

PEORIA & PACIFIC



MMG

CONFIDENTIAL OFFERING MEMORANDUM

BROKERAGE TEAM



TRAVIS HODGE

Director

direct 404.259.8171

travis.hodge@mmgrea.com



TAYLOR BURNS

Investment Sales Advisor

direct 303.842.4278

taylor.burns@mmgrea.com



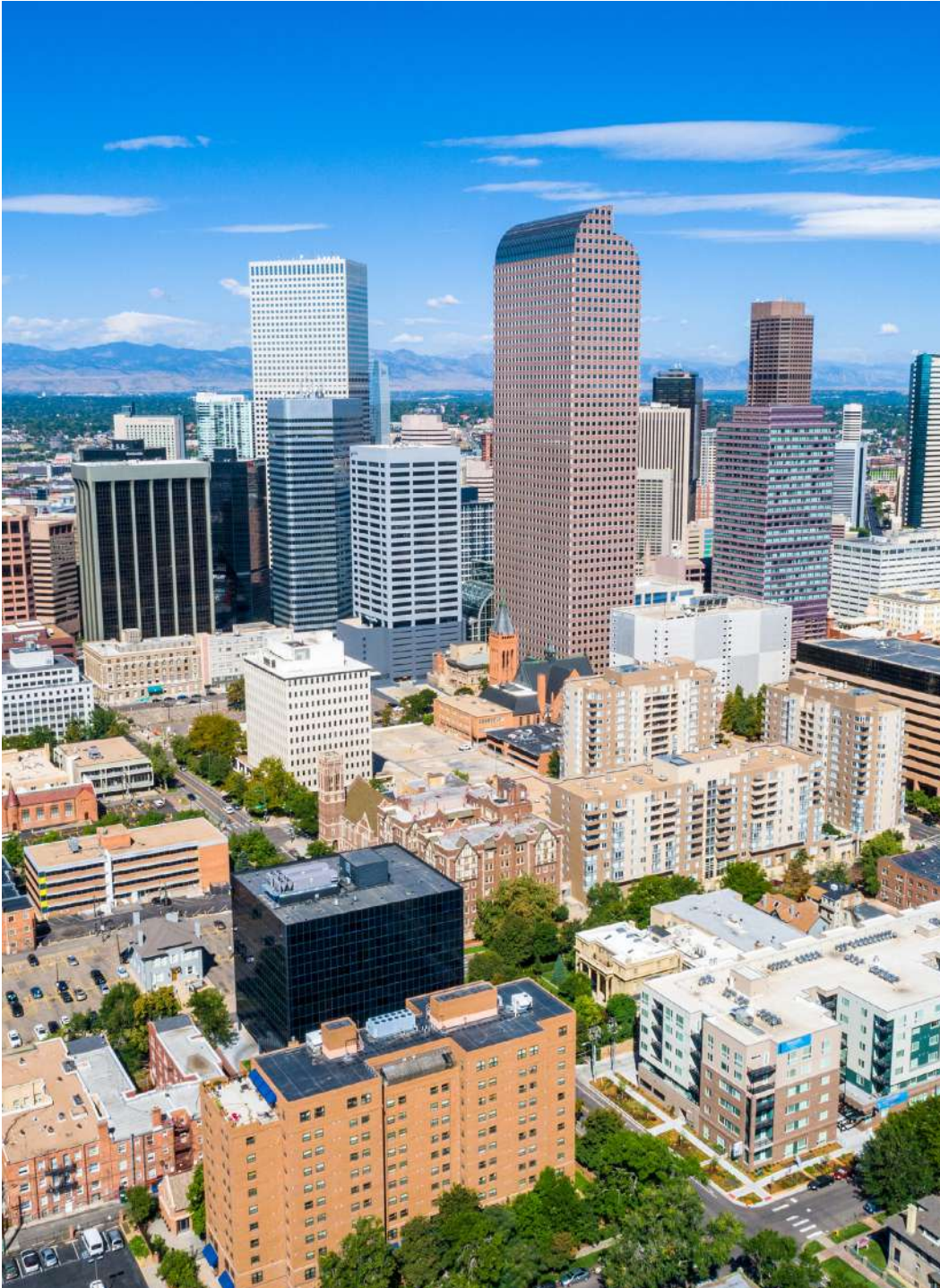
ADAM BELLIN

Investment Sales Advisor

direct 301.775.9015

adam.bellin@mmgrea.com





INVESTMENT RATIONALE

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area overview

amenity map

MARKET OVERVIEW

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area overview

amenity map

denver overview

additional consideration



INVESTMENT RATIONALE

investment highlights

area overview

amenity map

DEVELOPMENT HIGHLIGHTS

- » Located in highly-rated Cherry Creek 5 School District.
- » Walking distance to Overland High School, Prairie Middle School, and Eastridge Community Middle School.
- » Over 30 parks located within five miles.
- » Located 1.3 miles from I-70 Light Rail Station (H Line & R Line).
- » Less than 10 minutes from Denver Tech Center & Fitzsimons Medical Center.
- » Strong demographics: \$90k average household income within 1-mile.
- » Less than 5 minutes from Cherry Creek State Park with over 4,000 acres of recreation, 35 miles of trails, and over 1.5 million annual visitors.
- » Located in a 2025 Qualified Census Tract



SEC S Peoria St & E Pacific Dr
AURORA, CO

MU-C; Subarea A (City of Aurora)
ZONING & ENTITLEMENTS

1973-25-2-26-008,
1973-25-2-26-007
PARCEL ID

4.15
ACREAGE

Multifamily Land
PROPERTY TYPE

28+/- Units per Acre
POTENTIAL DENSITY

70.847
MILL LEVY



39-UNIT DUPLEX CONCEPT



BUILDING DATA

18 3-STORY 15'X50' DUPLEXES = 36 UNITS

3 3-STORY 15'X50' DETACHED = 3 UNITS

39 TOTAL UNITS:

2-CAR TANDEM GARAGES ALL UNITS

CLUBHOUSE:

1,500 SQ. FT. SINGLE STORY

1,000 SQ. FT. POOL

PARKING REQUIRED

2 PER UNIT = 78 SPACES

1 PER 5 UNITS GUEST = 8 SPACES

CLUBHOUSE AND POOL = 6 SPACES

TOTAL PARKING REQUIRED = 92 SPACES

PARKING PROVIDED

78 SPACES IN GARAGE (39 TANDEM)

58 SURFACE SPACES

TOTAL PARKING PROVIDED = 136 SPACES

120-UNIT APARTMENT CONCEPT



BUILDING DATA

4 3-STORY 30-UNIT BUILDINGS = 120 UNITS

BUILDING TYPE 1 (2 BUILDINGS):

12 STUDIO / 12 1BR / 6 2BR PER BUILDING

BUILDING TYPE 2 (2 BUILDINGS):

18 STUDIO / 12 1BR / 0 2BR PER BUILDING

CLUBHOUSE:

1,500 SQ. FT. SINGLE STORY

1,000 SQ. FT. POOL

PARKING REQUIRED

1 PER UNIT = 120 SPACES

1 PER 5 UNITS GUEST = 24 SPACES

CLUBHOUSE AND POOL = 6 SPACES

TOTAL PARKING REQUIRED = 150 SPACES

PARKING PROVIDED

TOTAL 173 SPACES SURFACE PARKED



MARKET OVERVIEW

area overview

amenity map

denver overview

NEIGHBORHOOD OVERVIEW

Heather Ridge is an urban suburban mixed neighborhood that is home to many Aurora families. It's known for its abundance of parks and the popular Heather Ridge Golf Course. Heather Ridge is surrounded by numerous restaurants, shops, and entertainment options. Iliff Station offers quick and easy access to major employment centers Fitzsimons Medical Center and Denver Tech Center. Located in the nationally-ranked Cherry Creek school district, Heather Ridge is an ideal place for families. I-225 is just minutes away, providing residents with easy access to the entire Denver Metro area.



AREA STREET MAP



AMENITY MAP



AREA MAP





DENVER OVERVIEW

Denver, the capital and most populous city of Colorado, ranks as the 19th largest city in the United States. Offering a wide range of lifestyle amenities, Denver is widely viewed as one of the best cities in the nation on a range of experiential metrics: the Mile High City ranked second in the *U.S. News & World Report's* 2019 list of Best Places to Live. With a highly diverse economy, the MSA boasts the reputation of consistently outperforming the national average job metrics. This was best demonstrated by the city's recovery after both the Great Recession and the COVID-19 pandemic: Denver was among the first metros to fully recover jobs lost after the Great Recession and the city has recovered approximately half of the jobs lost during Q2 2020 shutdowns. This strong recovery trend has contributed to Denver becoming a preferred destination for well-educated millennials, and net migration and population growth has trended well above the national average in the past decade.



**11 FORTUNE 500
COMPANY
HEADQUARTERS**



**3.6M PROJECTED
POPULATION OF
MSA BY 2030**



**46% OF RESIDENTS
HOLD AT LEAST A
BACHELOR DEGREE**

All interested buyers are hereby advised that the ownership of Peoria & Pacific is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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PROPERTY TOURS

Tours by Scheduled Appointment Only

CALL FOR OFFERS DEADLINE

TBD

ASKING PRICE & TERMS

TBD

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