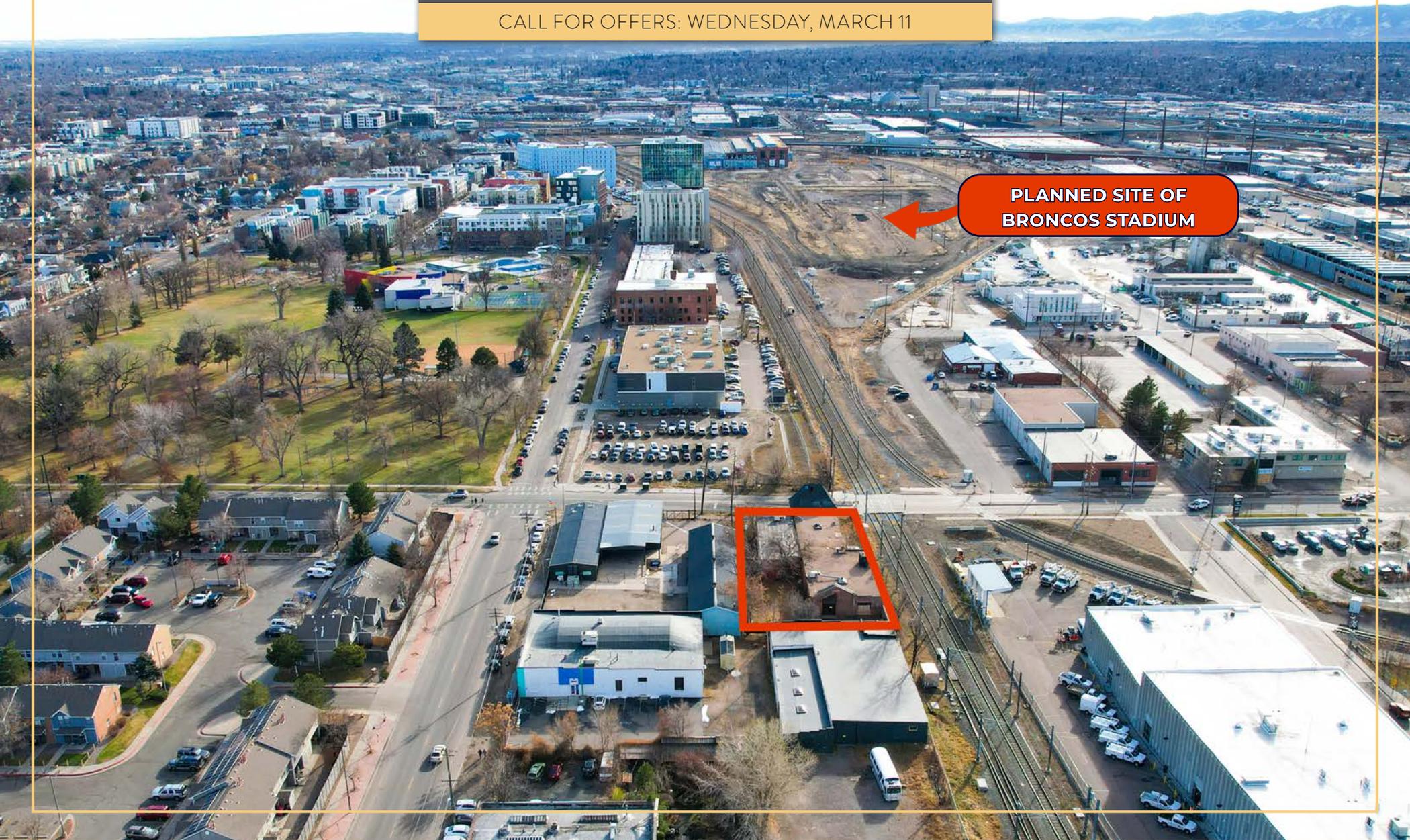


OFFERING MEMORANDUM

CALL FOR OFFERS: WEDNESDAY, MARCH 11



**PLANNED SITE OF
BRONCOS STADIUM**



17,872 SF REDEVELOPMENT SITE

1425 W 13th Ave. | Denver, CO 80204

PRICE: \$2,100,000

INVESTMENT ADVISORS



Greg Johnson
Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com



Conner Piretti
Senior Advisor

303-818-1805

Conner@NorthPeakCRE.com



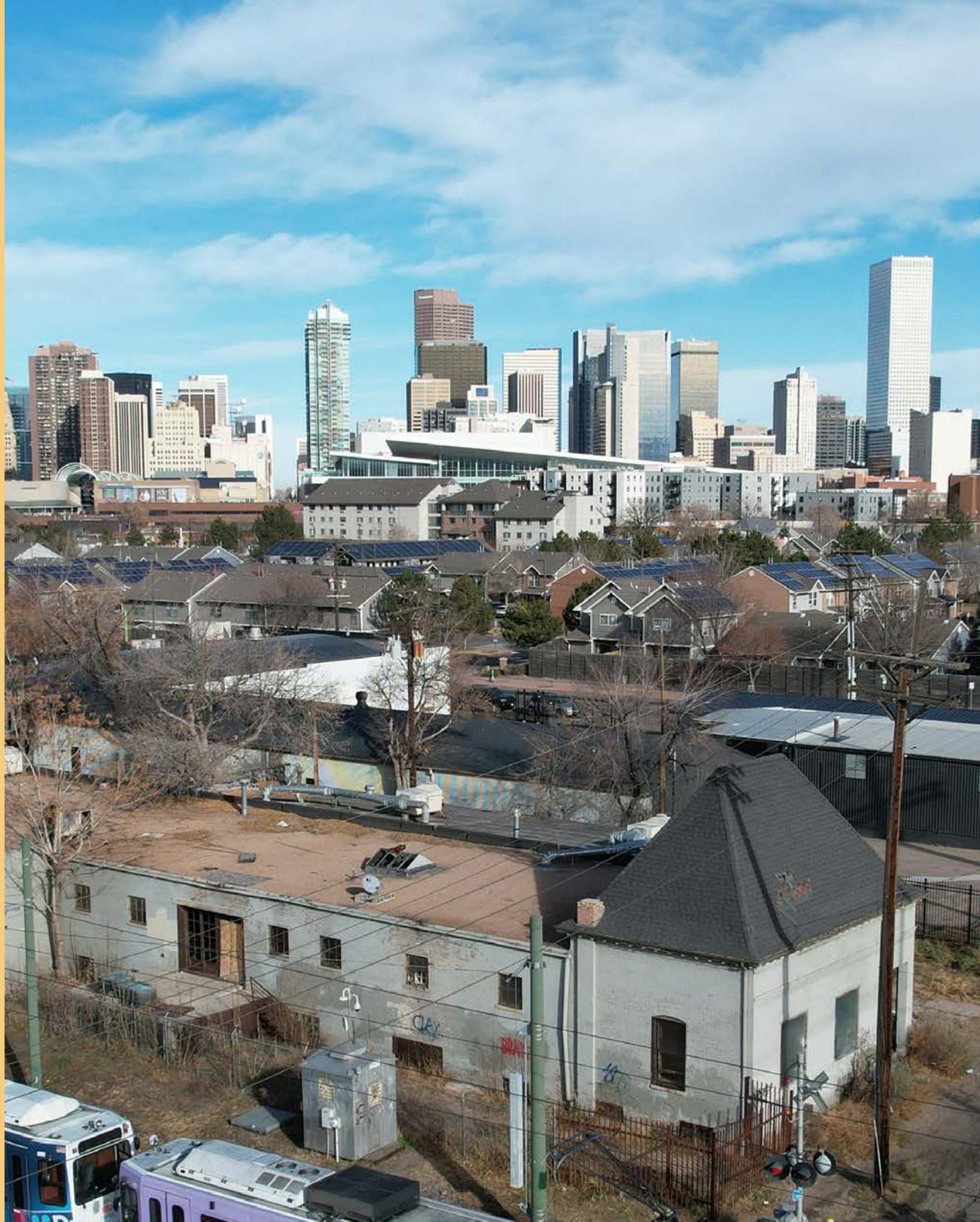
NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors

1720 S Bellaire St. Suite 701

Denver, CO 80222

720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

BURNHAM YARDS DEVELOPMENT OPPORTUNITY

PROPERTY DETAILS

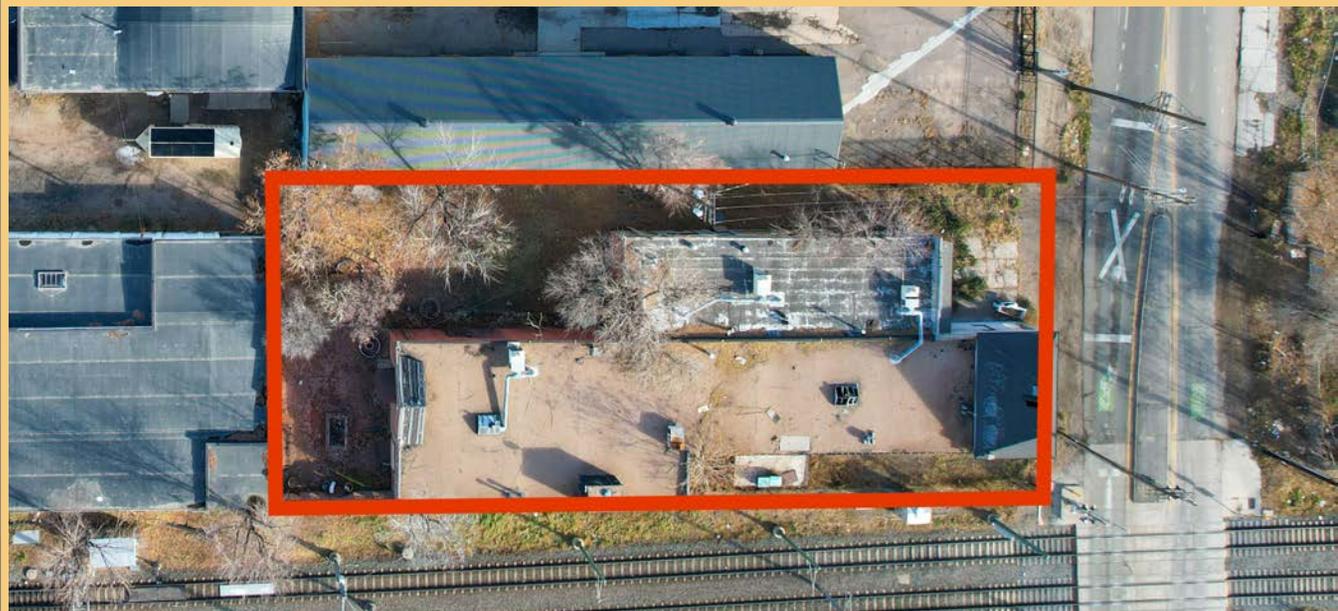
Address	1425 W 13th Ave. Denver, CO 80204
Price	\$2,100,000
Year Built	1906
Building Size	17,276 SF
Lot Size	17,872 SF
Zoning	G-MX-3

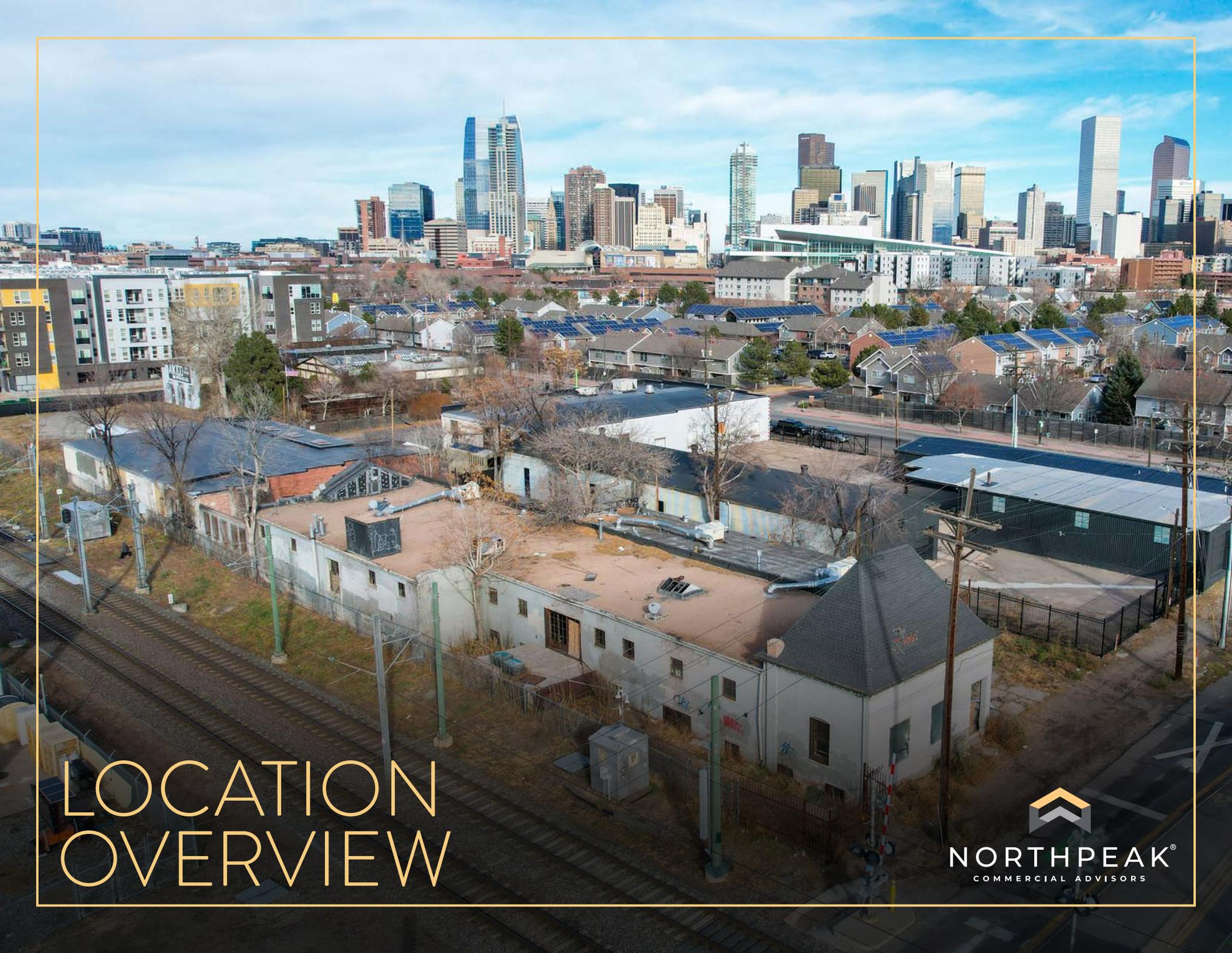
PROPERTY HIGHLIGHTS

- 17,872 SF lot
- G-MX-3 Zoning offers flexible future use
- Convenient to light rail and directly across from the new Broncos stadium development
- Fronts a primary entrance corridor to the stadium and sits at the gates of the larger redevelopment area
- The existing structure was built in 1906 for use by the railroad. It was most recently known as Raven's Nest, an artist studio

1425 W 13th Ave. is a rare, strategic 17,872 SF parcel zoned G-MX-3, positioned immediately across the street from the newly-announced Broncos stadium site. This mixed-use zoning supports dense, urban development and can allow ground floor retail, hospitality, residential, office, and entertainment uses. The prime location makes the site ideal for restaurants, retail, entertainment venues, a boutique hotel, Class A apartments, or a mixed-use project that captures both daily local demand and event-driven surge traffic.

Sitting at the gates of the larger redevelopment area and fronting a primary entrance corridor to the future stadium, the property will offer unmatched visibility, premium foot traffic on event days, and significant upside from planned infrastructure upgrades, and accelerating public and private investment in the stadium district. Don't miss the chance to develop at the doorstep of Denver's next major entertainment and business hub.

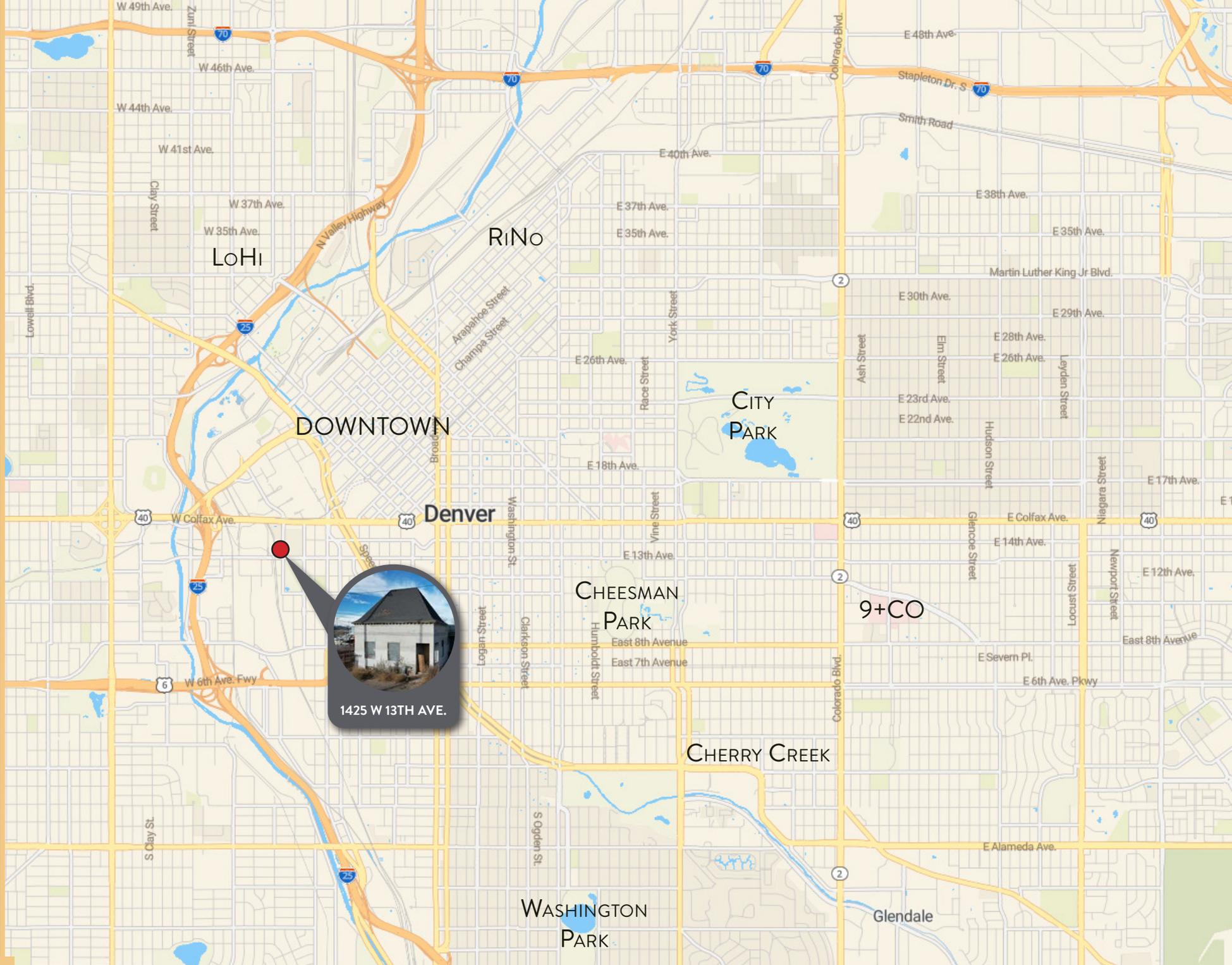




LOCATION OVERVIEW

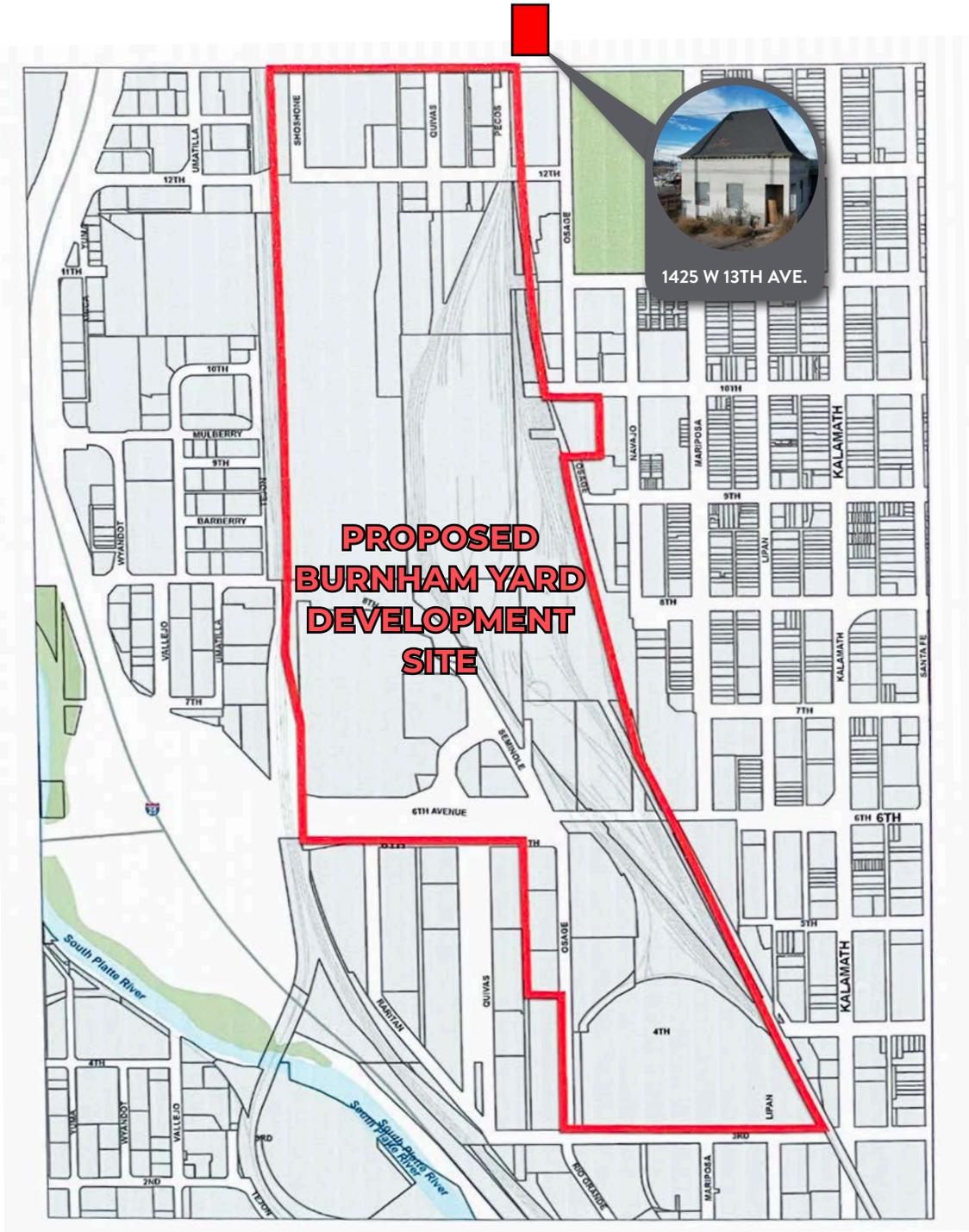


NORTHPEAK[®]
COMMERCIAL ADVISORS



1425 W 13TH AVE.





LINCOLN PARK

Lincoln Park is one of Denver's oldest residential neighborhoods, with a rare concentration of homes built before 1890. The neighborhood demonstrates the close connection between place and people, made tangible by the surviving structures set close together — diverse in their architectural styles yet maintaining a consistent pattern for 150 years. All are drawn together by the central role of the public park in the neighborhood's core, La Alma Lincoln Park.

This neighborhood is in close proximity to everyday shopping -- groceries, post office, home needs -- and only 2 miles away from expanded shopping in the Cherry Creek Shopping district. For those seeking recreation, Lincoln Park offers numerous jogging, biking and river paths. Additionally, the light rail is a short walk from the property to provide access to Downtown Denver.



VERY WALKABLE

Most errands can be accomplished on foot.



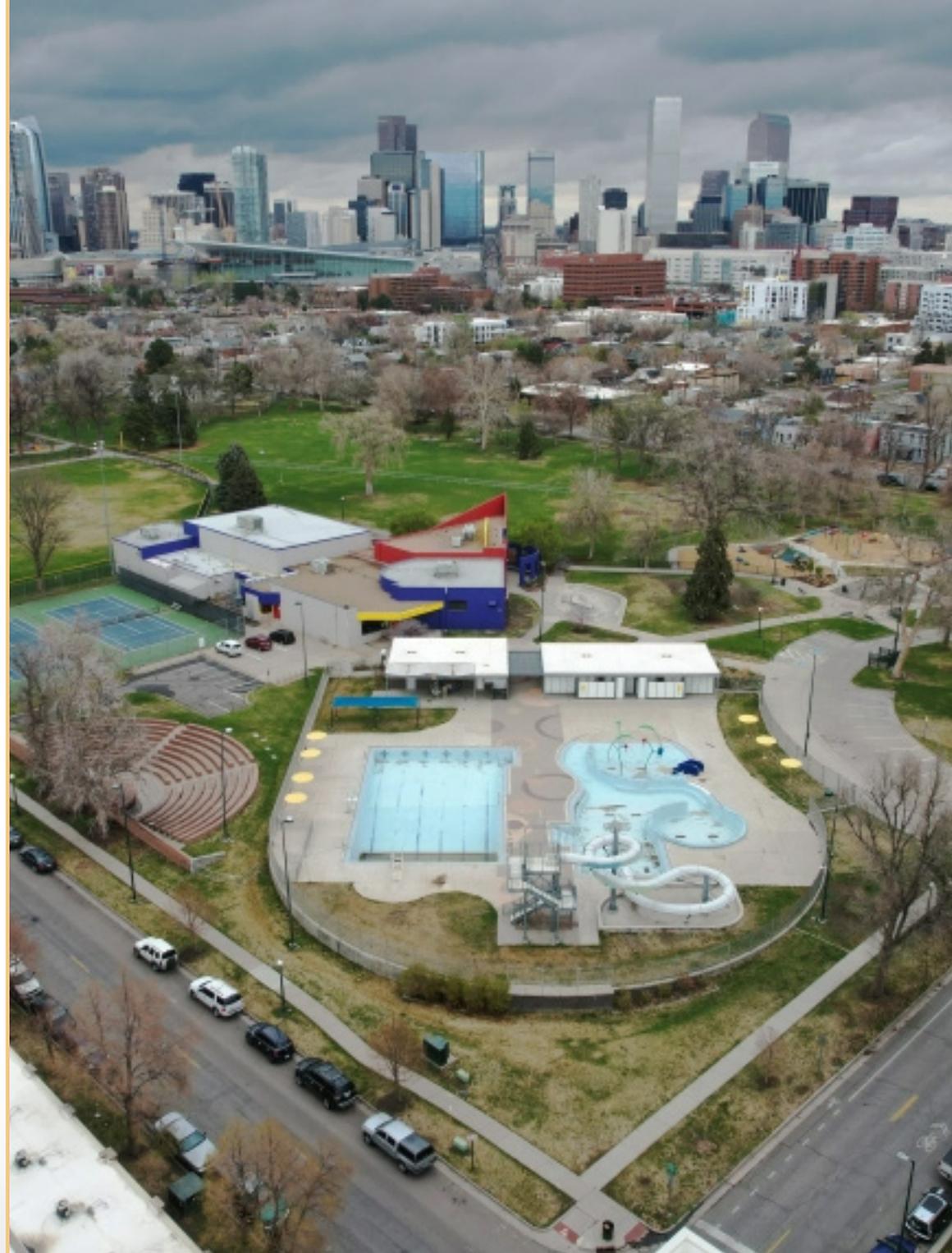
EXCELLENT TRANSIT

Transit is convenient for most trips.



BIKER'S PARADISE

Daily errands can be accomplished on a bike.





BRONCOS PROPERTY

**COMPARABLE
SALES**



NORTHPEAK[®]
COMMERCIAL ADVISORS



SUBJECT PROPERTY

1425 W 13th Ave., Denver, CO 80204

Sale Date	JUST LISTED
List Price	\$2,100,000
Land Area	17,872 SF
Price/SF Land	\$118
Zoning	G-MX-3



1520 W 13th St.
Denver, CO 80204

#1

Sale Date	12/16/2024
Sale Price	\$5,000,000
Land Area	35,865 SF
Price/SF Land	\$139
Zoning	I-MX-5



1221 Pecos St.
Denver, CO 80204

#2

Sale Date	4/28/2025
Sale Price	\$3,000,000
Land Area	15,062 SF
Price/SF Land	\$199
Zoning	I-MX-5



1530 W. 13th Ave.
Denver, CO 80204

#3

Sale Date	1/2/2025
Sale Price	\$12,500,000
Land Area	67,008 SF
Price/SF Land	\$187
Zoning	I-MX-5



1201 Pecos St.
Denver, CO 80204

#4

Sale Date	3/24/25
Sale Price	\$2,500,000
Land Area	10,845 SF
Price/SF Land	\$231
Zoning	I-MX-5



480 Osage St.
Denver, CO 80204

#5

Sale Date	1/12/2026
Sale Price	\$13,000,000
Land Area	117,467 SF
Price/SF Land	\$111
Zoning	I-B



1390 W 10th Ave.
Denver, CO 80204

#6

Sale Date	4/4/2025
Sale Price	\$7,000,000
Land Area	61,941 SF
Price/SF Land	\$113
Zoning	C-MX-8



1617 W 12th Ave.
Denver, CO 80204

#7

Sale Date	9/6/2024
Sale Price	\$3,210,000
Land Area	30,400 SF
Price/SF Land	\$106
Zoning	I-MX-5

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1425 W 13th Ave., Denver, CO 80204 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



1425 W 13TH AVE. | DENVER, CO

INVESTMENT ADVISORS:

GREG JOHNSON

Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com

CONNER PIRETTI

Senior Advisor

303-818-1805

Conner@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222

720-738-1949 | www.NorthPeakCRE.com