

1128 28TH STREET

DENVER, CO

~~\$6,350,000~~ \$5,500,000

SALES CONTACTS:

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com





PRESENTED **BY**

POLANCHYCK MCCAULEY GROUP MULTIFAMILY ADVISORS



ELLIOTT POLANCHYCK

Senior Broker Associate

214.616.2695

epolanchyck@uniqueprop.com



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wmccauley@uniqueprop.com



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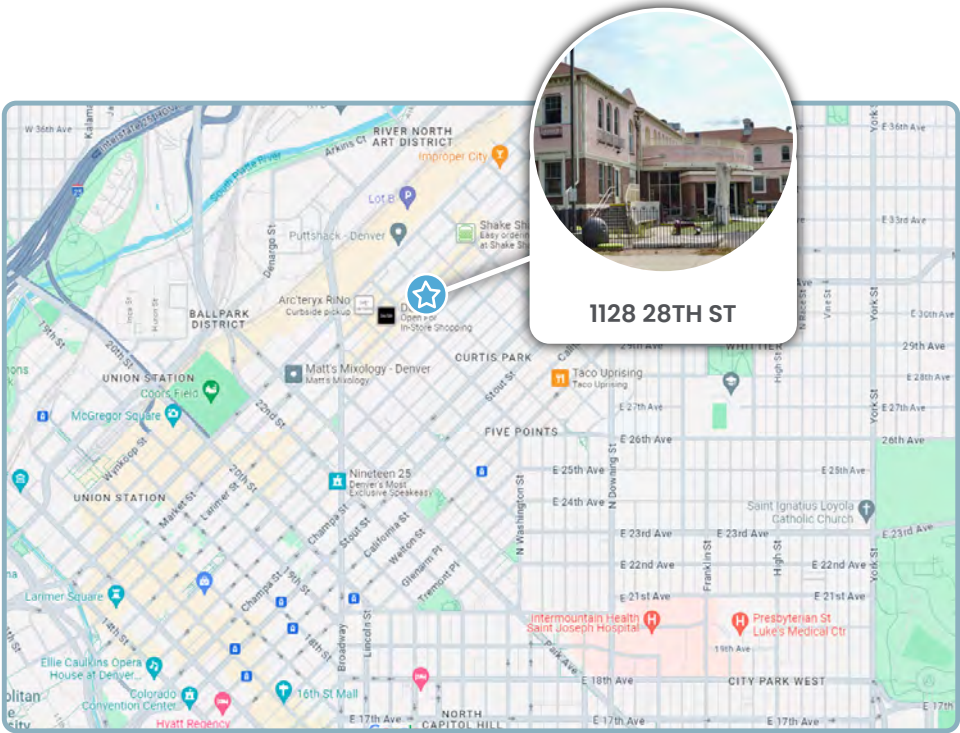
EXECUTIVE SUMMARY









EXECUTIVE SUMMARY

Introducing the Margery Reed Day Care Center, a unique investment opportunity located at 1128 28th Street in Denver's bustling RiNo neighborhood. This property, with its historical designation, presents investors with a rare chance to blend modern functionality with the timeless charm of a cornerstone building in RiNo.

Boasting a prime location in a rapidly growing area, the Margery Reed Day Care Center holds immense potential for savvy investors. With the ability to preserve the historic exterior while transforming the interior into a modern and versatile space, this property offers a blank canvas for creative visionaries.

As RiNo continues to evolve into a vibrant cultural and commercial hub, the Margery Reed Day Care Center stands poised to become a cornerstone of the community. Whether you're looking to revitalize a piece of Denver's history or capitalize on the area's booming growth, this investment opportunity promises both historical significance and future returns.



<div>ADDRESS</div> <div> 1128 28TH STREET DENVER, CO</div>	<div>COUNTY</div> <div> DENVER</div>	<div>ZONING</div> <div> G-MU-3</div>	<div>BLDG SIZE</div> <div> 25,089 SF</div>
<div>STORIES</div> <div> 2</div>	<div>CONSTRUCTION</div> <div> WOOD</div>	<div>Y.O.C.</div> <div> 1926</div>	<div>PARKING - 2701 ARAPAHOE ST</div> <div> 10 SPACES</div>

**In addition to 1128 28th street, investors will have the opportunity to purchase a separate parcel located at 2701 Arapahoe Street that features 10 parking spaces.*

LOCATION OVERVIEW



189,290

Residents

3-Mile Radius



517,114

Residents

5-Mile Radius



33.6

Avg Age of Residents

3-Mile Radius



\$59,333

Median Household Income

3-Mile Radius



2.5

Avg Persons / Household

3-Mile Radius



1,690,216

Total Labor Force

Denver-Aurora-Lakewood MSA



\$512,002

Median Sale Price

City of Denver



Denver is the capital and most populous municipality of Colorado and is the seat of Denver County. The Denver downtown district is immediately east of the confluence of Cherry Creek and the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains. The Five Points community is situated immediately north of Denver's Central Business District and is one of the city's first residential suburbs, founded in the 1860s. The landmark community contains some of Denver's oldest homes and historic storefronts, and its commercial district is renowned for hosting the world's premier

African American jazz musicians. In modern times, the River North Arts District within Five Points is a thriving arts and entertainment district featuring an electric blend of creative businesses, art galleries, specialty shops, breweries, restaurants, and music venues.

#2 150 Best Places to Live in the U.S.

- U.S. News & World Report
2020-2021

The 10-county Denver-Aurora-Lakewood, CO metropolitan area is the 19th most-populous U.S. metro, and the broader 12-county Denver-Aurora, CO Combined Statistical Area has a population of more than 3.6 million residents. This bustling metropolis, one of the fastest-growing in the U.S., is set against the backdrop of the

Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban, as well natural, amenities.

Metro Denver has a Total Real Gross Domestic Product (GDP) of over \$202 billion, ranking its economy as the 18th-largest in the country. The metro area is home to nine Fortune 500 Headquarters and the region's economy is centralized around nine major clusters: aerospace, aviation, beverage production, bioscience, broadcasting and telecommunications, financial services, energy, health care, and information technology.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

River Point at Sheridan

- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options in Englewood
- Target, Costco, Conn's, Michaels, PetSmart, Burlington, Regal Cinemas
- Panera Bread, Steak 'N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings

Cherry Creek Shopping Center

- Premiere shopping and dining center
- Over 160 retailers including Macy's, LOFT, The Container Store, Apple, Neiman Marcus

16th Street Mall / Denver Pavilions

- Denver's mile-long, pedestrian-friendly mall with free shuttle service stops on every corner
- Denver Pavilions features 12 movie theaters, over 40 shops and restaurants, and indoor parking
- Ross Dress for Less, Banana Republic, Express, Forever 21, Hard Rock Café, Maggiano's Little Italy

Eateries

- Star Kitchen
- Lollicup
- Pho 96 Vietnamese
- SUPIVA Thai Food
- Pizza Hut
- Tortas San Pancho
- La Michoacana
- Taco Bell
- McDonald's

MAP & DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	5 MILES
2023 Population	33,153	211,543	454,033
2028 Population Projection	33,968	213,209	455,092
Median Age	35.9	36.7	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
2023 Households	16,375	108,485	210,744
Avg Household Income	\$105,682	\$105,887	\$108,354
Median Household Income	\$87,814	\$78,537	\$79,674
Median Home Value	\$489,751	\$543,635	\$506,488





02

SALES COMPARABLES

COMPARABLE SALE **PROPERTIES SUMMARY**

	PROPERTY NAME	SALES PRICE	LAND SF	LAND PSF	BUILDING SF	BUILDING PSF	ZONING	SALES DATE
1.	2709 Downing Street, Denver, CO 80205	\$387,500	2,100	\$184.52	1,312	\$295.35	G-RO-3	1/16/2024
2.	1736 E 31st Ave, Denver, CO 80205	\$1,375,000	6,283	\$218.84	9,000	\$152.78	U-MX-3	10/17/2022
3.	3201 Curtis Street, Denver, CO 80205	\$3,654,000	16,625	\$219.79	12,050	\$303.24	U-RH	7/26/2022
4.	3357 Downing Street, Denver, CO 80205	\$375,000	1,740	\$215.52	2,952	\$127.03	C-MX-3	7/22/2022
5.	2745 Welton Street, Denver, CO 80205	\$551,269	3,156	\$174.67	1,734	\$317.92	C-MX-5	5/25/2022
6.	2713-2717 Welton Street, Denver, CO 80205	\$800,000	4,652	\$171.97	6,291	\$127.17	C-MX-5	11/19/2021
7.	2763 Blake Street, Denver, CO 80205	\$19,600,000	70,907	\$276.42	52,041	\$376.63	IMX	11/16/2021
8.	3950 Wynkoop Street, Denver, CO 80216	\$4,150,000	20,002	\$207.48	10,000	\$415.00	I-MX-5	1/24/2020
TOTALS/AVERAGE		\$3,861,596	15,683	\$208.65	11,923	\$264.39	-	-

Map of Denver, Colorado, showing 10 numbered locations for sale. Each location is represented by a small image of the property and its address. The locations are:

- 2709 N Downing St
- 1736 E 31st Ave
- 2745 Welton St
- 3357 N Downing St
- 1128 28th St
- 2713 Welton St
- 2763 Blake St
- 3950 Wynkoop St
- 3201 Curtis St
- 2745 Welton St



03

OFFERING TERMS

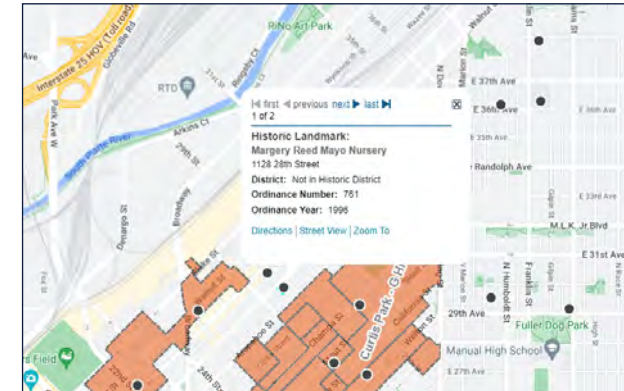
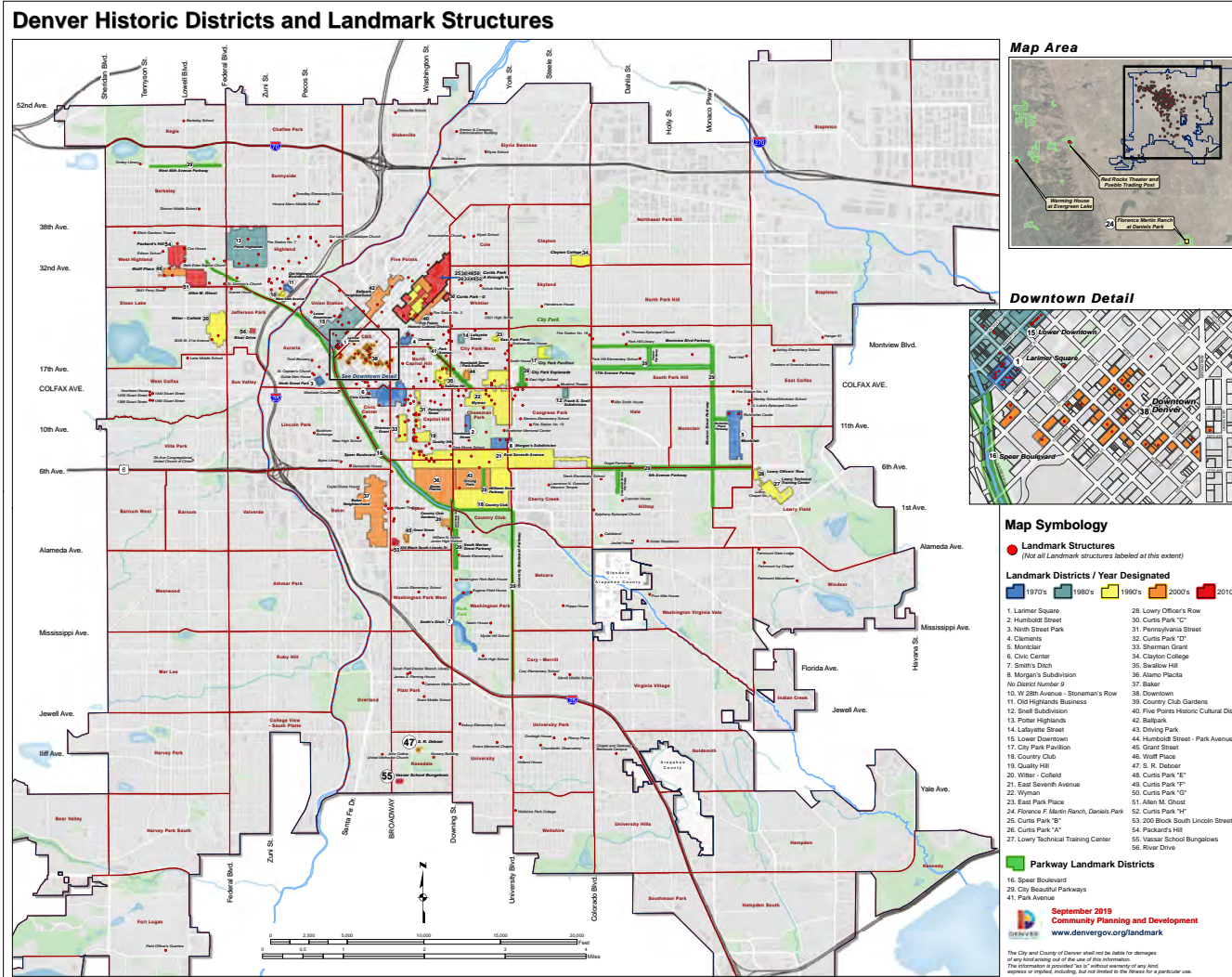
OFFERING **TERMS**

1128 28TH STREET & 2701 ARAPAHOE ST • DENVER, CO 80205

	SALE PRICING
Price	\$5,500,000
Building Size	25,089
Price Per Foot	\$219
Price Per Foot (Land)	\$220



CITY OF DENVER'S LANDMARK DESIGNATION



Only exterior changes requiring a city building permit require an additional level of design review in a historic district or individual landmarks. The additional review ensures that the changes are done in a complementary manner to the original structure, the surrounding houses, and the neighborhood.

The following would **not** be affected by historic designation and **do not** require design review:

- Painting the exterior of your home the color of your choice
- Making interior changes to your home
- Most landscaping
- Installing an air conditioning unit
- Installing a lawn sprinkler system
- Installing a satellite dish
- Placing play ground equipment in the yard

The following would likely be allowed after the design review process:

- Sensitive additions to enlarge your home
- Adding or replacing a garage
- Replacing the front door

LINK TO FULL HISTORIC DESIGNATION:

https://historicdenver.org/wp-content/uploads/2017/05/HistoricDesignationFAQ_Postonwebsite.docx.pdf



UNIQUE PROPERTIES
400 South Broadway
Denver, CO 80209
www.uniqueprop.com

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Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT 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 makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties 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 from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Properties in compliance with all applicable fair housing and equal opportunity laws.