

REDEVELOPMENT OPPORTUNITY SUBJECT TO OFFERS

3460-3480 PARK AVENUE WEST
DENVER, CO

RAILYARD MARKETPLACE REDEVELOPMENT

3460-3480 PARK AVENUE WEST

Denver, CO 80216



ZONING

R-MU-30



BUILDING SF

25,701 SF



LOT SIZE

2.31 ACRES

PROPERTY HIGHLIGHTS

- 25,701 SF between 3 single story retail buildings
- Zoned R-MU-30 Residential Mixed-Use District
- Prime RiNo location
- Staggered tenancy
- Large Multifamily Development Opportunity



PARKING

200 SPACES



TAXES

\$396,766
USD



ACCESS

I-25, I-70,
PARK AVE
WEST

PROPERTY DESCRIPTION

Introducing a prime development opportunity in the heart of Denver, Colorado. This 25,701 SF three building property is situated on 2.31 Acres in the heart of the RiNo district, boasting a favorable R-MU-30 zoning designation. This is a multifamily investors dream and will likely be the most sought after development in Denver. Located in a thriving area, this building offers approximately 75% occupancy, presenting immediate income generation potential. With its strategically advantageous location and impressive square footage, this property promises a solid return on investment. Don't miss out on the chance to secure a valuable asset in a sought-after market.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



PROPERTY SUMMARY



3460-3480 PARK AVENUE WEST
DENVER, CO

PROPERTY DETAILS

This 25,701 SF property, comprised of three buildings on 2.31 acres in Denver's vibrant RiNo district, presents a standout multifamily development opportunity. Zoned R-MU-30, it supports a variety of residential and mixed-use projects, making it ideal for developers looking to capitalize on the area's growth. Currently operating at approximately 75% occupancy, the property offers immediate income potential alongside long-term redevelopment possibilities. With its substantial lot size, favorable zoning, and prime location, this asset is well-positioned for strong returns in one of Denver's most sought-after markets.

PROPERTY HIGHLIGHTS

- 25,701 SF between 3 single story retail buildings
- Zoned R-MU-30
- Prime location between RiNo and LoHi
- Staggered tenancy
- Large Multifamily Development Opportunity
- In Place Income
- Current NOI \$401,869

OFFERING SUMMARY

Sale Price:	Subject to Offer
Current NOI	\$401,869
Number of Buildings:	3
Lot Size:	105,040 SF/ 2.31 Acres
Building Total Square Feet:	25,701 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	297	5,051	19,552
Total Population	584	8,815	35,317
Average HH Income	\$125,168	\$133,469	\$135,615

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PROPERTY DESCRIPTION



NEIGHBORHOOD DESCRIPTION

Globeville is a historic Denver neighborhood rooted in industrial heritage and now poised for revitalization. Home to approximately 4,500 residents, it offers a close-knit community atmosphere with convenient access to downtown and major transit routes. The area reflects a working-class character, with a median household income of \$64,704 and relatively affordable housing—median home values at \$439,520 and median rents around \$1,521. While it retains much of its original charm, Globeville is undergoing a period of transformation, supported by ongoing infrastructure improvements and renewed interest from developers. With its blend of affordability, accessibility, and growth potential, Globeville represents a promising opportunity for residents and investors looking to be part of a neighborhood on the rise.⁴⁰

LOCATION DESCRIPTION

This is a prime location for a large multifamily development. Located at the intersection of Park Avenue West and Globeville Road, in the heart of the River North (RiNo) neighborhood, this property is adjacent to the downtown, Rino and Lower Highlands Neighborhoods. The area has been mostly redeveloped with large multifamily projects in the immediately surrounding areas. The area is highly sought out for its close proximity to downtown, LoHi and the I-25 and I-70 interchanges, RiNo is the hottest neighborhood in Denver for people moving to the city for its vibrant shops, restaurants, bars and art galleries. The property is conveniently located within walking distance to the 41st and Fox light rail station with service to Denver International Airport. The location is prime for development with Downtown Views to the East and Direct Mountain views to the West as well as direct river views of the South Platte River.

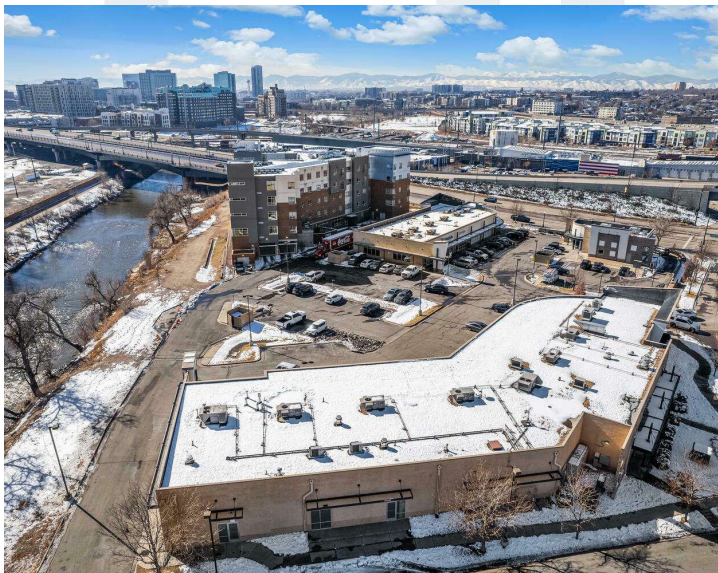
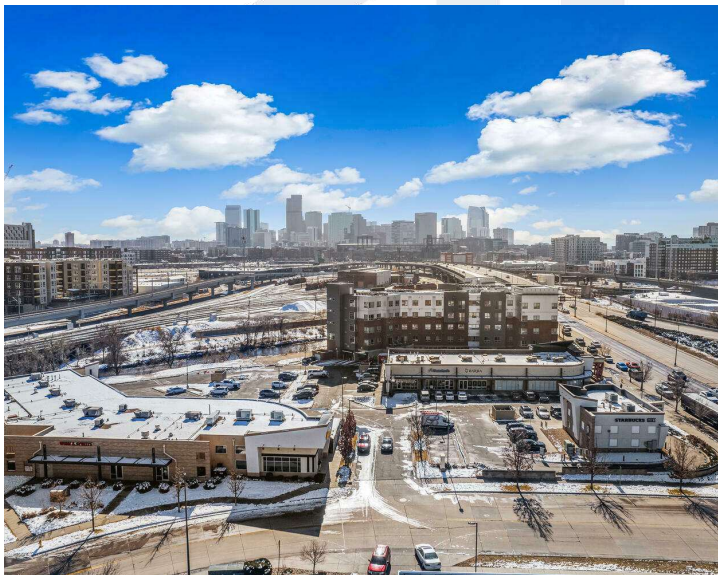
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 25,701 SF between 3 single story retail buildings
- Zoned R-MU-30
- Prime RiNo location
- Staggered tenancy
- Large Multifamily Development Opportunity
- Existing Income
- Riverfront views
- Downtown views
- Mountain views
- Only large R-MU-30 currently on the market
- Easy access to Rino, Ballpark, Highlands and Sunnyside neighborhoods
- Walking distance to lightrail
- 40,000 cars per day traffic count on Park Ave W
- Easy access to I-25, I-70 Interchanges
- Easy access to Downtown/Ballpark neighborhood
- Desirable location for Credit Tenants
- Access to ample amenities
- Access to walking/biking paths
- Light Rail access to Denver International Airport
- Signalized Intersection
- Frontage on Park Avenue West
- Frontage on Globeville Road
- Flat, buildable lot

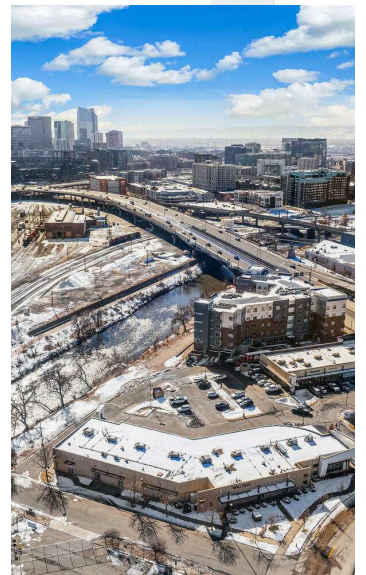
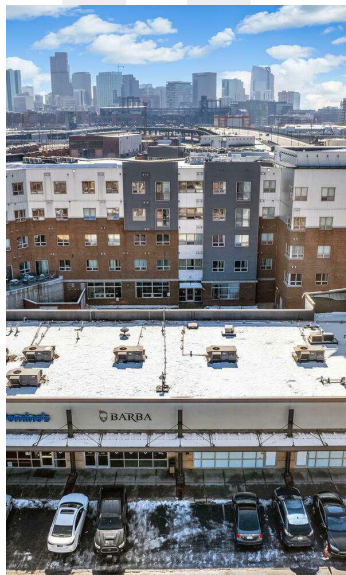
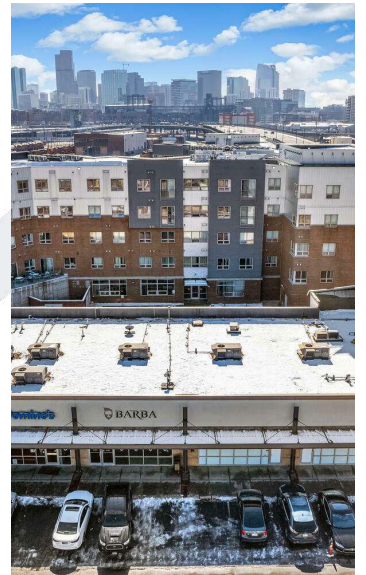
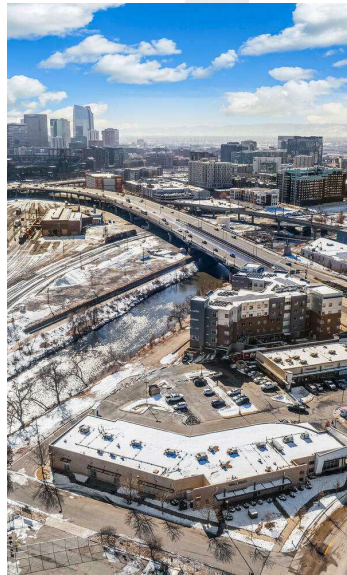
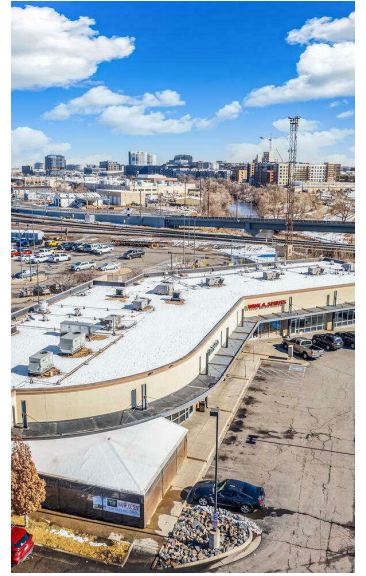
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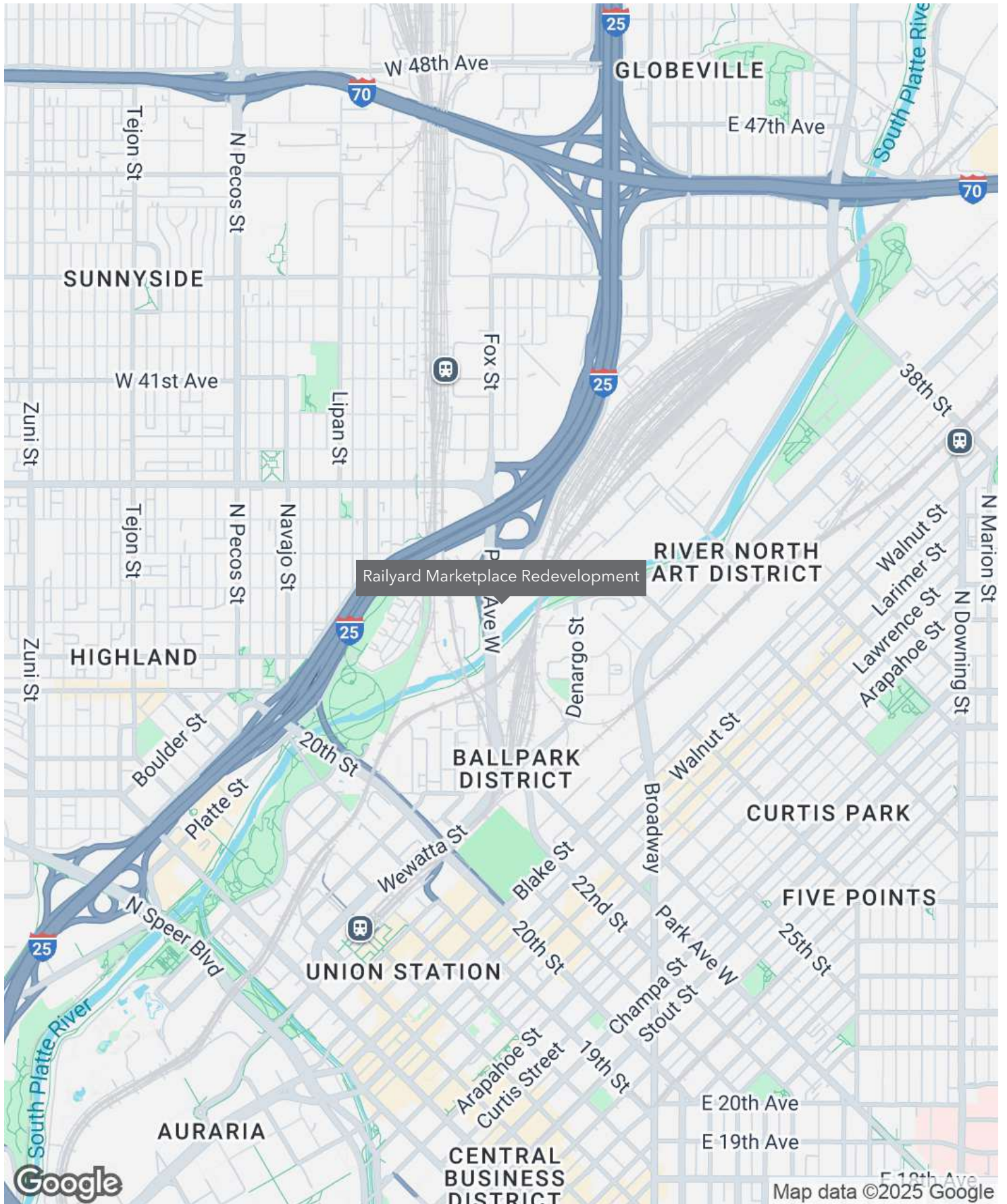
ADDITIONAL PHOTOS



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**MADISON
COMMERCIAL
PROPERTIES**

REGIONAL MAP

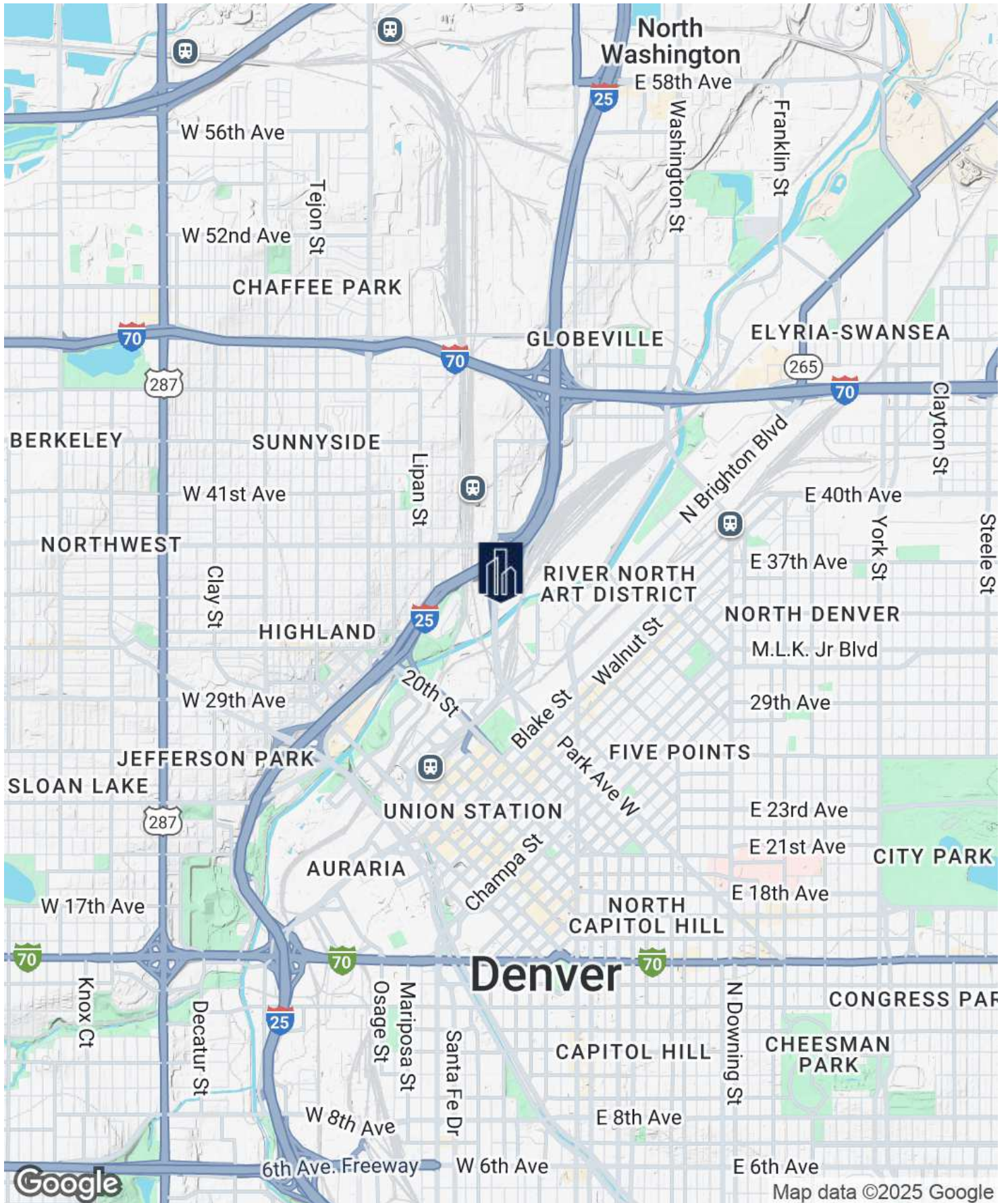


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LOCATION MAP



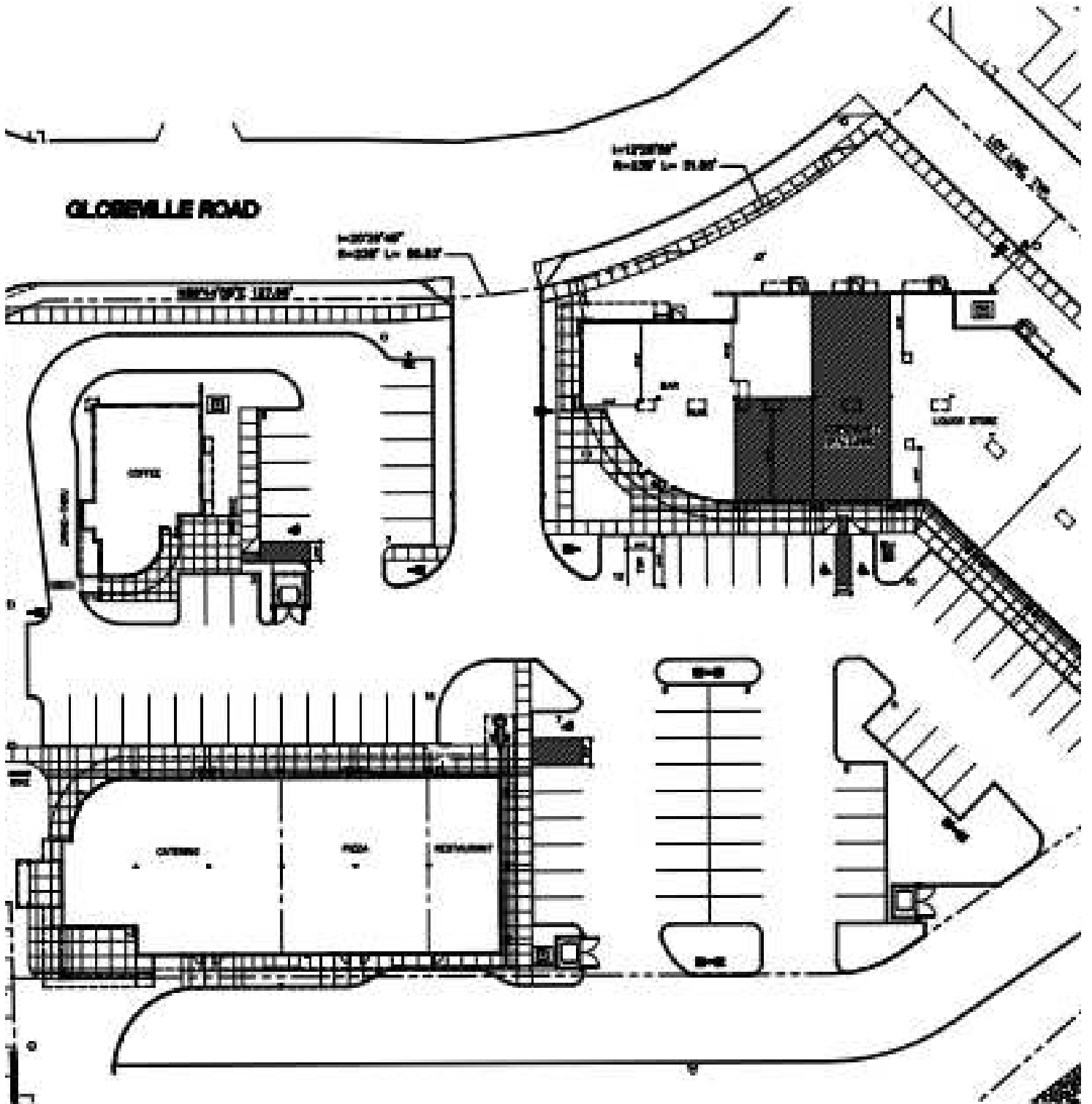
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SITE PLANS



① SITE PLAN
RAILYAR
SCALE

SECTION 1

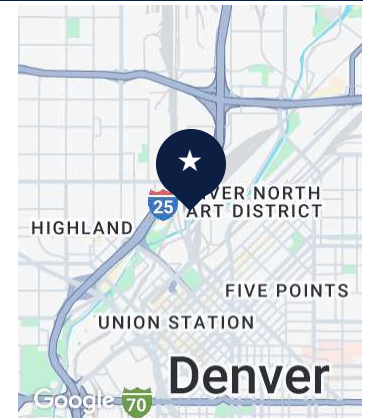
SALE COMPARABLES

SALE COMPS

★ RAILYARD MARKETPLACE REDEVELOPMENT

3460-3480 Park Avenue West, Denver, CO 80216

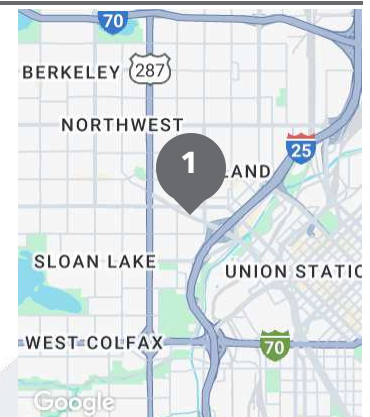
Introducing a prime development opportunity in the heart of Denver, CO! This 25,701 SF three building property is sitting on 2.31 Acres in the heart of the RiNo district, boasting a favorable R-MU-30 zoning designation, is a multifamily investor's dream. Located in a thriving area, this building offers 75% occupancy, presenting immediate income generation potential. With its strategically advantageous location and impressive square footage, this property promises a solid return on investment. Don't miss out on the chance to secure a valuable asset in a sought-after market.



1. SOLD COMP - 2800 SPEER BLVD

2800 Speer Blvd, Denver, CO 80211

1.16 AC of C-MX-5 zoning, sold at \$8,657,285 per acre.



2. SOLD COMP - WELTON STREET LOFTS : 2821-2843 WELTON ST

2821-2843 Welton St, Denver, CO 80205

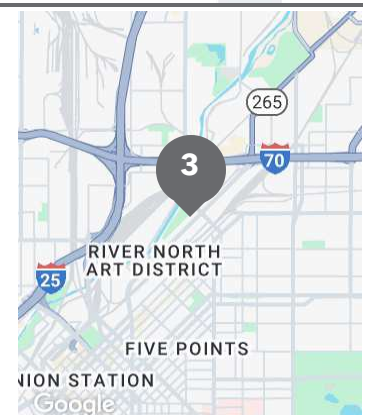
.51 Acres of C-MX-5 land sold at \$8,320,714 per acre. Property sold on 3/22/22.



3. SOLD COMP - 3650-3702 DELGANY STREET

3650-3702 Delgany St, Denver, CO 80216

.43 Acres of I-MX-8 Land purchased by a multi-family developer for \$11,613,522 per acre. Deal closed on 6/12/23



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SALE COMPS

4. LISTED COMP - 3855 INCA ST

3855 Inca St, Denver, CO 80211

1.08 Acres of I-MX-3 zoned land available to purchase at \$8,796,296 per acre.



5. LISTED COMP - 255 22ND STREET

255 22nd Street, Denver, CO 80205

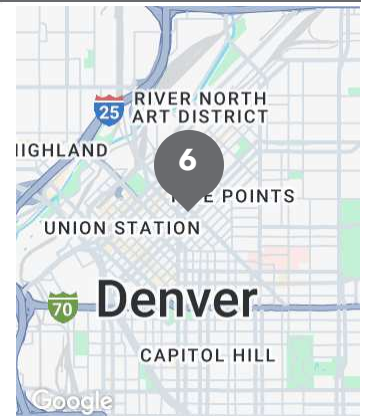
This is the best comp currently on the market. R-MU-30 of fully entitled land in the uptown neighborhood. 260 approved units exempt from the Expanding Housing Authority Ordinance. Currently for sale at \$8,396,000 per acre.



6. LISTED COMP - 2250 CHAMPA

2250 Champa St, Denver, CO 80205

.65 Acres of D-AS-12+ zoning listed at \$10,769, 231 per acre.



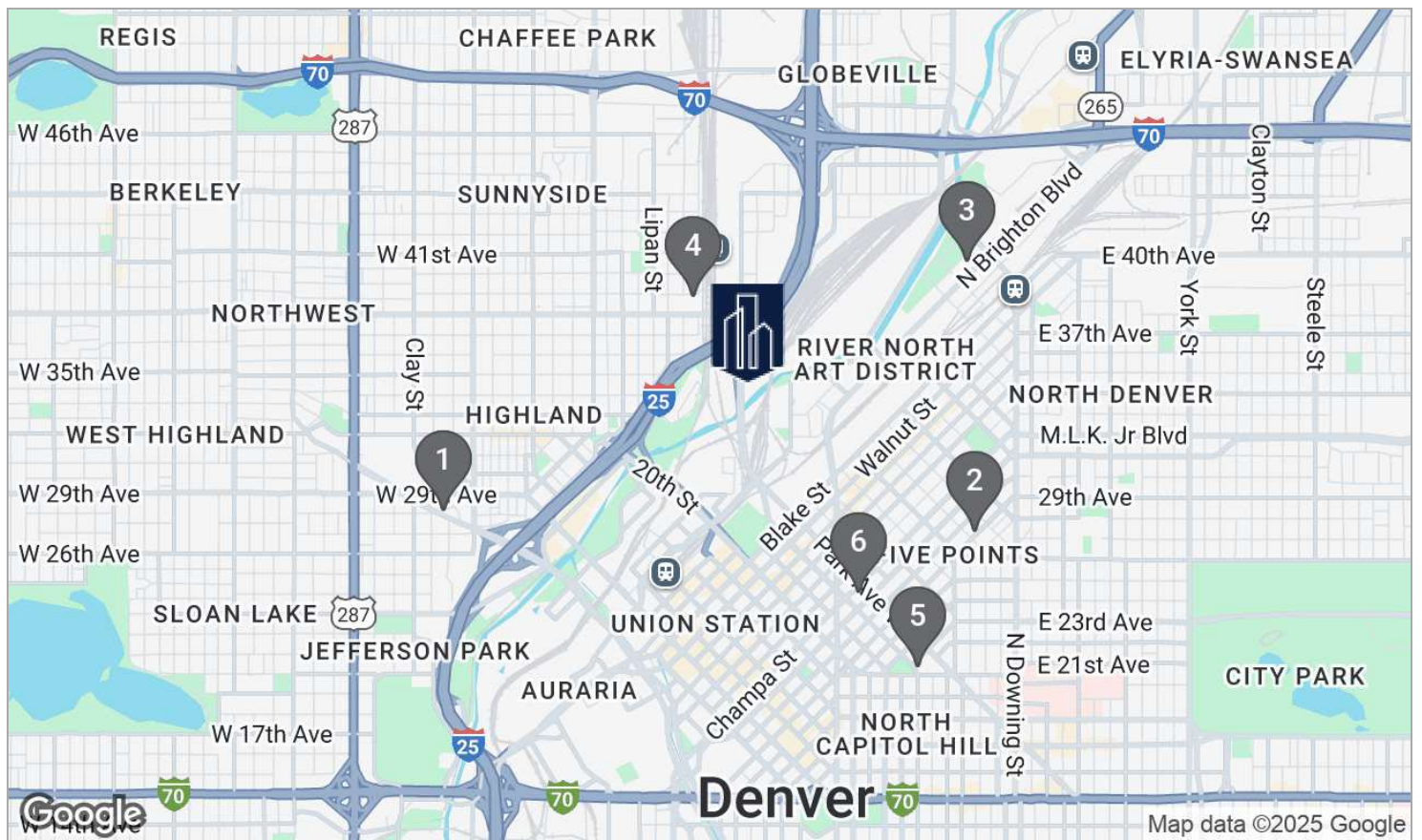
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SALE COMPS MAP & SUMMARY

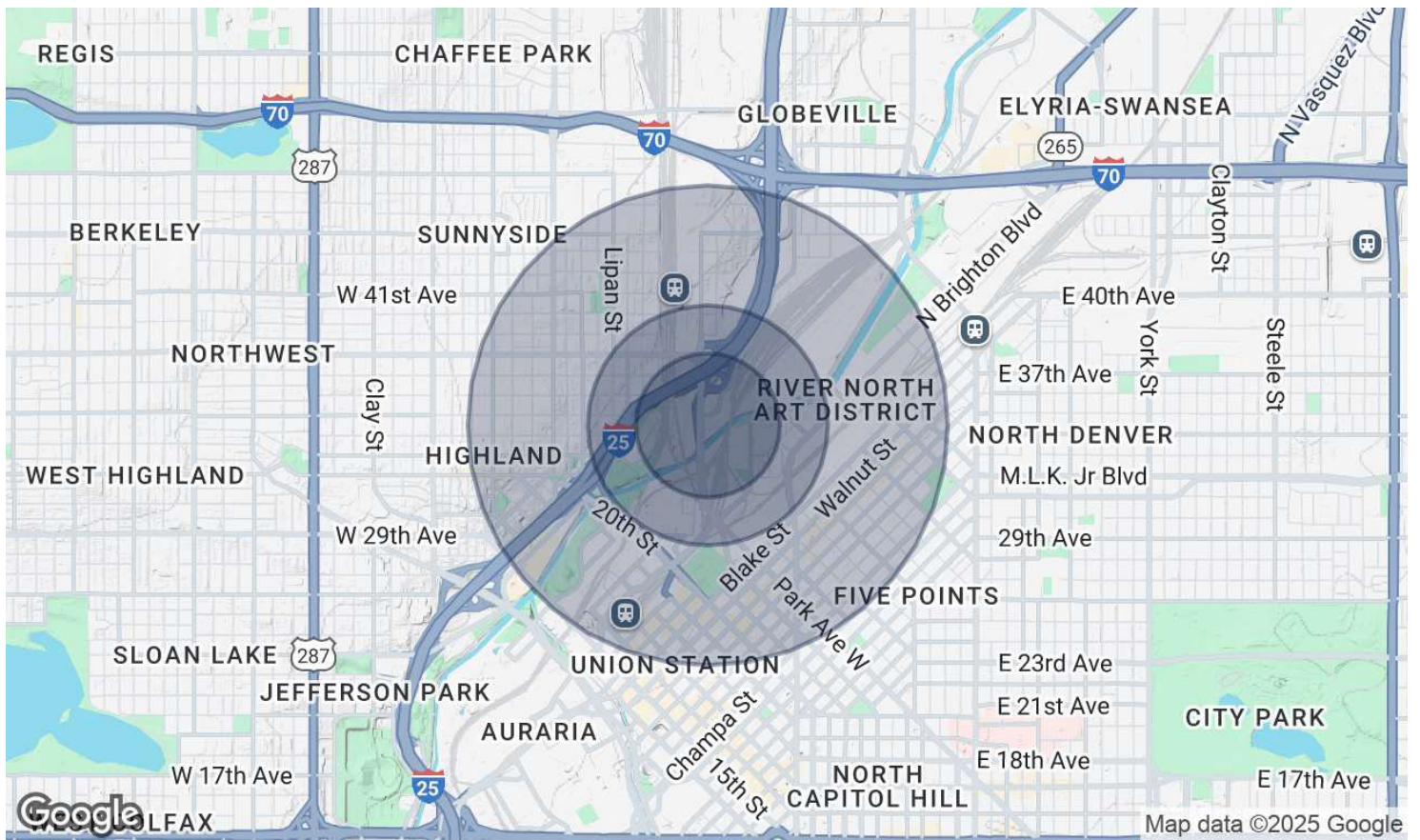


	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
★	Railyard Marketplace Redevelopment 3460-3480 Park Avenue West Denver, CO	\$0	100,623 SF	\$0
1	SOLD COMP - 2800 Speer Blvd 2800 Speer Blvd Denver, CO	\$10,000,000	50,530 SF	\$8,620,689.66
2	SOLD COMP - Welton Street Lofts : 2821-2843 Welton St 2821-2843 Welton St Denver, CO	\$4,211,932	22,216 SF	\$8,258,690.20
3	SOLD COMP - 3650-3702 Delgany Street 3650-3702 Delgany St Denver, CO	\$5,000,000	18,731 SF	\$11,627,906.98
4	LISTED COMP - 3855 Inca St 3855 Inca St Denver, CO	\$9,500,000	47,045 SF	\$8,796,296.30
5	LISTED COMP - 255 22nd Street 255 22nd Street Denver, CO	\$8,900,000	46,174 SF	\$8,396,226.42
6	LISTED COMP - 2250 Champa 2250 Champa St Denver, CO	\$7,000,000	28,488 SF	\$10,703,363.91
AVERAGES		\$7,435,322	35,531 SF	\$9,400,528.91

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	584	8,815	35,317
Average Age	35	33	35
Average Age (Male)	36	34	36
Average Age (Female)	34	32	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	297	5,051	19,552
# of Persons per HH	2	1.7	1.8
Average HH Income	\$125,168	\$133,469	\$135,615
Average House Value	\$595,674	\$644,585	\$788,376

Demographics data derived from AlphaMap

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