



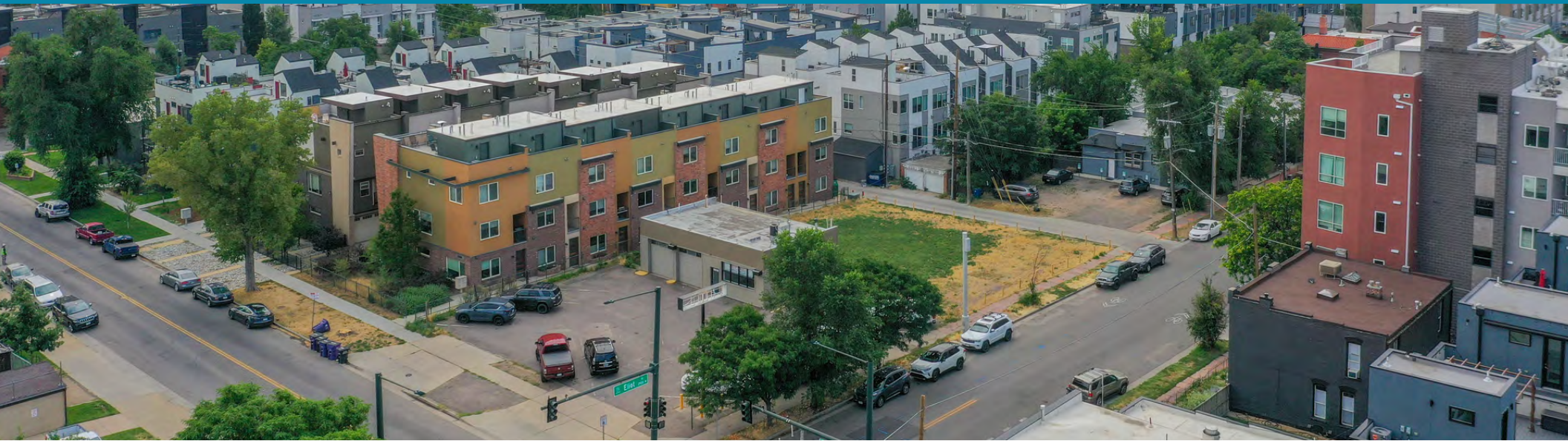
*Confidential Offering Memorandum*

**FOR LAND LEASE OR SALE:**  
**2850 W 26th Avenue**  
Denver, CO 80211



Carlos Valencia Advisor

One Broadway Suite A300 | Denver, CO 80203  
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## PROPERTY DESCRIPTION

2850 W 26th Ave is a .376-acre corner stoplight infill site zoned G-MS-3 with unmatched highway access and walkability in the popular Jefferson Park Neighborhood of Central Denver, Colorado. The property is centrally (Federal Blvd & West 26th) located just 2.7 miles directly west of Downtown Denver with walking distance to Light Rail, Broncos Stadium, Lower Downtown, Platte River and Confluence Park. Federal Blvd provides access North as far as Thornton, Colorado and South as far as Littleton, CO. West 26th Avenue provides direct access west as far as Golden CO and East directly on to Speer Blvd.

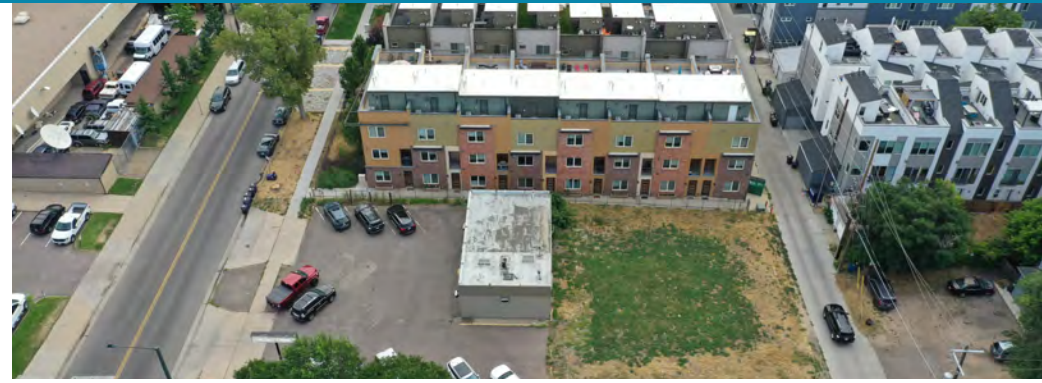
## PROPERTY HIGHLIGHTS

- 0.376 Acres ideally located near I-25 and Speer Blvd
- 3-Story Zoning in Place Now
- Proximity to Downtown Denver, Lohi, Highlands, I-70, I-25

## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$31.44 NNN
Property Type:	Retail/Residential Land
Building Size:	1,288 SF
Ceiling Height:	15'
Doors:	Two (2) Roll-Up
Lot Size:	16,200 SF (0.371 Acres)
Dimensions:	Approximately 100' x 160'
Zoning:	G-MS-3 (General Urban, 3-Stories)
Taxes:	\$43,231

# PROPERTY OVERVIEW



# LOCATION OVERVIEW



## JEFFERSON PARK NEIGHBORHOOD

Jefferson Park is a neighborhood and public park that overlooks Downtown Denver, Colorado from its perch across Interstate 25 (I-25). It is located in the area that is called North Denver. Views east from Jefferson Park take in Elitch Gardens Theme Park, The Children's Museum, Denver's Downtown Aquarium, Pepsi Center, the REI flagship store and other attractions in Downtown's Central Platte Valley. Downtown Denver and the Central Platte Valley are quickly accessed from Jefferson Park, using the 23rd Avenue overpass on I-25 and Water Street. In addition, the Light Rail C-Line is located by INVESCO Field at Mile High in the southern part of the neighborhood.

By the 1990s Jefferson Park was made a focus neighborhood by the city of Denver and investment in infrastructure and beautification

began. Eventually, Jefferson Park United Neighbors (or JPUN) was formed in 2000. Since 2000, controlled investment and development has brought positive change to the neighborhood. Through relationships with Empower Field at Mile High, the City of Denver and other entities Jefferson Park has been able to pave alleys, beautify blocks, plant trees, upgrade curbs and encouraged development and improvement throughout the neighborhood. Jefferson Park is considered one of the hottest neighborhoods in the city due to its proximity to downtown and neighborhood feel - the future looks bright for the neighborhood. Today, Jefferson Park is marked by a variety of housing styles and architecture from various eras. Single family homes from the late 19th century stand next to apartment complexes built in the 1950s and a current boon of development at the turn of the millennium.

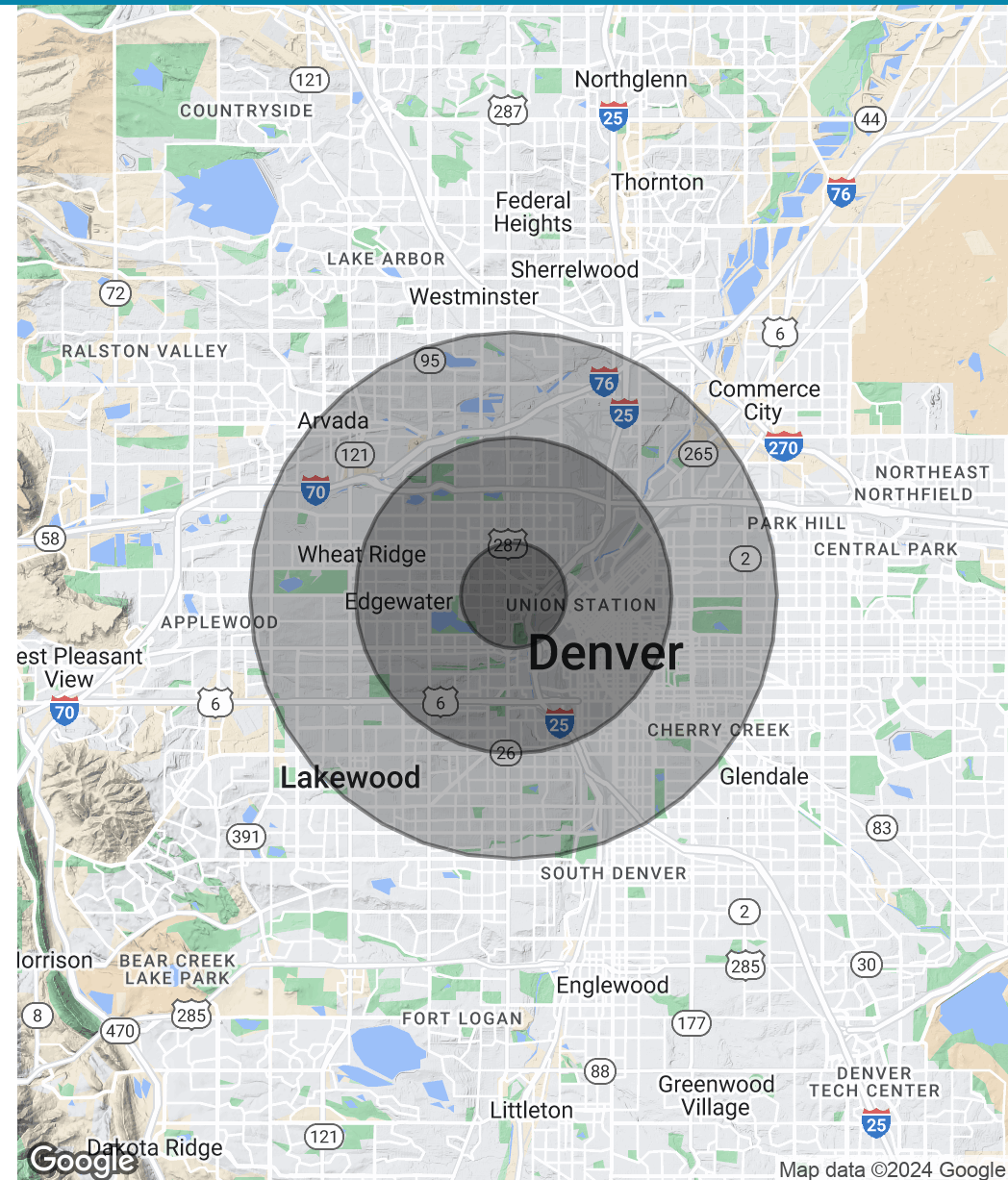


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,057	216,339	463,392
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,977	109,345	218,520
# of Persons per HH	1.8	2	2.1
Average HH Income	\$158,192	\$121,197	\$118,019
Average House Value	\$933,136	\$758,464	\$743,921

*Demographics data derived from AlphaMap*



# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2850 W 26th Avenue located in Denver, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.