COFFEE HOUSE

OMF Brewing Company

marine layer

LARIMER ST.

LARIMER LOUNGE

DENVER CENTRAL MARKET

30TH ST.

29TH ST.

28TH ST.

27TH ST.

26TH ST.

CART DRIVER

W&C

25TH ST.

SUPER MEGA STEIN

Death & Co

THE RAMBLE HOTEL

LAWRENCE ST.

N. BROADWAY

24TH ST.

RIVER NORTH ART DISTRICT

THE NEIGHBORHOOD

RIVER NORTH ART DISTRICT



OUR MUTUAL FRIEND BREWING



DENVER CENTRAL MARKET



PORTSIDE / WORK & CLASS / TOPO
DESIGNS / CART DRIVER



The River North Art District (commonly shortened to RiNo) is one of Denver's hippest neighborhoods. Set just north of the South Platte River, the one-time warehouse district has seen unprecedented expansion in the last 5 years, as a myriad of new apartment complexes, restaurants and bars have transformed its landscape. While it's become a hot spot for Denver culture, RiNo still holds true to its gritty roots. The de facto epicenter of Denver's street art scene, the neighborhood hosts Denver Walls, a large street art event that brings the walls of RiNo alive, in September. Murals deck nearly every block of this industrial neighborhood.

The RiNo Art District started as a grass roots movement by local artists that wanted to connect the arts organizations in the area. Upon completing the creation of both a Business Improvement District (BID) and General Improvement District (GID) to support the neighborhood, the RiNo Art District is driven by the creativity and tenacity that is its hallmark.

AREA DEMOGRAPHICS



	1 MI	3 MI	5 MI
2023 POPULATION	21,751	191,795	439,249
2028 PROJECTION	22,252	193,795	440,868
ANNUAL GROWTH 2010-2023	+3.7%	+2.4%	+1.7%
ANNUAL GROWTH 2023-2028	+0.5%	+0.2%	+0.1%
MEDIAN AGE	34.5	36.6	36.9
AVG HH INCOME	\$101,237	\$104,298	\$107,531
MEDIAN HH INCOME	\$77,572	\$77,600	\$79,243
MEDIAN HOME SALE PRICE (2023)	\$530,000 (neighborhoods.com)		
RENTER OCCUPIED WITHIN 3 MI RADIUS	64%		
OWNER OCCUPIED WITHIN 3 MI RADIUS	36%		

SOURCE: COSTAR (2023)

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