



THE URBAN
COLLECTIVE



FOR LEASE

THE PULSE

3434 Brighton Blvd | Denver, CO

DENVER, CO



RIVER NORTH ART DISTRICT

EXECUTIVE SUMMARY

The Pulse is a three phase adaptive re-use and new development project located along Brighton Boulevard in one of Denver's hottest and most transformative neighborhoods. This side of RiNo has seen a vast transformation over the recent years with approximately 2,000,000 sf of office and 4,000 apartment units either existing or to be delivered to the neighborhood. The Brighton Blvd corridor is just getting started with many new developments in the queue planned to be delivered in 2019 and 2020.

PROPERTY DESCRIPTION

3434 Brighton Blvd is a 6,851 SF adaptive reuse building that is undergoing construction in 2019 and is anticipated to be delivered to Tenants early 2020. The building is going to be delivered in a "warm shell" condition providing tenants with electrical, HVAC and plumbing stubbed into each space. The Pulse provides any qualified Tenant an opportunity to have a presence in RiNo and along Brighton Blvd. Patio space is available for some of the leasable suites and there is an on-site parking lot in the back of the site.

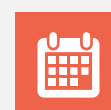
PROPERTY DETAILS



TOTAL PROPERTY SIZE (SF):
6,851 SF



PROPERTY TYPE:
Retail/Office



YEAR BUILT
1931, Renovated: 2019



AVAILABLE SUITES:

Suite 1: 1,952 SF Lease Pending

Suite 2: 1,132 SF Lease Pending

Suite 3: 1,568 SF Lease Pending

Suite 4: 960 SF \$35/sf NNN

Suite 5: 1,239 SF Lease Pending

PROPERTY HIGHLIGHTS

- New Construction Delivery in 2020
- Walk Score (57), Transit Score (53), Bike Score (84)
- Parking On-Site
- Surrounded by Substantial Amount of Office and Residential
- Building Upgrades: New HVAC, Storefronts, Electrical, Plumbing, Patio Space, and Grease Trap

PROPERTY RENDERINGS

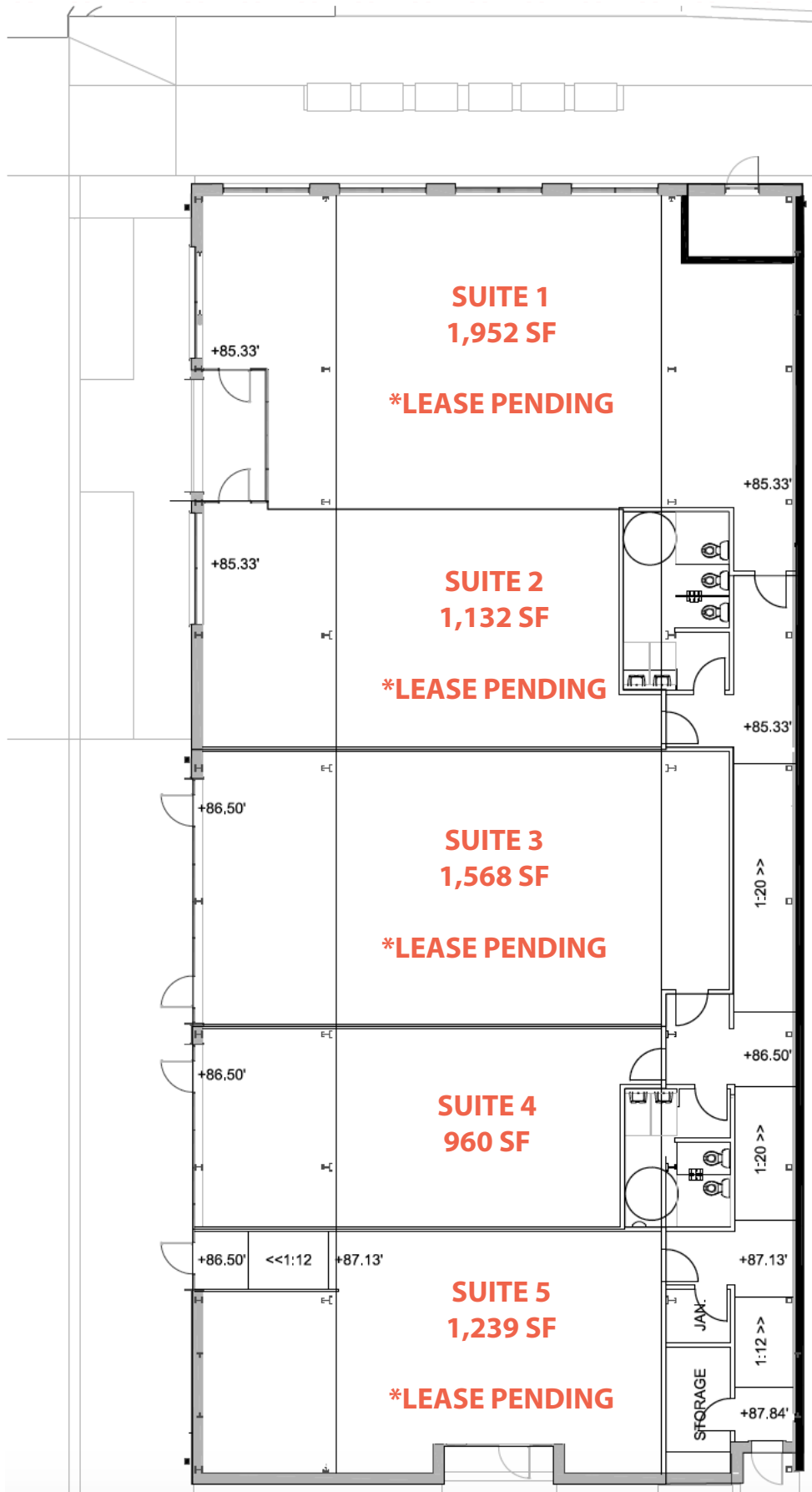
3434 Brighton Blvd
View from front of building



3434 Brighton Blvd
View from back of the building

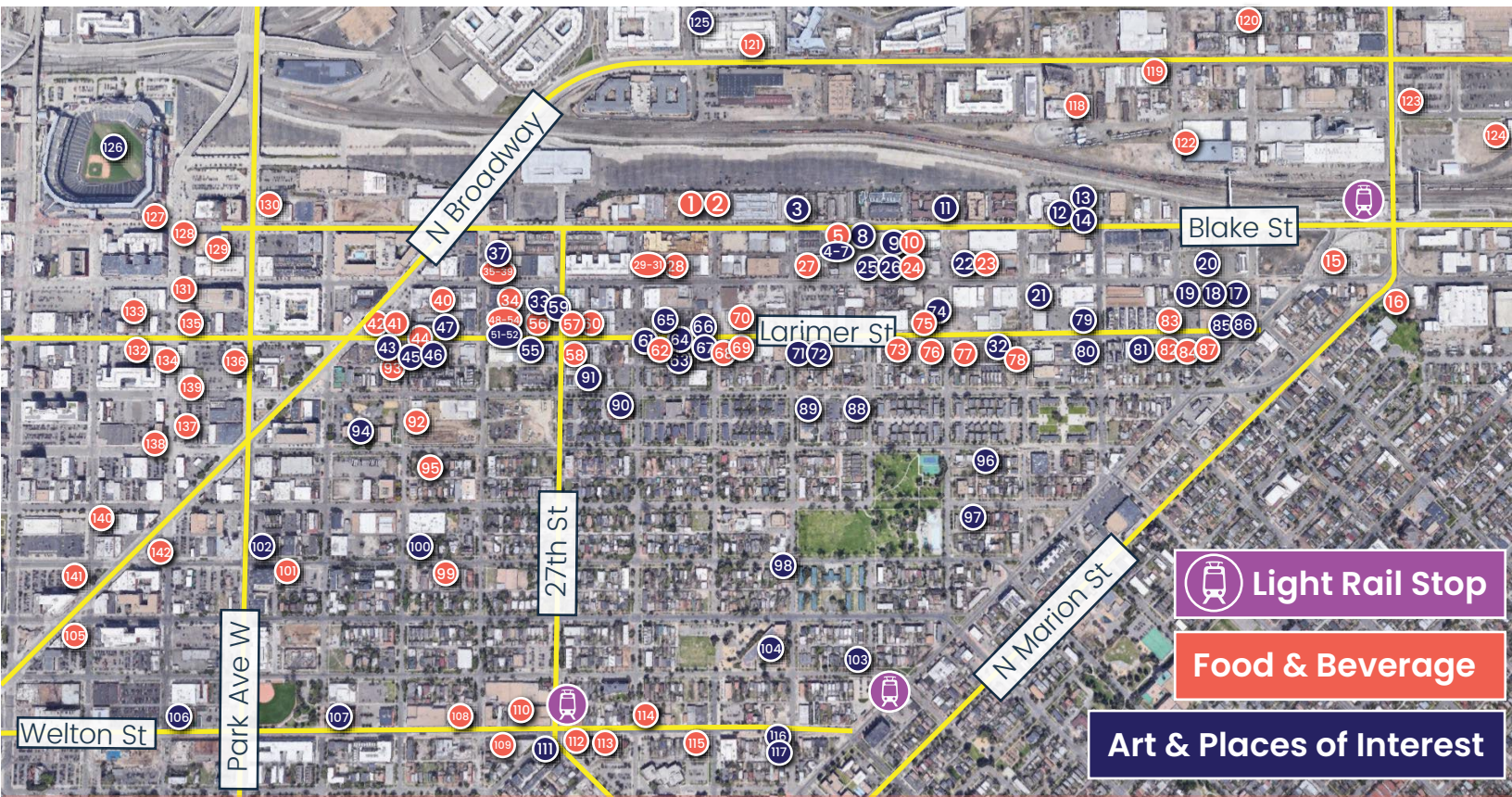


FLOOR PLAN





AREA AMENITIES MAP



Light Rail Stop

Food & Beverage

Art & Places of Interest

- 1. C Squared Ciders
- 2. Rack House Pub
- 3. Couture
- 4. Judeth and Joe
- 5. The Preservery
- 6. Eparlour
- 7. Peteybird
- 8. Backyard on Blake
- 9. Revive Colorado
- 10. Beryls Beer Co
- 11. Buhok Modern Hair
- 12. Patternshop Studio
- 13. Slo Curio
- 14. Lovely Bride
- 15. Blackshirt Brewing
- 16. RiNo Beer Garden
- 17. Millers & Rossi
- 18. Tracks
- 19. Exodus Event Center
- 20. Walnut Workshop
- 21. Fight Gravity Fitness
- 22. Movement Climbing + Fitness
- 23. Improper City
- 24. Walnut Room
- 25. LoDo Massage
- 26. RiNo Yoga Social
- 27. Epic Brewery
- 28. Booz Hall (call for Brighton)
- 29. Stem Ciders
- 30. 14er Brewing
- 31. Altitude Brewing Co
- 32. River North Family Dental
- 33. Fice
- 34. 10 Barrel Brewing
- 35. Park burger
- 36. Osaka Ramen

- 37. Visions West Contemporary
- 38. Voice Box
- 39. Bijus Little Curry
- 40. Stowaway
- 41. Billies Gourmet Hot dog
- 42. High Tide
- 43. Ramble Hotel
- 44. Work and Class
- 45. Topo Designs
- 46. Port Side
- 47. Studio2b
- 48. Lustre Pearl
- 49. First Draft
- 50. Il Posto
- 51. Shea
- 52. Haven
- 53. Sushi-Ramen
- 54. Match Box
- 55. Joe Liquor Store
- 56. Denver Central Market
- 57. Meadowlark
- 58. American Bonded
- 59. Nocturn
- 60. Larimer Lounge
- 61. Raw Pawz Pet Deli
- 62. Our Mutual Friend Brewing
- 63. Anatome
- 64. Be A Good Person
- 65. Epic Ryde
- 66. ink! Coffee Home
- 67. Crema Coffee House
- 68. Barcelona Wine Bar RiNo
- 69. Ratio Beerworks
- 70. Finn's Manor
- 71. Dateline Gallery

- 72. Novo Coffee (Roastery)
- 73. Bar Fausto
- 74. Steadbrook
- 75. The Populist
- 76. La Casa De Manuel
- 77. The Infinite Monkey Theorem
- 78. Dio Mio - Handmade Pasta
- 79. Emma and Grace Bridal Studio
- 80. Proof Wine & Spirits
- 81. Hotbox Roasters
- 82. Chuburger
- 83. Phil's Place
- 84. Hop Alley
- 85. CrossFit Verve
- 86. Kindness Yoga RiNo
- 87. Fish N Beer
- 88. Little White Dress Bridal Shop
- 89. Enterprise Coworking
- 90. Margery Reed Day Care Center
- 91. Laundry on Lawrence
- 92. Uchi Denver
- 93. SuperMegaBien
- 94. University Prep - Arapahoe St
- 95. The Curtis Park Club
- 96. Illusions Hair Design
- 97. Trendy Treatz & Craftz
- 98. Champa Food Store
- 99. Curtis Park Delicatessen
- 100. Outdoor Cinema Network
- 101. La Fiesta
- 102. Randy's Recycled Cycles
- 103. Black American West Museum
- 104. Denver Language School
- 105. The British Bulldog
- 106. Vices
- 107. Caldwell African American Research Library

- 108. Roxy Theatre
- 109. A Taste of Haiti
- 110. Cervantes' Masterpiece Ballroom & Cervantes' Other Side
- 111. Coffee at The Point
- 112. 715 Club
- 113. Spangalang Brewery
- 114. Goed Zuur
- 115. Dunbar Kitchen & Tap House
- 116. The Usual
- 117. Purple Door Coffee
- 118. The Source
- 119. Great Divide Barrel Bar
- 120. Mockery Brewing
- 121. Mister Tuna
- 122. Zeppelin Station
- 123. Butcher Block Cafe
- 124. Singles Market Place
- 125. Core Power Yoga
- 126. Coors Field
- 127. The Sandlot Brewery
- 128. Ian's Pizza Denver
- 129. Mattina Cafe
- 130. Blake Street Tavern
- 131. iFish + Ramen
- 132. Ignite Kitchen + Cocktails
- 133. Marco's Coal Fired Ballpark
- 134. Biker Jim's Gourmet Dogs
- 135. Whiskey Bar
- 136. Snooze Eatery
- 137. Great Divide Brewing
- 138. The Lobby
- 139. Mile High Spirits Distillery Tasting Bar
- 140. Rock Steady
- 141. Bar Bar
- 142. Yazoo BBQ Company

AREA OVERVIEW

BRIGHTON BOULEVARD REDEVELOPMENT



For more than 100 years, River North has been an economic and industrial hub in Denver. Brighton Blvd has been its central artery--the thoroughfare that connected Downtown to I-70. Now, Brighton Boulevard is being redeveloped to reflect the changing character of the neighborhood. The new road will feature protected bike lanes, continuous sidewalks, new stoplights, protected turn lanes, and beautiful new landscaping.

The redevelopment of Brighton Blvd will generate growth for businesses and create a safer, more walkable, and engaged community.

RiNo is cultivating its unique personality and character, and playing center stage for the resurgent arts and cultural scenes that have transformed D-Town into the cultural dynamo of the American West.

The area is an eclectic mix of gritty industrial buildings, coffee shops, and newly constructed apartment communities. RiNo is quickly becoming a live, work, and play community.



NEW LANDSCAPE AMENITIES

400+ trees and 28,000 square feet of water quality



NEW SIDEWALKS AND SEATING ACCOMMODATIONS

- 2.6 miles of sidewalks will be added where none exist today
- Addition of 100-plus benches along Brighton Boulevard



PROTECTED PEDESTRIAN CROSSINGS

Multiple intersections will have new traffic containment, with protected turn lanes and pedestrian crossings.



NEW PROTECTED CYCLE TRACK

A new cycle track will be added on both sides of Brighton from 29th to 44th



RIVER NORTH ART DISTRICT- RiNo

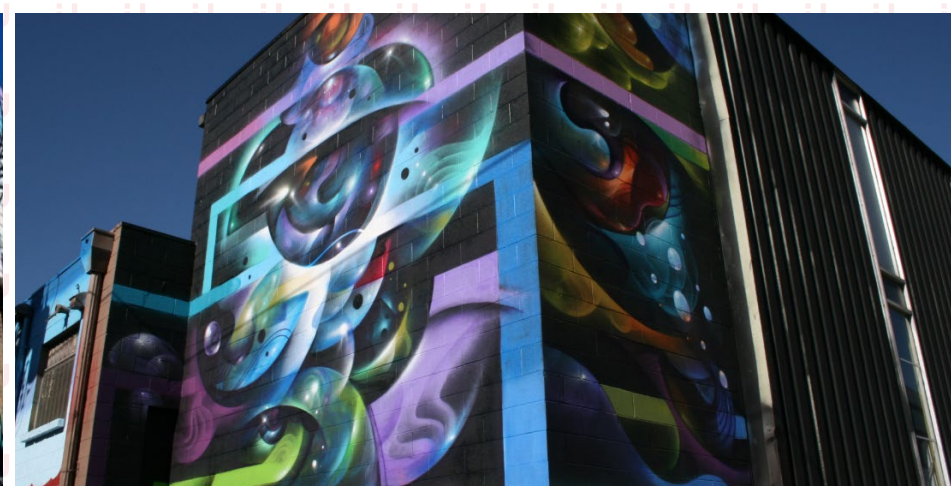
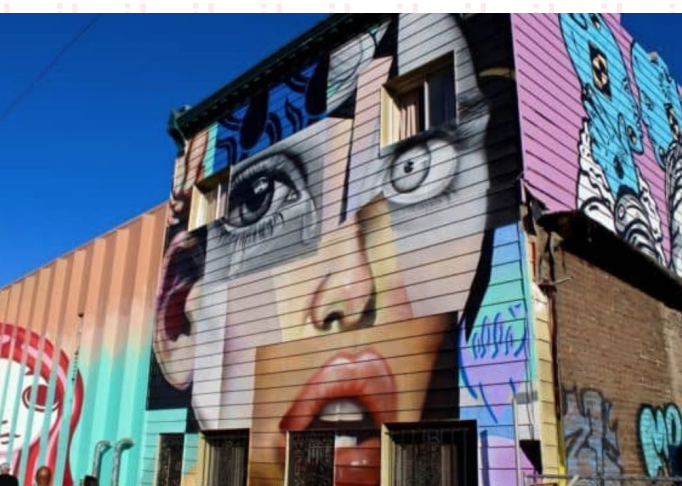
The Brighton Blvd. corridor is quickly becoming one of the most unique areas in the entire city and a hot spot for both urban infill and adaptive re-use opportunities.



RIVER NORTH ART DISTRICT

Just north of downtown, you'll find the River North Art District, affectionately known to locals as RiNo. What began as a handful of galleries in reclaimed warehouses has become one of the city's most exciting neighborhoods, host to a plethora of art spaces, unique performance venues and cutting-edge eateries, not to mention the metro area's highest concentration of craft breweries and wineries.

Live music flourishes in RiNo with venues offering jazz, welcoming atmospheres and adventurous performance happening in all sorts of unexpected places.

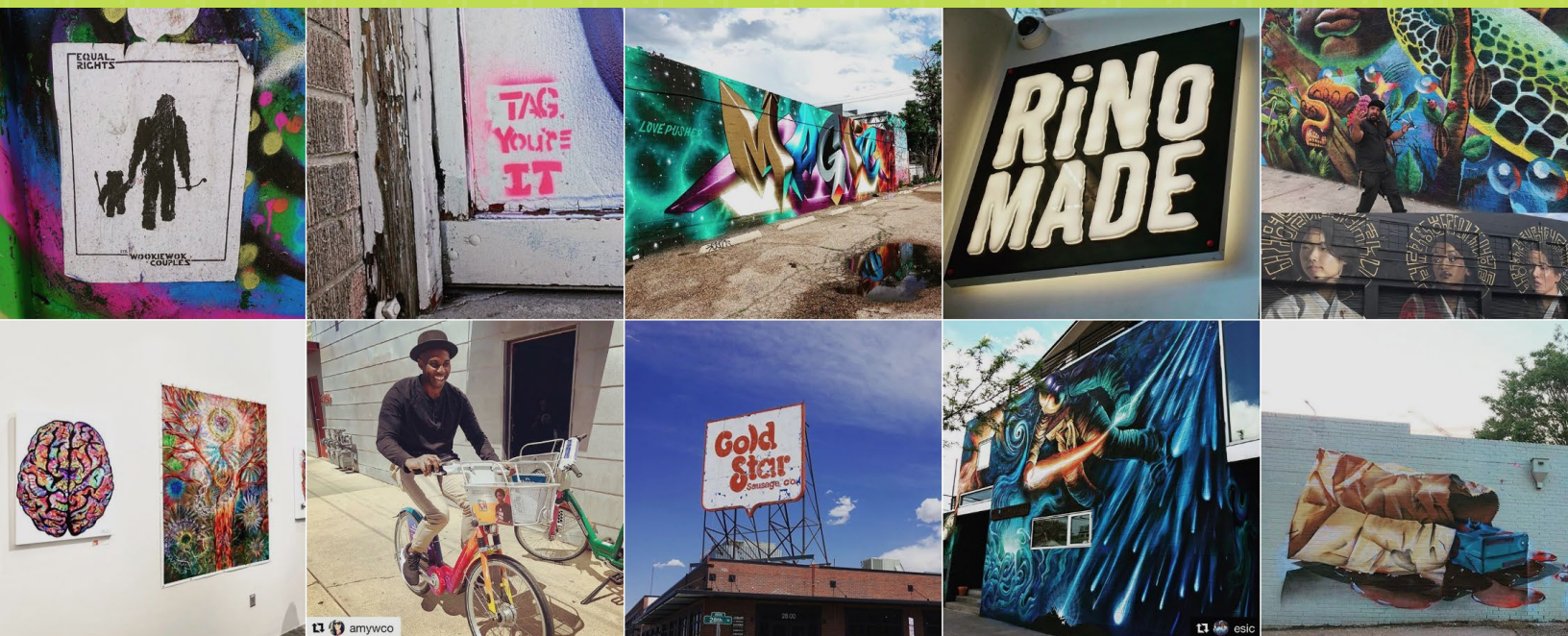




The RiNo Art District is a distinctive area of north Denver that is inclusive of four historical neighborhoods: Globeville, Elyria-Swansea, Five Points and Cole.

The RiNo Art District started as a grass roots movement by local artists that wanted to connect the arts organizations in the area. Fresh off the heels of celebrating its tenth anniversary, and completing the creation of both a Business Improvement District (BID) and General Improvement District (GID) to support the neighborhood, the RiNo Art District is ready to step into a new decade driven by the creativity and tenacity that is its hallmark.

With more than 30 district stakeholders sitting on RiNo's boards, six staff leading strategic projects, and a budget of \$1 million+ to invest, RiNo is moving forward on critical initiatives that will shape the neighborhood for years to come, while investing in programs to activate this gritty neighborhood. Through creativity, collaboration, partnerships and pushing the envelope, the RiNo Art District is setting a new standard for how neighborhoods evolve.



RiNo Park/Promenade + Gee Sway

Located in the heart of the booming RiNo Art District, there is a strip of greenspace under consideration as a new community gathering place that will attract locals & visitors alike. The RiNo Park is located at 35th and Arkins and the RiNo Promenade is generally between 29th and 38th on Arkins Court. These are both special projects in collaboration with the RiNo Art District, RiNo BID, RiNo GID, Parks & Recreation and Arts & Venues.

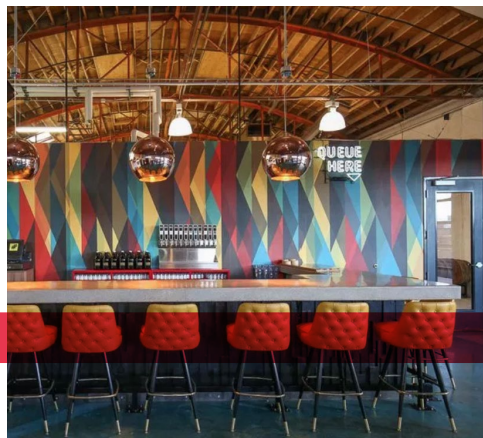
RiNo Park

Planning is underway on the new RiNo Park. Over the past several years the RiNo Registered Neighborhood Organization and residents have been very involved in creating a destination park at 35th and Arkins. This park will serve as a community hub that celebrates art, innovation with water quality and community activation for not only RiNo but the surrounding neighborhoods of Globeville, Cole, Curtis Park and Elyria Swansea.

RiNo Promenade

Additional planning is also underway between 29th and 38th on Arkins Court for additional greenspace and activation that will compliment the RiNo Park and neighborhood connections.







01 DENVER

- Ranked top 10 for both Office and Retail
- Broke records in job growth, construction and economics expansion in energy, healthcare and technology.



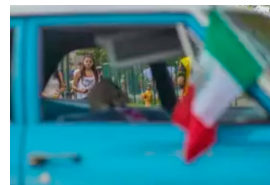
DENVER'S ASIAN AMBIANCE

From dragon boats to bonsai, kimchi to kimonos, see how Denver has come into its own as a center of Asian culture.



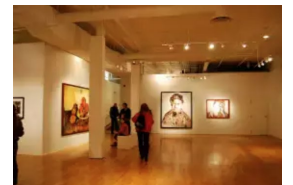
EL DENVER HISPANO

Since its Wild West beginnings, Denver has attracted people from various ethnic backgrounds. Learn how they helped form the modern identity.



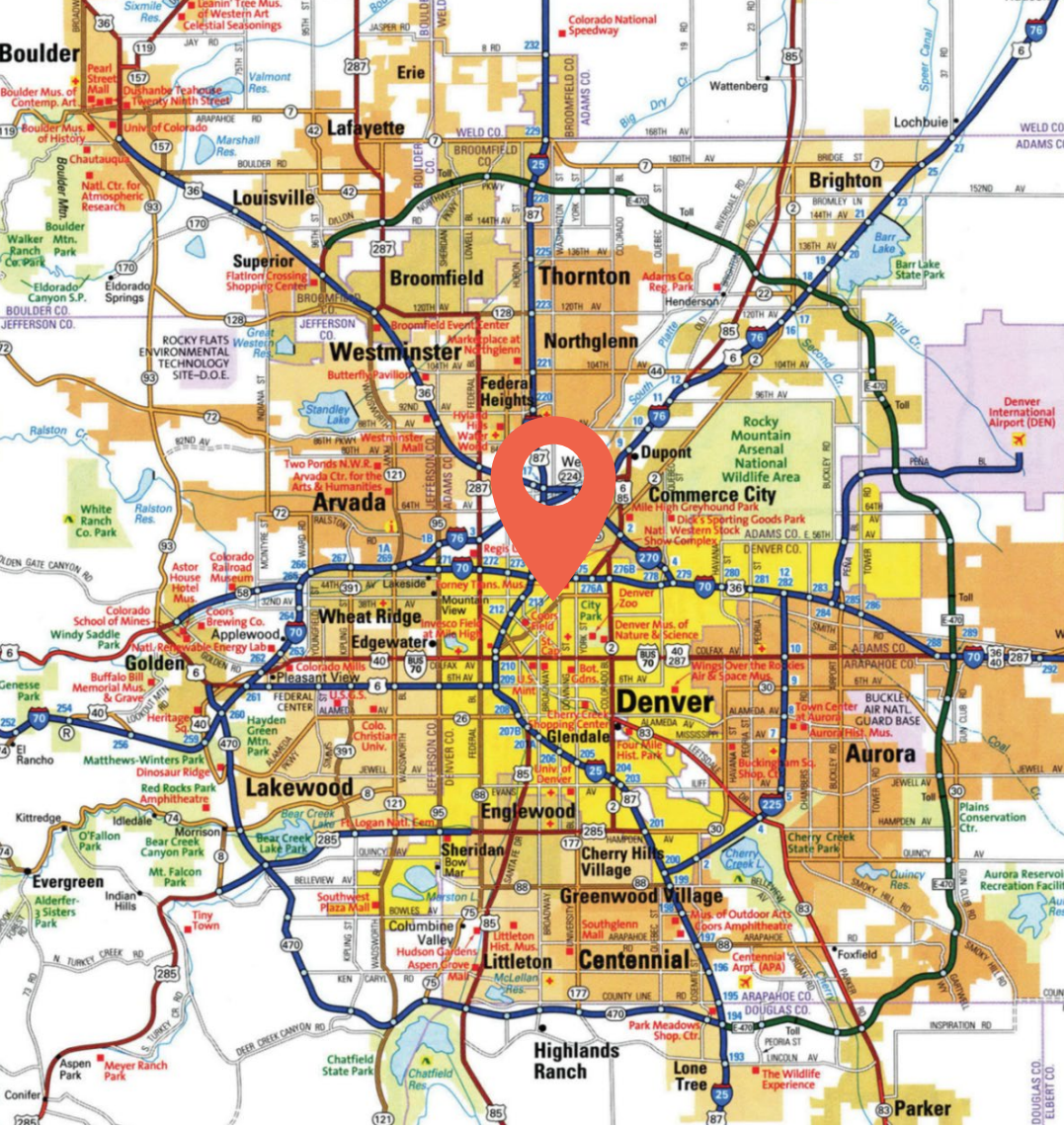
Hispanic Denver

is vibrant, alive, and teeming with energy. According to the Colorado State Demography office, 34 percent of Denver's population is Hispanic.



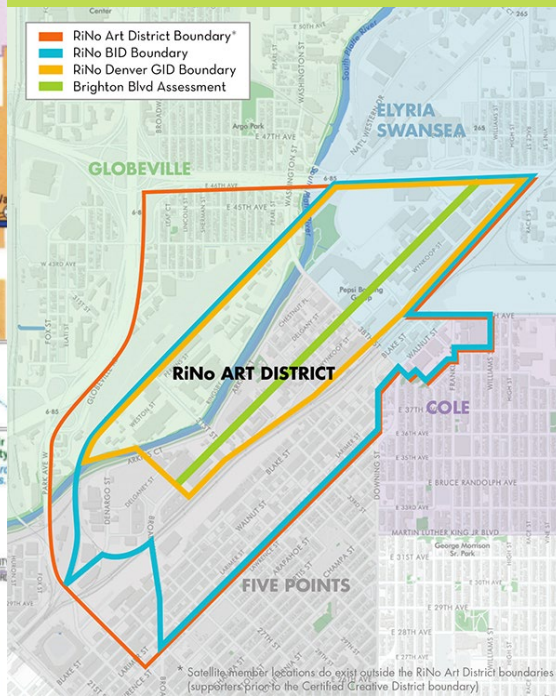
LATINO ARTS

Latinos play a colorful role in Denver's vibe, especially the arts. Explore Art District on Sante Fe with Museo de Las Americas and more.



DEMOGRAPHICS

RiNo Art District 5 mile radius



KEY FACTS

412,305
Population

35.0
Median Age

2.1
Average Household Size

\$55,134
Average Household Income

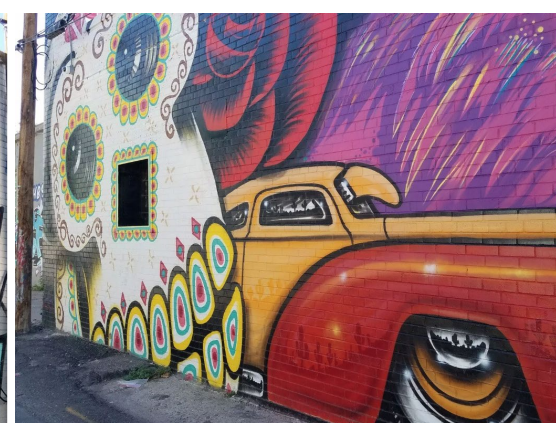
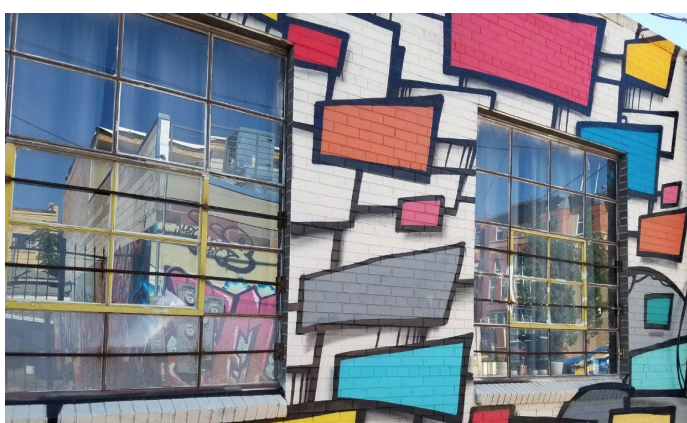
STATISTICS RADIUS

3 Miles

BUSINESS

26,627
Total Businesses

378,369
Total Employees



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