

Park Ave Portfolio

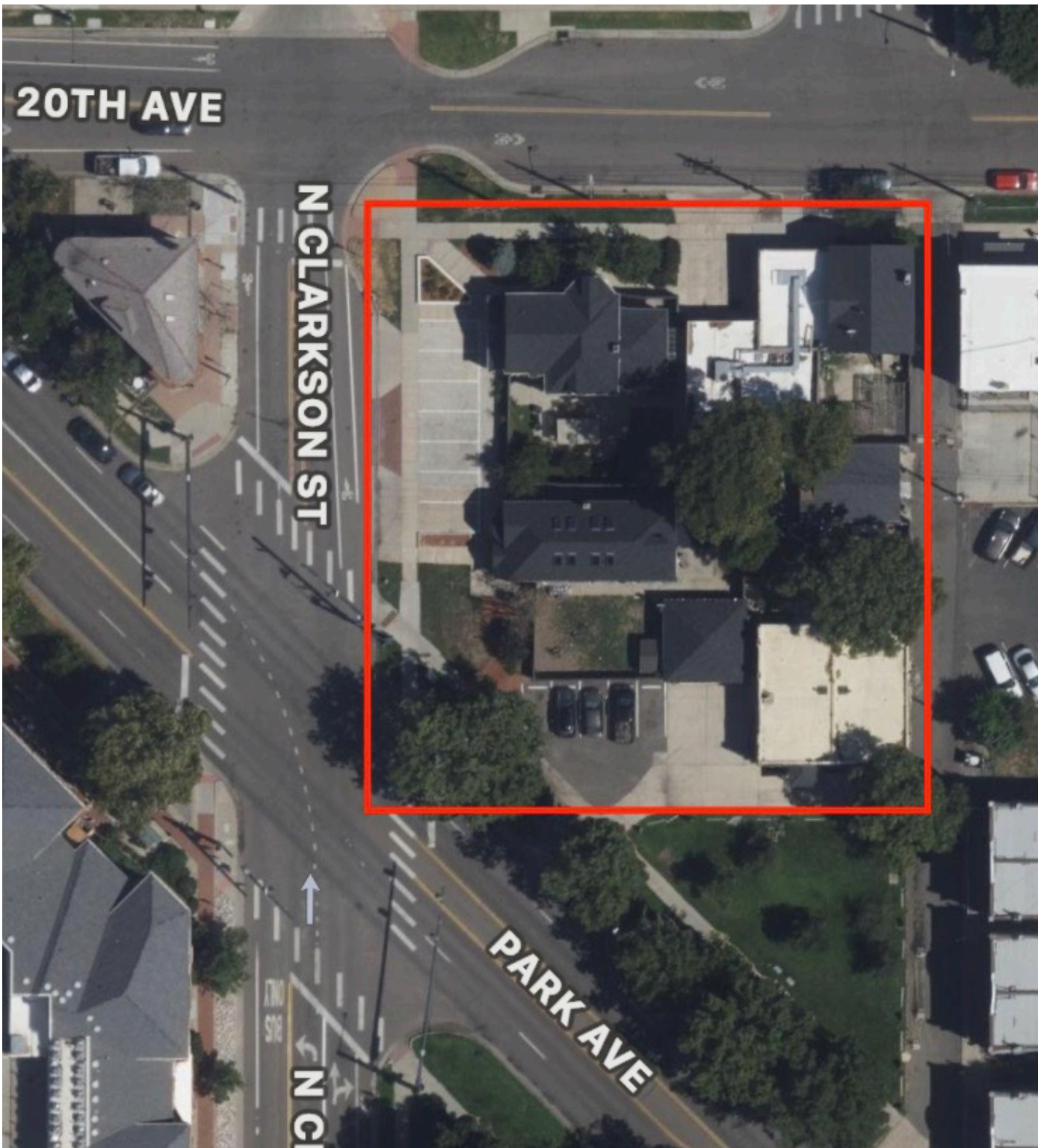
Redevelopment Opportunity - Covered Land Play



R
REQUIRED
PROPERTIES

20th and Park Avenue, Denver, CO 80218

Price: \$4,000,000



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Location Summary





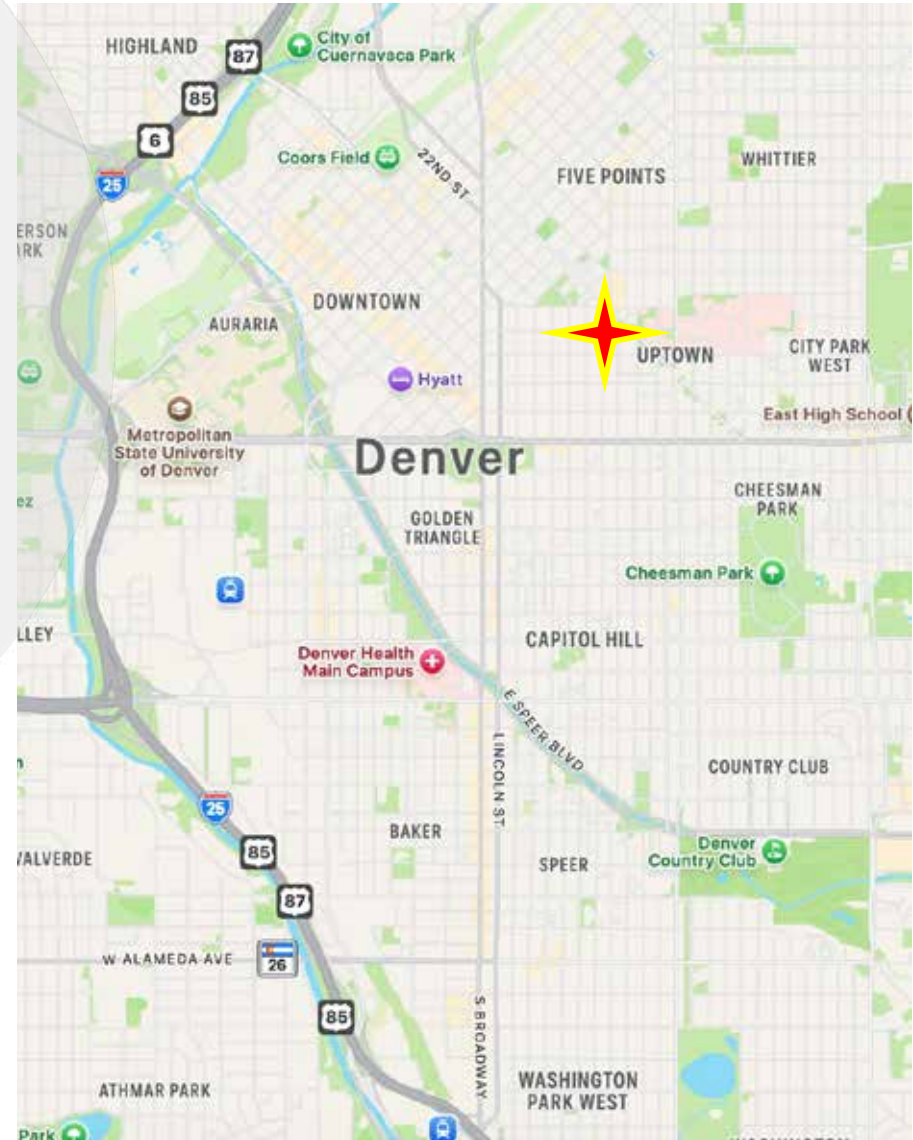
GIBRALTAR REDEVELOPMENT SUMMARY

Development Summary

County	Denver
Year Built	2025/2026
# Buildings	1
# Stories	5 Stories
Roof Type	Low Slope Roof
NRSF Apartments	57,150 SF
Number of Units	71 units (16-1Bed, 55-2 Bed)
Parking	51 Spaces
Heating	HVAC
Air Conditioning	Central
Zoning	PUD

INVESTMENT HIGHLIGHTS

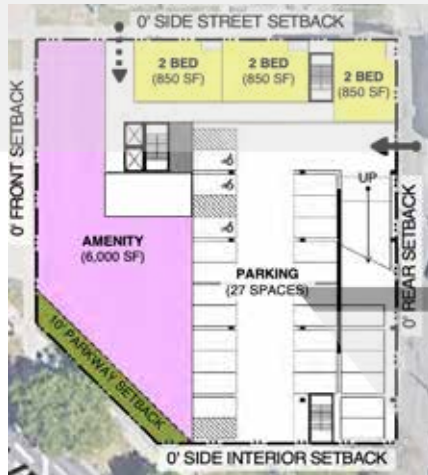
- Covered Land Play with 1-year leases
- Sale Lease Back with flexible lease terms
- PUD Zoning
- One of the last developable lots on Park Ave in Uptown



Development Summary

Park and 20th									
Unit SF		Level 1	Level 2	Level 3	Level 4	Level 5	Total	% of Total	Total NRSF
650	1 Bedroom Unit Type -	0	4	4	4	4	16	23%	10,400
650 AVG SF	1 Bedroom Unit Sub-Total	0	4	4	4	4	16	23%	10,400
750	2 Bedroom Unit Type -	0	2	2	2	2	8	11%	6,000
850	2 Bedroom Unit Type -	3	9	9	9	9	39	55%	33,150
950	2 Bedroom Unit Type -	0	2	2	2	2	8	11%	7,600
850 AVG SF	2 Bedroom Unit Sub-Total	3	13	13	13	13	55	77%	46,750
SUB-TOTAL		3	17	17	17	17	71	100%	57,150
TOTAL							71	100%	57,150

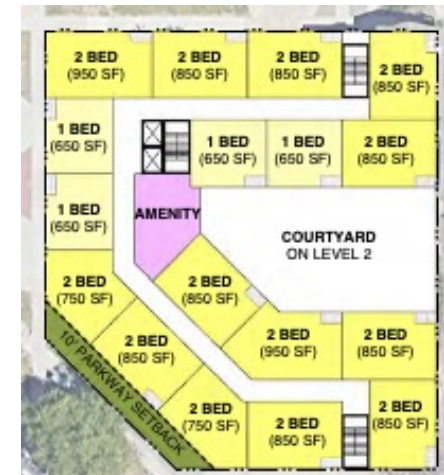
Ground Floor



Parking Level



Floors 2-5





GIBRALTAR INDIVIDUAL PROPERTY SUMMARY

1937-1939 Park Avenue

Investment Highlights

Address	1937-1939 Park Avenue Denver, CO 80218
Value	\$800,000
Units	2
Layout	1937 Park Ave: 2bed/1bath 1939 Park Ave: 2bed/1bath
Year Built	1900
Building Size	1,836 SF
Lot Size	4,364 SF
Zoning	PUD



Duplex Comparables

Address	Price	Units	Price/Unit	Price/SF	Building Size	Date Sold
1454 N Pennsylvania St	\$920,000	2	\$460,000	\$341	2,700 SF	6/11/2024
2307 N Downing St	\$855,000	2	\$427,500	\$255	3,354 SF	1/15/2024
1337 N Marion St	\$825,000	2	\$413,500	\$193	4,275 SF	11/27/2023
2641-2643 Stout St	\$800,000	2	\$400,000	\$272	2,944 SF	3/09/2024

1950 N Clarkson Street

Investment Highlights

Address	1950 N Clarkson Street Denver, CO 80218
Property Type	Single Family Home + Garage
Value	\$1,000,000
Year Built	1885
Building Size	1,491 SF
Lot Size	7,961 SF
Zoning	PUD



Single Family Comparables

	Address	Price	Price/SF	Building Size	Date Sold
	1738 N Emerson St	\$995,000	\$396	2,511 SF	On Market
	2242 N Emerson St	\$1,200,000	\$441	2,720 SF	10/04/2024
	2424 Clarkson St	\$1,100,000	\$356	3,086 SF	10/17/2024

1960 N Clarkson Street

Investment Highlights

Address	1960 N Clarkson Street Denver, CO 80218
Property Type	Single Family Home
Value	\$950,000
Year Built	1881
Building Size	2,234 SF
Lot Size	5,570 SF
Zoning	PUD



Single Family Comparables

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	2424 Clarkson St	\$1,100,000	\$356	3,086 SF	10/17/2024

818-820 E 20th Ave

Investment Highlights

Address	818-820 E 20 th Ave Denver, CO 80
Property Type	Live/Work
Value	\$1,250,000
Year Built	1967/1906
Building Size	3,369 SF
Lot Size	5,109 SF
Zoning	PUD



Live/Work Comparables

	Address	Price	Price/SF	Building Size	Date Sold
	2243 Curtis St	\$1,200,000	\$375	3,062 SF	9/15/2023
	1850 Williams St	\$2,000,000	\$538	3,627 SF	03/1/2024
	2063 Larimer St	\$1,900,000	\$304	6,250 SF	9/12/2024

Individual Property Summary

Address	Building SF	Land SF	Individual Values	Land \$/SF
1960 Clarkson St	2,234	5,570	\$950,000	\$170.56
818 E 20th Ave	1,989	2,989	\$1,250,000	\$244.71
820 E 20th Ave	1,380	2,119		
1937 Park Ave	918	1,914	\$800,000	\$183.32
1939 Park Ave	918	2,450		
1950 Clarkson St	1,491	7,961	\$1,000,000	\$125.61
Total	8,930	23,003	\$4,000,000	\$173.89

MONTHLY INCOME					
Property	Floor Plan	SQFT	Status	Lease End	Rent
1937 Park Ave	2 BD/1 BA	918	Occupied	5/31/26	\$1,900
1939 Park Ave	2 BD/1 BA	918	Occupied	4/30/26	\$1,900
1950 N Clarkson	2 BD/2.5 BA	1491	Occupied	7/31/25	\$2,300
1960 N Clarkson	Commercial Office	2234	Occupied	3/31/26	\$2,841
818 E 20th Ave	Commercial Office	1989	Occupied	3/31/26	\$6,808
820 E 20th Ave	Commercial Office	1380	Occupied	3/31/26	\$2,731
					\$18,480

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