EMERSON STREET DENVER, CO 80216

\$4,599,000 -\$4,995,000

SALE PRICE

48,445 SF

LAND SF



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5107-5135 Emerson Street, Denver, CO 80216

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EACH PARTY SHALL CONDUCT ITS OWN INDE-PENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

All materials and information received or de- from actual data or performance. Any estimates

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public Neither Unique Properties, Inc its directors, accountant or tax attorney. Title questions officers, agents, advisors, or affiliates makes any should be discussed by the party with a title representation or warranty, express or implied, officer or attorney. Questions regarding the or information provided, derived, or received. erty complies with applicable governmental tive conduct of its own due diligence to deter- cies. All properties and services are marketed by mine these and other matters of significance to Unique Properties, Inc in compliance with all

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	\$4,599,000
Lot Size:	48,445 SF
Price / PSF:	\$94.93
Price / Acre:	\$4,135,255
Dimensions:	125' x 387'
Zoning:	G-RX-5
Parcels:	5
County:	Denver

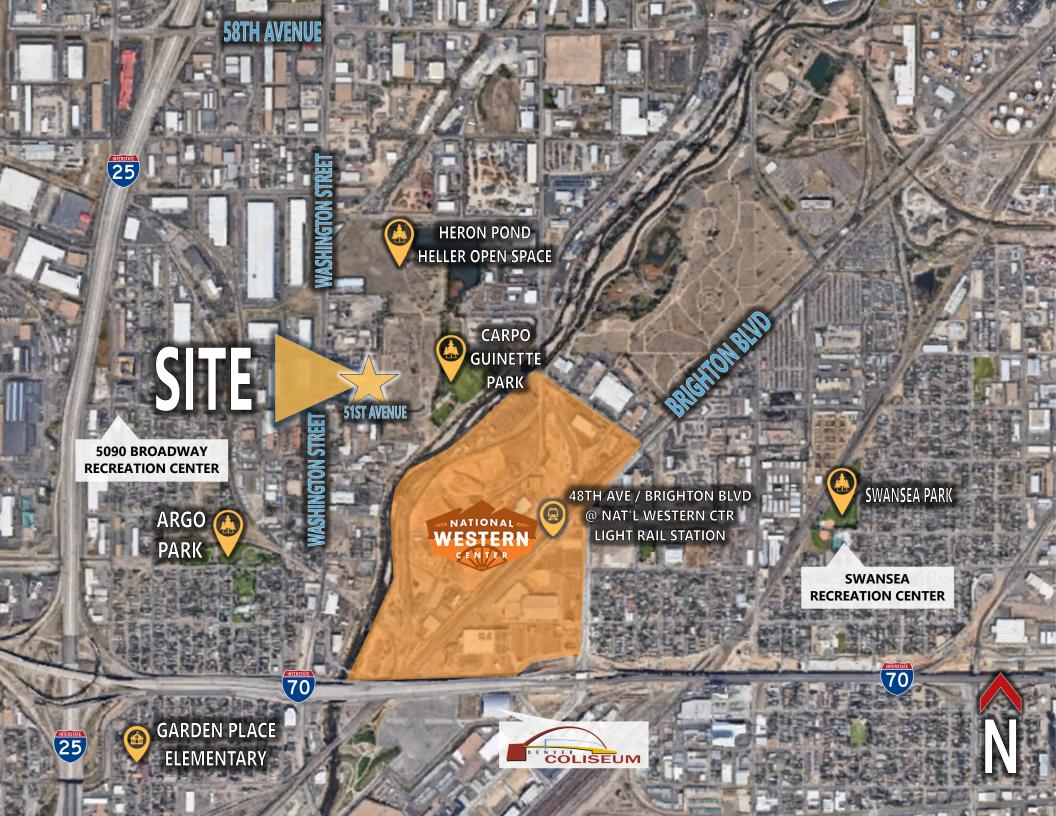
PROPERTY OVERVIEW

5107 - 5135 Emerson Street is a 48,445 square foot development lot located on the border of the Globeville and the Elyria-Swansea neighborhood. This property is in the path of development, as there is significant investments being made nearby. Recently the are a saw the completion of the 51st Avenue Bridge; this bridge was very important for connecting Globeville to the Stock Show Complex. Across the street from the property, the City and County of Denver is getting ready to open the NEW 14 Acre Carpio Sanguinette Park. The city has big plans to transform this neighborhood from industrial to an urban community over the next several years.

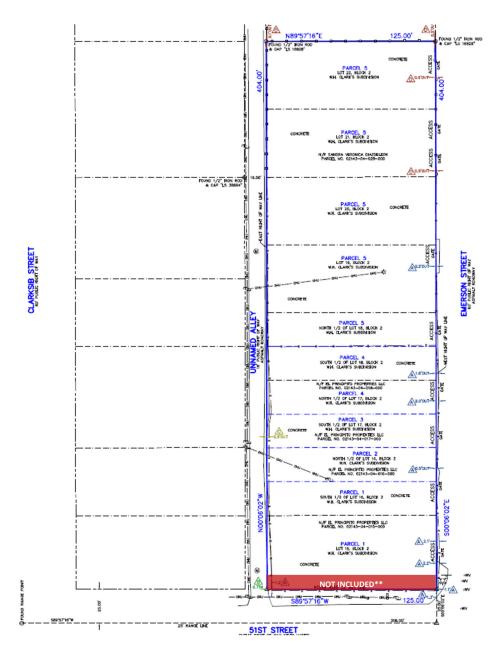
PROPERTY HIGHLIGHTS

- Located in a QCT and DDA
- Adjacent to the multi-billion dollar National Western Stock Show development.
- Located on the hard corner.
- Could build up to 7 stories with affordable housing.
- Across from the NEW Carpio Sanguinette Park
- 5 separate parcels | Could be sold individually





SURVEY



** CITY AND COUNTY OF DENVER IS TAKING AP-PROXIMATELY 2,050 SF FOR NEW RIGHT OF WAY. TOTAL REMAINING IS 48,445 SF.

PARCEL 1

 APPROXIMATELY 7,825 SF AFTER CITY RE-MOVES 2,050 SF.

PARCEL 2

• 3,125 SF

PARCEL 3

• 3,120 SF

PARCEL 4

• 6,250 SF

PARCEL 5

• 28,125 SF



The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.



ZONING



		G-RX-5		
	HEIGHT			
Α	Feet (min/max)	na / 70'		
	Stories/Feet with incentives (max)	7 / 95'		
SITING				
В	Primary Street (min build -to % within min/max range)	75% 0'/10'		
C	Side Street (min build -to % within min/max range)	N/A		
SETBACKS				
	Primary Street (min)	0'		
	Side Street (min)	0′		
	Side Interior (min)	0′		
D	Side Interior, adjacent to Protected District (min)	10′		
	Rear (min)	0′		
	Rear , adjacent to Protected Distrct, alley/no alley (min)	0′ / 10′		
PARKING				
Е	Surface Parking Screening	See Division 10.5		
BUILDING CONFIGURATION				
F	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20' / 25'		
G	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	35' / 40'		
STREET LEVEL ACTIVATION				
Н	Transparency, Primary Street (min)	60% / Residential Only Buildings: 40%		
- 1	Transparency, Side Street (min)	25%		
J	Pedestrian Access, Primary Street	Entrance		

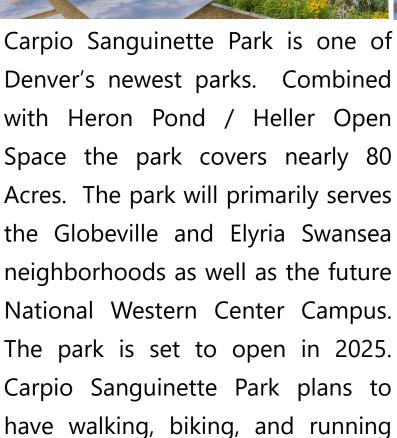
SOURCE - https://denvergov.org/files/assets/public/v/5/community -planning-and-development/documents/zoning/denver-zoningcode/denver_zoning_code_article6_general_urban.pdf

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CARPIO SANGUINETTE PARK





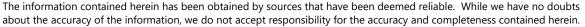


LEGEND - PARK MASTER PLAN

- 1 DEVELOPMENT PARCEL
- ② FUTURE BUILT COMMUNITY USE
- PLAYGROUND
- S RIVER OVERLOOK
- **© PICNIC AREA**
- RESTROOMS
- ® PAVILION
- ② ALAMEDA
- @ AMPHITHEATER
- (9) ATHLETIC FIELD
- WATER QUALITY OVERLOOK
- (3) OBSERVATION PLATFORMS
- (4) BIRD BLIND
- (5) NATURE OVERLOOK









trails, as well as disc golf.

NATIONAL WESTERN CENTER



The National Western Center is currently going through a transformation. The site is the epicenter of agribusiness in the Rocky Mountain West currently, and for most of the 20th century. Just two miles north of downtown Denver, the National Western Center is a unique opportunity to connect the rural and urban economies, and become the new epicenter of innovative agribusiness.

State-of-the-art spaces will play host to concerts and festivals, farmers' markets, sporting events, trade shows and conventions, as well as office space, business incubators, classes, public art, cultural events, family activities, shops and more.

THE CENTER

Modern. More than 2.2 million sq. ft. of new indoor and outdoor spaces for year-round events.

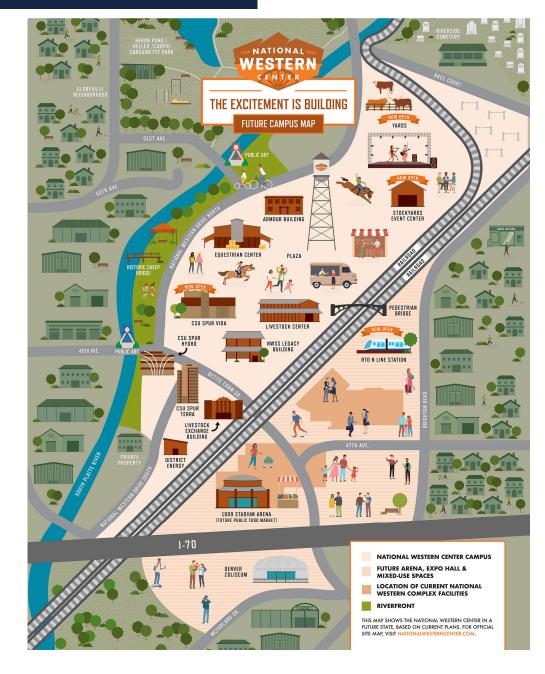
Connected. Safe and easy to access, with new multi-modal connections including an RTD N Line commuter rail station, bike lanes, walking paths, and two bridges across the South Platte River connecting to the Globeville neighborhood.

Open. The project will reveal and activate six acres of riverfront that has been inaccessible for generations. More than 20 acres of public plazas and flexible stockyards will also be available for programming.

Historic. The site will include several historic buildings dating to as early as 1898. They include the Stadium Arena — restored and remodeled to become Denver's first public market — and the Exchange Building, an icon of local agricultural heritage. Learn more about the history of the site.

Sustainable. They are pursuing a low-carbon, resilient campus with energy-efficient buildings that are powered by renewable energy, including thermal heat from wastewater.

SOURCE - https://nationalwesterncenter.com/the-center/

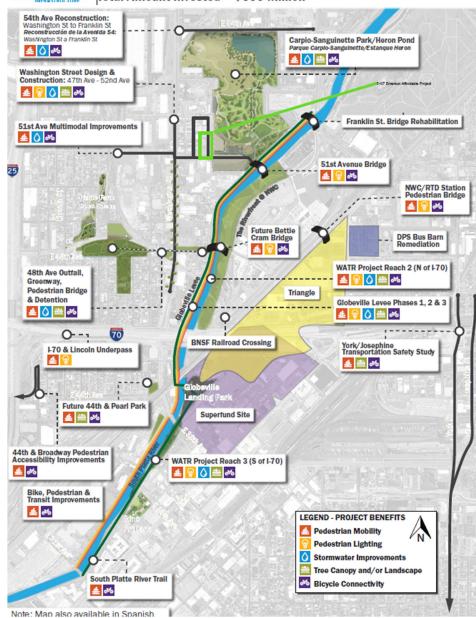




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GES IMPROVEMENT PROJECTS

DENVER GES IMPROVEMENT PROJECTS - Benefits Map Total Amount Invested ~ \$600 Million



BENEFIT	PROJECT	BUDGET (M)	CONSTRUCTION
<u>*</u>	54th Avenue Reconstructions	10.9	Q2 2027 - Q2 2028
<u>♣</u> 😵 🚫 🕮 🚜	Washington St. Design & Construction: 47 th Ave – 52 nd Ave	23.0 14.0	Q2 2025 - Q4 2026
<u>♣</u> () ∰ ॐ	Carpio-Sanguinette Park/Heron Pond	32.0	Q2 2022 - Q2 2025
<u>&</u> () ĕ	51st Avenue Multimodal Improvements	14.0	Q1 2025 - Q1 2026
<u>♣</u> 💡 🐠	Franklin St. Bridge Rehabilitation	1.5	Q3 2024 - Q4 2024
<u>♣</u> 🖁 🐠	51 st Avenue Bridge	5.0	Complete
<u>♣</u> ()	48 th Avenue Outfall, Greenway, Pedestrian Bridge & Detention	102.3 7.7	Q1 2025 - Q1 2026
<u>♣</u> 💡 ఈ	Future Betty Cram Bridge	3.5 5.5	Dependent on Grant
<u>\$</u> ₩ ₩	NWC/RTD Station Ped Bridge	12.8 10.0	Dependent on Grant
<u>&</u> ♥ ∞	DPS Bus Barn Remediation	4.0 12.0	Dependent on Grant
<u>&</u> ♥ ∞	BNSF Railroad Crossing	0.05 0.45	Dependent on Grant
<u>♣</u> 💡 🚫 🛗 🚜	Globeville Levee Phases 1, 2 & 3	50.0	Q4 2024 - Q2 2027
<u>♣</u> ∰ ₩	York/Josephine Transportation Safety Study	0.5	N/A
♣ 🛭 🗘 🚟 🛷	WATR Project Reach 2 (N of I-70)	180	TBD
♣ 😵 🚫 🕮 🛷	WATR Project Reach 3 (S of I-70)	85	TBD
₹ 8	I-70 & Lincoln Underpass	2.2	Q3 2024 - Q4 2024
<u>♣</u> ∰ ఈ	44th & Broadway Pedestrian Accessibility Improvements	3.8	Q1 2024 - Q4 2024
<u>♣</u> &	Bike, Pedestrian & Transit Improvements	18.0	Q2 2027
	TOTAL:	\$598.2	

Superfund Site: \$150-300M



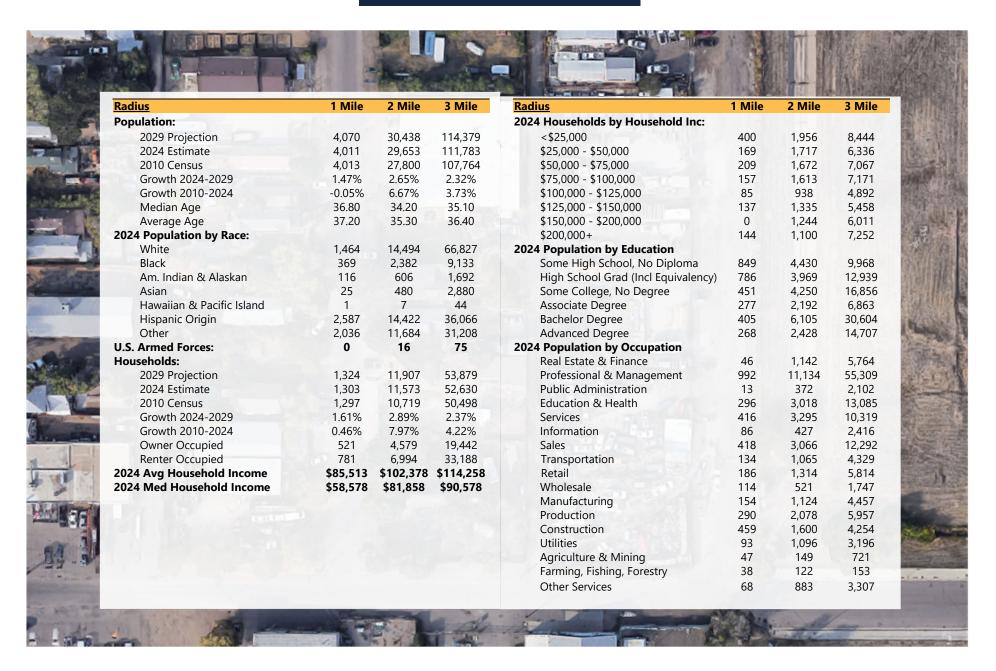








DEMOGRAPHICS





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