

LOHI CENTRAL

REDEVELOPMENT OPPORTUNITY

1763 & 1795 CENTRAL STREET, DENVER, CO 80211

INI THE
NEWELL
TEAM

MORGAN STAMBAUGH
MSG
GROUP



CONFIDENTIAL OFFERING MEMORANDUM

PINNACLE
REAL ESTATE ADVISORS

LOHI CENTRAL

REDEVELOPMENT OPPORTUNITY

1763 & 1795 CENTRAL STREET, DENVER, CO 80211

TABLE OF CONTENTS

Executive Summary

Redevelopment Options

Financial Analysis

Location Overview



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



Josh Newell

Owner/Principal
303-962-9559
JNewell@PinnacleREA.com

Elizabeth Morgan

Vice President
303-962-9532
LMorgan@PinnacleREA.com

Cody Stambaugh

Senior Advisor
303-962-9530
CStambaugh@PinnacleREA.com

Kyle Moyer

Associate Advisor
303-406-2524
KMoyer@PinnacleREA.com

Lindsey Santaularia

Director of Team Operations
303-962-9573
LSantaularia@PinnacleREA.com



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

1763 & 1795 CENTRAL STREET

DENVER, CO 80211

Units:	Single Family Home + Retail/Office
Number of Buildings:	2
List Price:	\$3,125,000
Lot Size:	11,250 SF
Zoning:	C-MX-5
Parking:	11 Off-Street Spaces
Construction:	Stucco
Roof:	Pitched

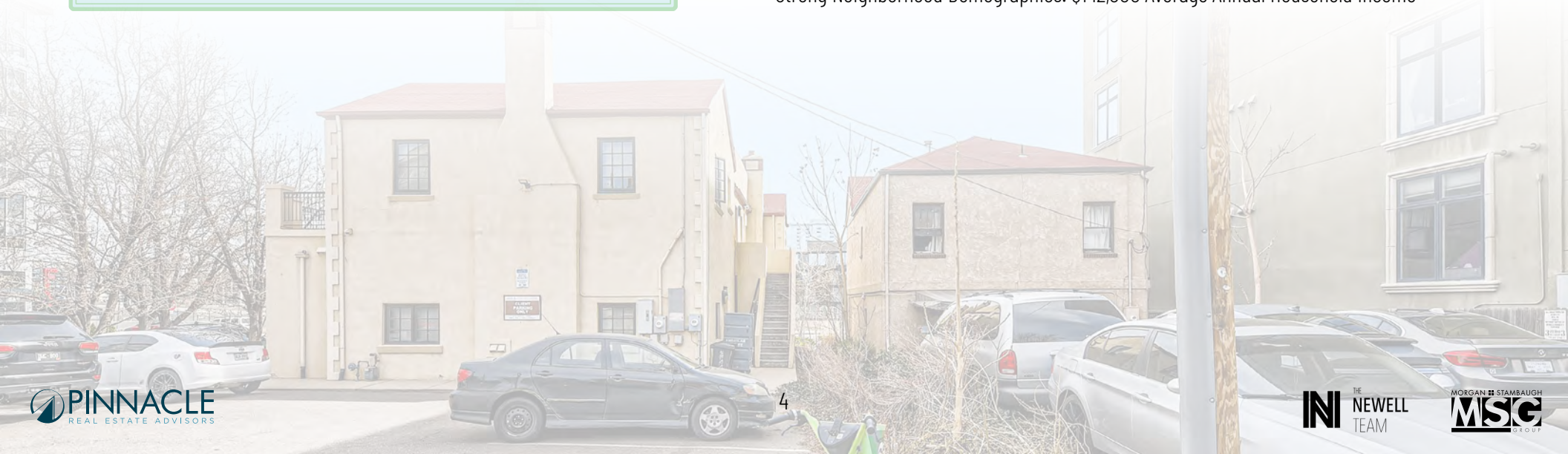
Commercial Mixed-Use (C-MX-5)

C-MX-5 is one of Denver's most flexible and high-density zoning classifications, permitting a wide range of uses with building heights up to five stories.

Property Features

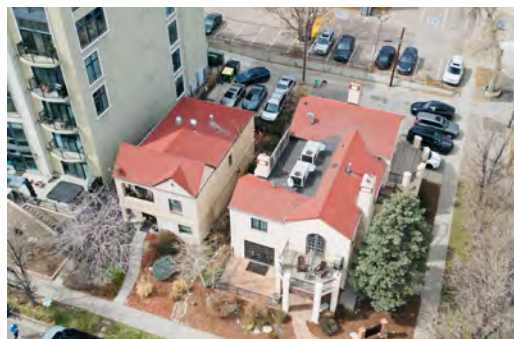
- Prime Covered Land Opportunity in a Highly Desirable Location
- Versatile C-MX-5 Zoning Allows for Multiple Development Possibilities
- Two Income-Generating Assets with Flexible Month-to-Month Leases
- Last Undeveloped Lot on Central Street
- Exceptional Walk and Bike Scores (Mid-90s) with Direct Pedestrian & Bike Access to Downtown Denver via Highland Bridge
- City Street-Side Enhancements Underway Directly in Front of Property
- High-Visibility Location on Central Street with Overlook of I-25 (246,000 Vehicles/Day)
- Breathtaking Panoramic Views of Downtown Denver and the Rocky Mountains
- Strong Neighborhood Demographics: \$142,000 Average Annual Household Income

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CENTRAL STREET



EXTERIOR PHOTOS

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CENTRAL STREET



INTERIOR PHOTOS

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CENTRAL STREET



REDEVELOPMENT OPTIONS



RESIDENTIAL CONCEPT HIGHLIGHTS

CONCEPT A (73 UNITS; 6-STORIES)

MAXIMUM DENSITY APPROACH: Designed to achieve the highest feasible residential unit count per floor plate, resulting in a high-density configuration with a strong emphasis on studio units.

DO-8 ZONING COMPLIANCE: Incorporates an expanded ground-floor retail and services component totaling approximately 1,240 square feet to meet DO-8 zoning overlay requirements.

ACTIVATED GROUND FLOOR AND STREETScape: Walk-up residential units along 18th Street enhance pedestrian engagement and contribute to an active, residential street presence.

EFFICIENT AND REPEATABLE UPPER FLOORS: Levels 2 through 6 feature a consistent floor plate with 13 units per level, supporting construction efficiency and predictable leasing performance.

FLEXIBLE GROUND-FLOOR ALTERNATIVE: An alternate Level 1 configuration reduces residential density to evaluate the feasibility of limited surface parking where permitted, while maintaining required retail frontage.

BALANCED UNIT MIX: The overall program includes a mix of studio and one-bedroom units, providing market flexibility while prioritizing efficient layouts.

STRONG OVERALL YIELD: The six-story building delivers 73 total residential units across approximately 47,850 square feet, supported by strategically planned back-of-house and circulation areas.



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CONCEPT B (73 UNITS; 7-STORIES)

HEIGHT AND DENSITY OPTIMIZATION: Leverages maximum building height and story incentives to achieve the target residential unit count, resulting in a taller, seven-story configuration.

ONE-BEDROOM-ORIENTED UNIT MIX: Emphasizes urban one-bedroom layouts across the building, with a limited number of studios to support a more traditional renter profile.

ZONING-COMPLIANT RETAIL COMPONENT: Provides a streamlined ground-floor retail and services program of approximately 600 square feet to meet zoning requirements while prioritizing residential efficiency.

ACTIVATED DUAL STREET FRONTAGES: Incorporates walk-up residential units along both Central and 18th Street, enhancing street activation and improving the pedestrian experience on multiple frontages.

EFFICIENT UPPER-FLOOR LAYOUTS: Levels 2 through 7 utilize a repeatable floor plate with 11 units per level, balancing circulation efficiency with larger unit sizes.

EXPANDED RESIDENTIAL FLOOR AREA: Compared to lower-height concepts, the increased building height allows for greater total residential square footage while maintaining a consistent unit count.

STRONG OVERALL PROGRAM: The seven-story building delivers 73 residential units across approximately 54,365 square feet, supported by well-distributed back-of-house and circulation areas.



RESIDENTIAL RENDERINGS - CONCEPT A

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CENTRAL STREET



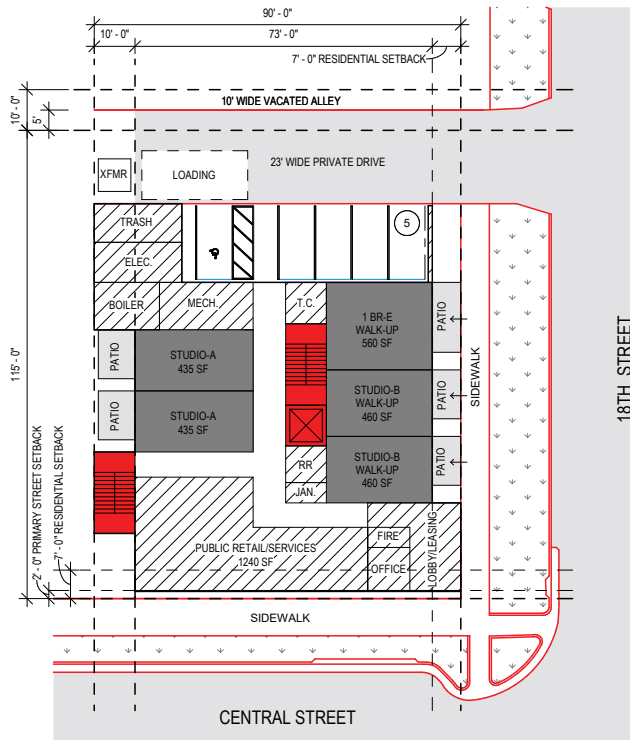
RESIDENTIAL FLOORPLANS - CONCEPT A

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CENTRAL STREET

LEVEL 1:



LEVEL 1: ALTERNATE PLAN



LEVEL 2-6



RESIDENTIAL RENDERINGS - CONCEPT B

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18TH ST. ELEVATION



CENTRAL ST. ELEVATION

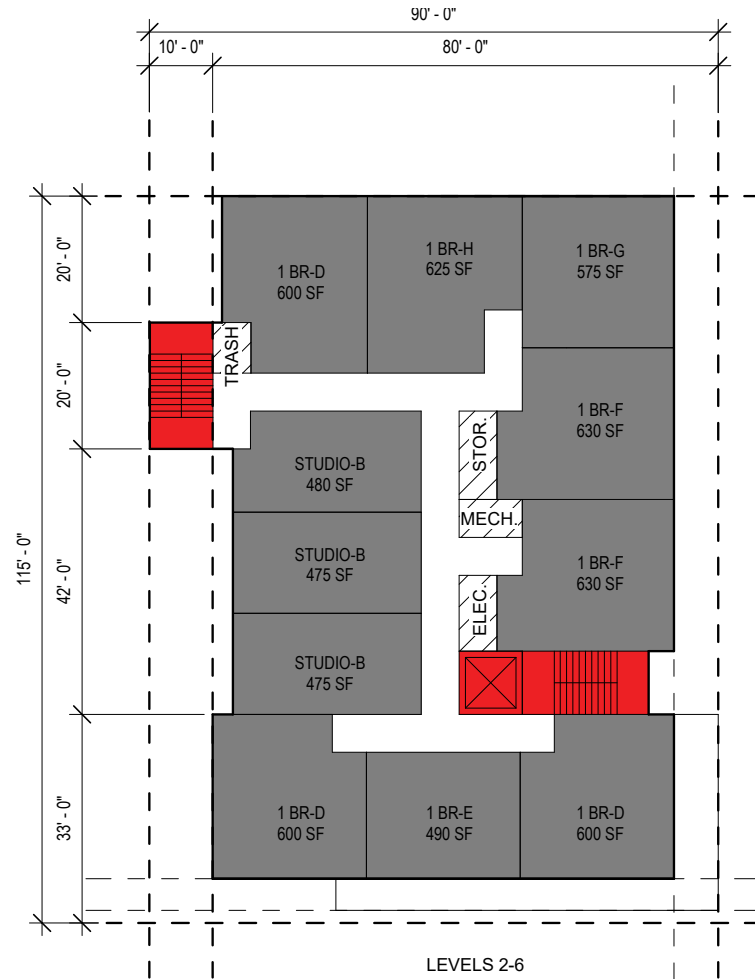
RESIDENTIAL FLOORPLANS - CONCEPT B

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CENTRAL STREET

LEVEL 1:



LEVEL 2-7



CONCEPT A VS. CONCEPT B – SUMMARY COMPARISON

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CATEGORY	CONCEPT A	CONCEPT B
Overall Strategy	Maximizes units per floor plate with a high-density approach	Maximizes height and story incentives to achieve unit count
Building Height / Levels	6 stories	7 stories
Total Residential Units	73 units	73 units
Unit Mix Emphasis	Studio-forward with supporting 1-bedrooms	Heavily weighted toward urban 1-bedroom units
Studios (Total)	42 (including walk-ups)	21 (including walk-ups)
1-Bedrooms (Total)	31 (including walk-ups)	52 (including walk-ups)
Ground-Floor Retail / Services	Larger retail component (approx. 1,240 SF)	Smaller retail component (approx. 600 SF)
Zoning Approach	Density driven; retail sized to meet DO-8 requirements	Height driven; retail minimized while remaining compliant
Walk-Up Units	Oriented along 18th Street	Oriented along both Central and 18th Street
Upper-Floor Units per Level	13 units per floor (Levels 2–6)	11 units per floor (Levels 2–7)
Total Floor Area	Approx. 47,850 SF	Approx. 54,365 SF
Residential Square Footage	Approx. 35,195 SF	Approx. 40,545 SF
Ground-Floor Flexibility	Includes alternate plan exploring limited surface parking	No alternate parking scenario illustrated
Target Market Positioning	Entry-level and attainable urban living	More traditional renter seeking larger units

DENVER ELIMINATES MINIMUM PARKING REQUIREMENTS

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CENTRAL STREET

DENVER ELIMINATED ITS MINIMUM PARKING REQUIREMENTS FOR ALL NEW COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN LATE 2025. THIS CHANGE MEANS DEVELOPERS ARE NO LONGER LEGALLY REQUIRED TO PROVIDE A SPECIFIC NUMBER OF PARKING SPACES, ALLOWING THEM TO BUILD PARKING BASED ON MARKET DEMAND INSTEAD. THE CITY COUNCIL VOTED TO PASS THE ORDINANCE TO REDUCE CONSTRUCTION COSTS, ENCOURAGE MORE HOUSING, AND CREATE MORE WALKABLE NEIGHBORHOODS.

Key details of the change

- Elimination Of Minimums: New Construction Projects Are No Longer Required To Meet A Minimum Number Of Parking Spots Per Unit Or Square Foot.
- Effective Date: The Change Took Effect In Late 2025.
- Developer Flexibility: Developers Can Now Determine The Appropriate Amount Of Parking, Which Can Help Lower Construction Costs And Potentially Increase Housing Density.
- State Law Impact: This Citywide Change Goes Beyond A New State Law That Eliminated Minimum Parking For Certain New Multifamily Housing Near Transit Stops, Though It Was A Major Factor In The Decision.
- Goals: The City Aims To Reduce The Cost Of Housing, Accelerate Construction, Free Up Urban Space For Other Uses, And Promote Walkable Communities And Active Transportation.

CLICK HERE TO SEE MORE DETAILS: [MODERNIZING PARKING REQUIREMENTS](#)



HOTEL RENDERINGS

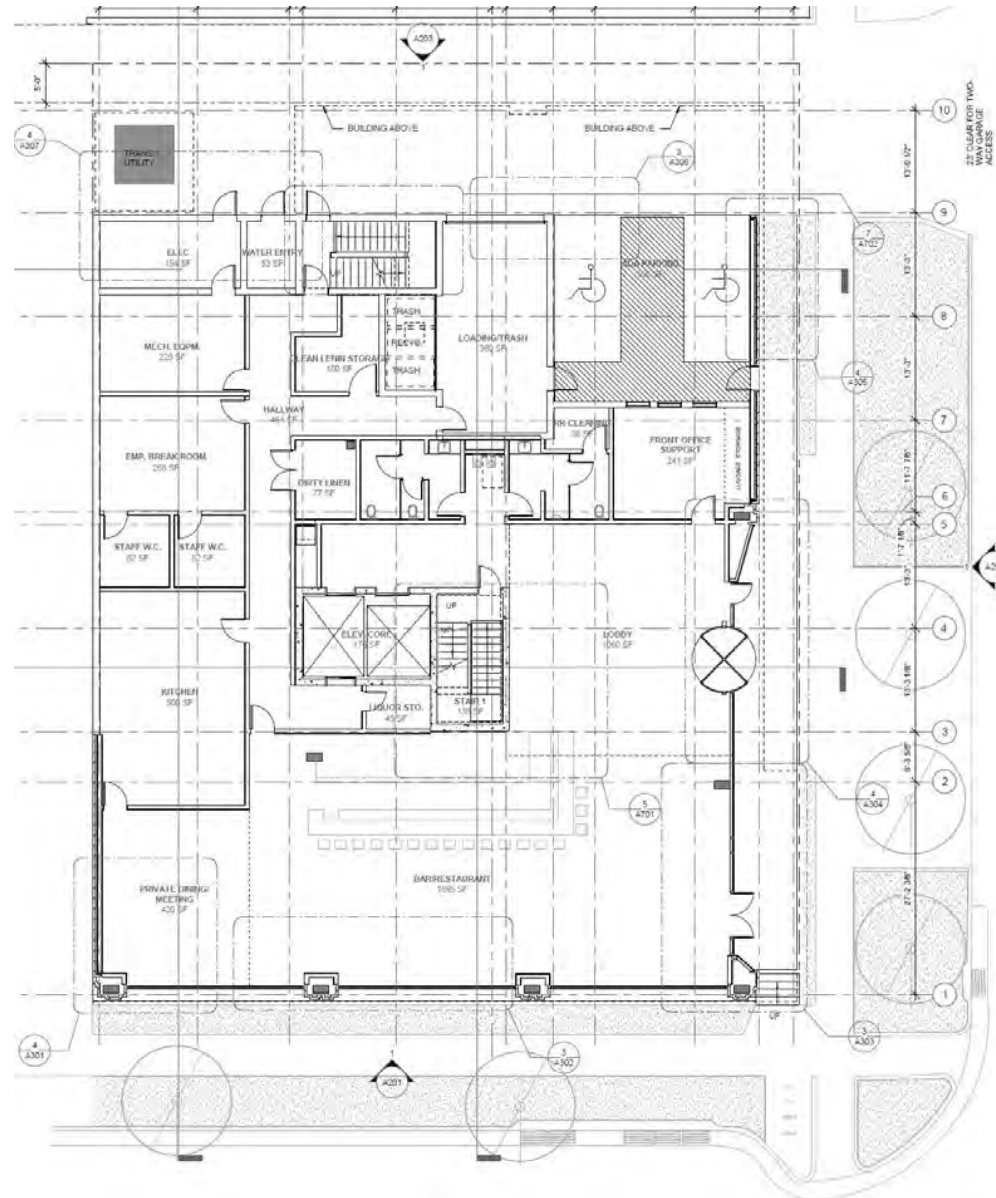
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CENTRAL STREET



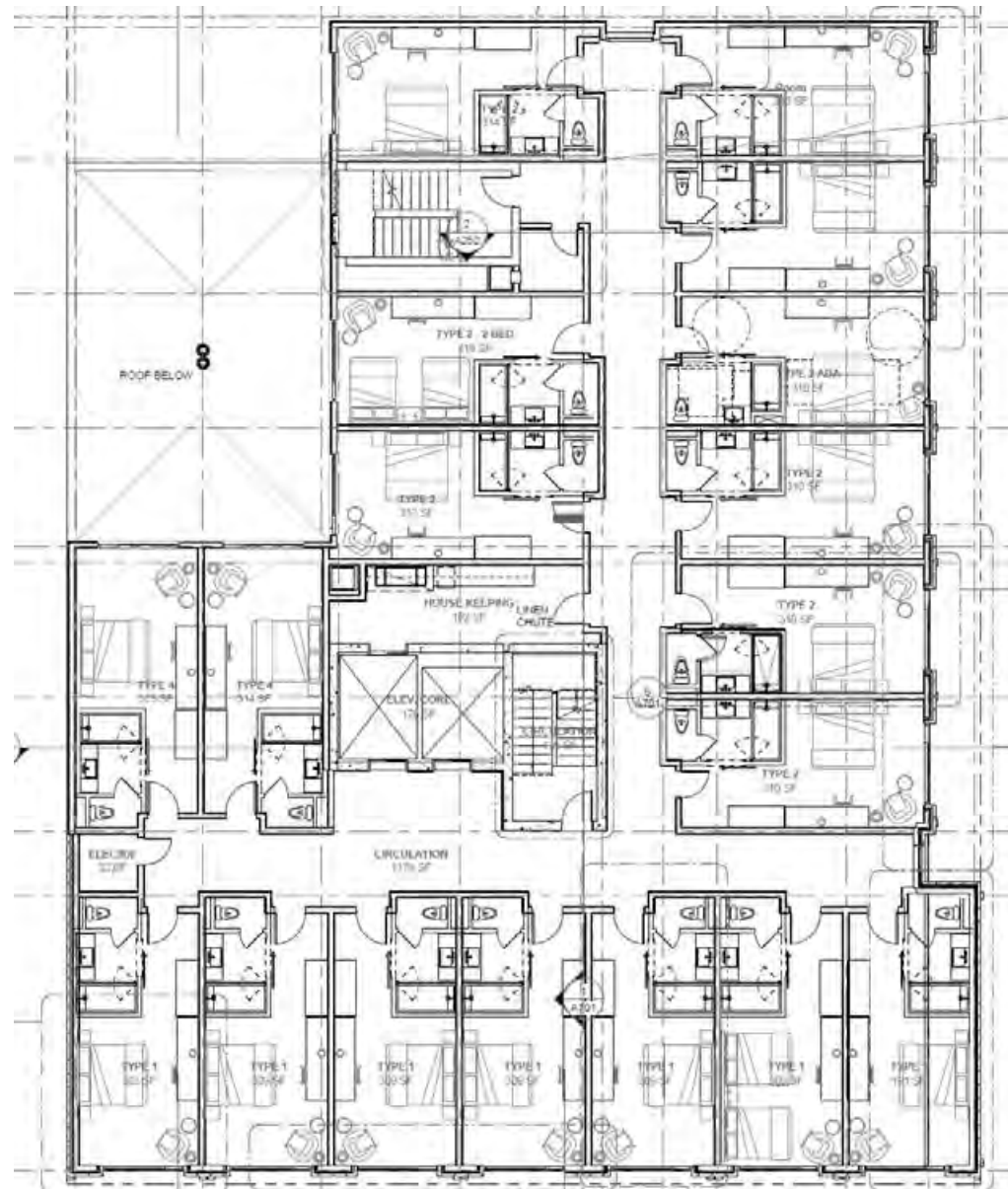
HOTEL FLOORPLAN

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CENTRAL STREET

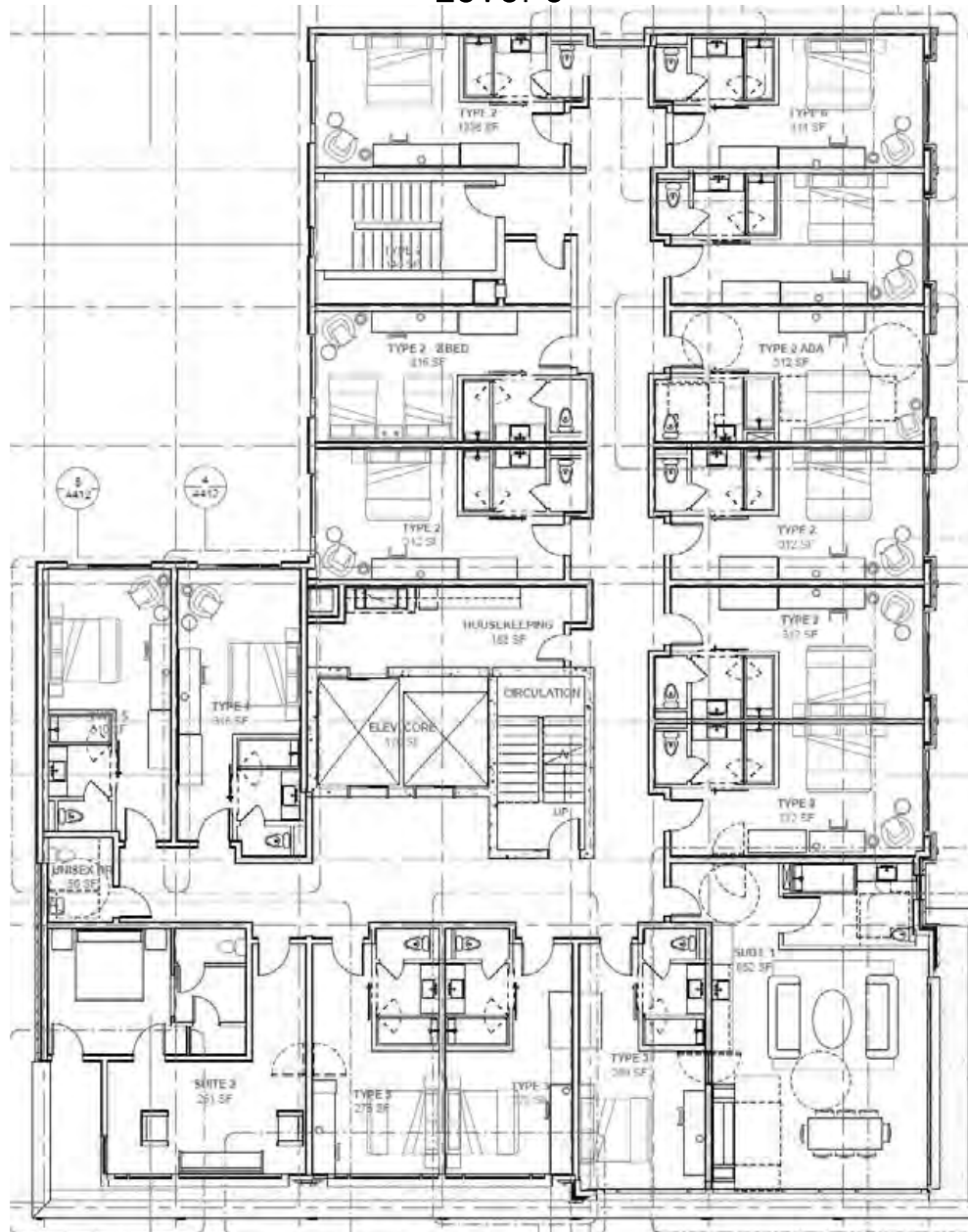
Level 1



Level 2-4



Level 5





COMMERCIAL RENDERINGS

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CENTRAL STREET



Commercial Uses

VARIETY OF USES ARE PERMITTED, INCLUDING:

- Sit Down and Fast Casual Restaurants
- Bar
- Entertainment
- Retail
- Medical/Office
- Bank
- Fitness Center
- Museum/Gallery
- Senior Living
- Dispensary

**Uses to be verified by Buyer.*

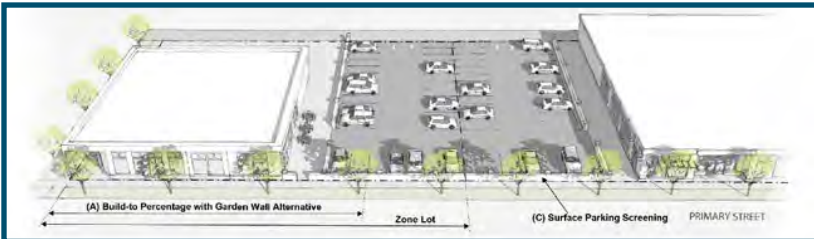
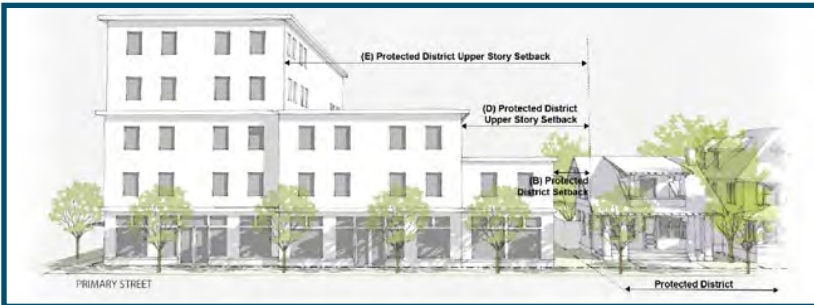
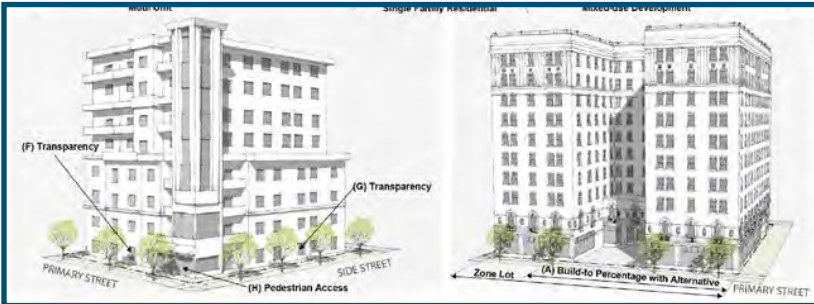


The rendering presented here offers a conceptual visualization of the future development project. It is intended to provide an illustrative representation of the architectural vision and design intent. Please note that this rendering is a preliminary depiction and does not reflect the final appearance or construction details of the building. The actual finished structure may differ in terms of materials, colors, and design elements as the project progresses through various stages of planning, approval, and construction.

ZONING INFORMATION

Commercial Mixed-Use (C-MX-5)

C-MX-5 is one of Denver's most flexible and high-density zoning classifications, permitting a wide range of uses with building heights up to five stories.



C-MX-5 ZONING INFORMATION

DENVER COUNTY

Section 7.1.1 NEIGHBORHOOD CONTEXT DESCRIPTION

GENERAL CHARACTER: The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

STREET, BLOCK, & ACCESS PATTERNS: The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

BUILDING PLACEMENT & LOCATION: All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

BUILDING HEIGHT: The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

MOBILITY: There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

An aerial photograph of a city street corner. The scene is dominated by modern, multi-story residential or commercial buildings with flat roofs and large windows. A prominent building in the center-left is a light-colored, multi-story structure with a curved facade and large glass windows. To its right is a smaller, older brick building with a flat roof. In the foreground, a multi-lane road with yellow and white markings runs diagonally. A blue rectangular outline highlights a specific area on the corner, containing a smaller, older building with a red roof and a white facade. The background shows a dense urban landscape with various buildings and trees under a clear sky.

EXISTING STRUCTURES - FINANCIAL ANALYSIS

EXISTING STRUCTURES – FINANCIAL ANALYSIS

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Commercial Rent Roll

Lease Type	Current Tenant	Square Foot	Current Monthly Rent	Current Annual Rent	Lease Expiration
NNN	Residential Tenant	1,777	\$3,000	\$36,000	Month-to-Month
NNN	Aria Integrative Health	3,533	\$7,885	\$94,614	12/31/2027
Total/Average		5,310	\$10,885	\$130,614	

Income

	Current
Gross Potential Rent	\$130,614
Vacancy Loss	3% (\$3,918)
Net Operating Income	\$126,696

Investment Summary

List Price:	\$3,125,000
Total Lot Size:	11,250 SF
Land Price Per SF:	\$278
Gross Building SF:	5,414 SF



LOCATION OVERVIEW



LOCATION OVERVIEW

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LOCATION OVERVIEW

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DOWNTOWN DENVER

BALLPARK NEIGHBORHOOD



LoDo NEIGHBORHOOD

UNION STATION



RIVERFRONT PARK/RIVER MILE NEIGHBORHOOD

RiNo NEIGHBORHOOD



1763 & 1795 Central Street

PARK AVENUE



246,653 VPD

LoHi NEIGHBORHOOD



STUDENT HOUSING (1,060 BEDS)

PROPOSED 20 STORY RESIDENTIAL

W38th AVENUE

HIGHLAND RETAIL

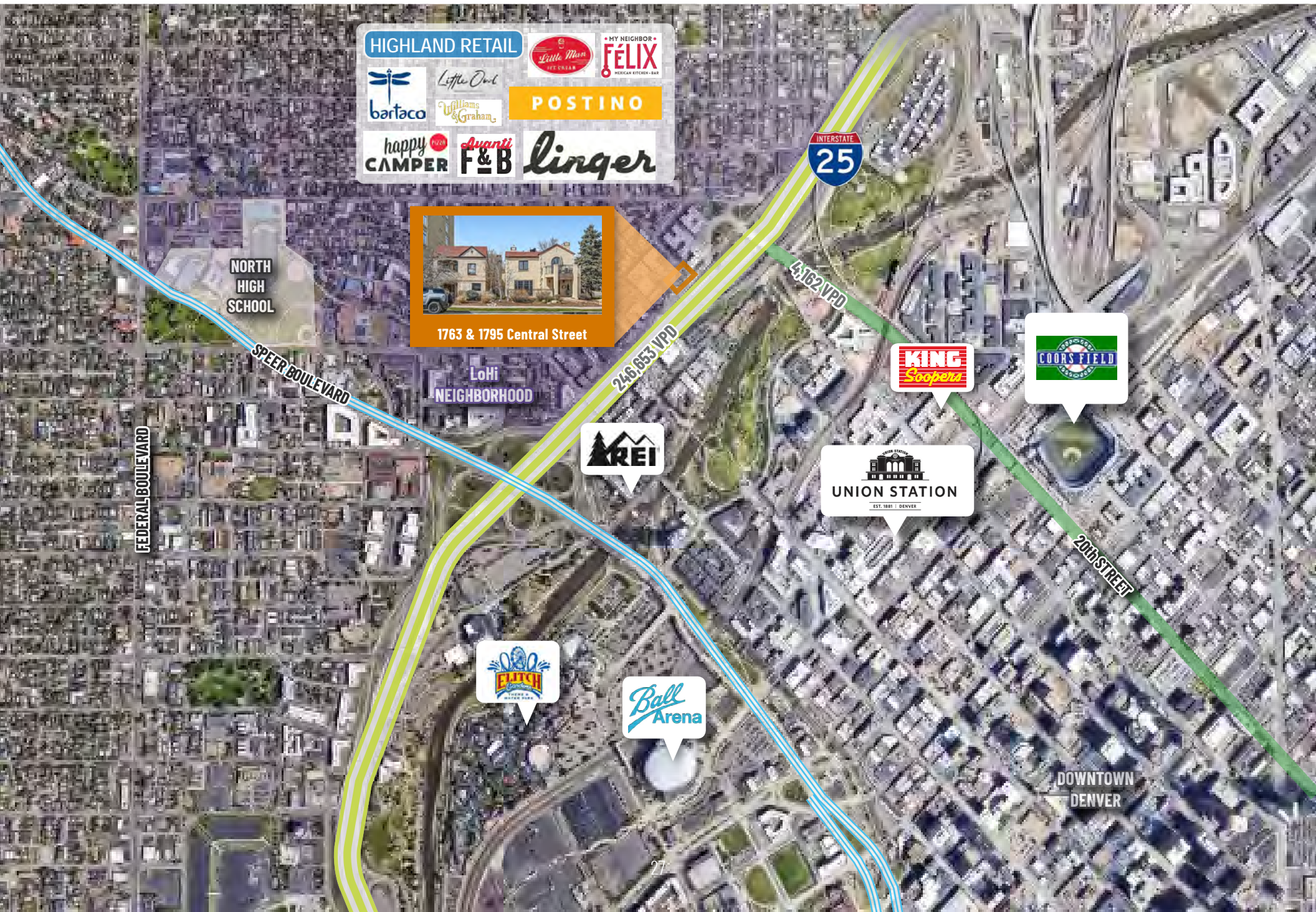
41ST AVENUE STATION
500 PARKING SPACES



SUNNYSIDE NEIGHBORHOOD

LOCATION OVERVIEW

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LOCATION OVERVIEW

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Lower Highland (LoHi) Overview

The Lower Highland (LoHi) area of Denver, Colorado, is a vibrant, rapidly growing neighborhood located just northwest of Downtown. Known for its stunning views of the Denver skyline and Rocky Mountains, LoHi offers a unique blend of modern development and historic charm.

Ideally situated northwest of Downtown and near I-25, LoHi provides easy access to the heart of the city. The neighborhood borders the Highlands, River North (RiNo), and trendy LoDo (Lower Downtown) areas, enhancing its appeal with convenient proximity to attractions, restaurants, and cultural venues.

In recent years, LoHi has surged in popularity, becoming one of Denver's most sought-after city-center neighborhoods. This growth is evident in the influx of new businesses, upscale condos, and modern townhomes reshaping its landscape. Home to popular spots like El Five, Little Man Ice Cream's iconic milk jug, boutique shops, and a thriving nightlife scene, LoHi attracts residents who appreciate its lively atmosphere, walkable streets, and strong sense of community.



713,734
TOTAL DENVER POPULATION



94
WALK SCORE



95
BIKE SCORE



\$142,114
HIGHLAND NEIGHBORHOOD
AVERAGE HOUSEHOLD INCOME



DENVER BY THE NUMBERS

#2

**MOST HIGHLY
EDUCATED STATE**

US CENSUS BUREAU

3RD

**BUSIEST AIRPORT
IN THE US**

WALL STREET JOURNAL

#3

**#3 MOST
ENTREPRENURIAL CITY**

YAHOO NEWS

#4

**BEST PLACE FOR
BUSINESS AND CAREERS**

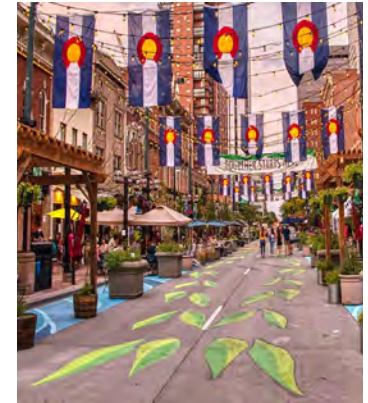
FORBES

#5

**MOST
DESIRABLE CITIES**

CLEVER OFFERS

Denver, affectionately known as the “Mile-High City,” offers a dynamic blend of urban sophistication and outdoor adventure. Nestled at the foot of the Rocky Mountains, Denver boasts a skyline that stretches beneath expansive blue skies, with 300 days of sunshine each year. The city is a cultural hub, featuring the Denver Performing Arts Complex—the nation’s second-largest performing arts center—and a thriving live music scene highlighted by venues like the iconic Red Rocks Park & Amphitheatre. Its walkable downtown is a tapestry of chef-driven restaurants, craft breweries, and diverse neighborhoods, each offering a unique flavor of local life.



Just a short drive away, Denver is perfectly positioned for year-round outdoor adventure. In the winter, world-renowned ski resorts like Breckenridge, Vail, and Aspen are only a few hours away, offering pristine powder and slopes for every skill level. In the summer, the mountains come alive with hiking, biking, and fishing, providing an outdoor playground just outside the city’s doorstep. Whether it’s exploring the vibrant Art District on Santa Fe, savoring farm-to-table cuisine, or catching a game from one of its six professional sports teams, Denver captivates both residents and visitors alike, all while maintaining unparalleled access to some of the best outdoor experiences in the country.





DISCLAIMER

THIS REPORT IS BEING PRESENTED BY PINNACLE REAL ESTATE ADVISORS, LLC AND CONTAINS SALIENT FACTS RELEVANT TO THE SUBJECT PROPERTY.

The authors of this document have personally conducted surveys and interviews with the Property Managers, Property Owners, Buyers, Sellers and/or Brokers of the properties surveyed with regard to: comparable rents, comparable market properties, comparable sales, current market capitalization rates, and criteria of investors, as well as actual and projected operational information of the subject property and many of the surrounding properties.

The purpose of this report is to estimate the price, in the present marketplace, at which the subject property should be offered for sale and the probable closed escrow sale price. This report also details how this price may be obtained by virtue of the marketing plan submitted herein.

This broker's opinion of value is not an appraisal. Pinnacle Real Estate Advisors are not licensed real estate appraisers. All figures included herein are approximate and all numbers/information were received from and/or developed from sources deemed reliable. However, no guarantee or warranty, expressed or implied, is given. The reader is encouraged to conduct their own independent due diligence effort and to independently verify all information/aspects relating to this report.

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