

Urban Infill Assemblage in the Heart of RiNo CONCEPT APPROVED FOR 16-20 DWELLING UNITS



G-MU-3

ZONING

6,250-12,500

TOTAL LOT SQ FT

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

TEAL HAGAN

Principal + Employing Broker

720.984.0419

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OFFERING MEMORANDUM

2831-2837 LAWRENCE ST, DENVER, CO 80205



1. EXECUTIVE SUMMARY
2. PROPERTY DETAILS
3. AREA OVERVIEW
4. FINANCIAL ANALYSIS
5. LOCAL ECONOMY
6. KAUFMAN HAGAN

THE LAWRENCE PROJECT

2831-2837 LAWRENCE ST, DENVER, CO 80205

EXECUTIVE SUMMARY



2831-2837 LAWRENCE ST

Denver, CO 80205

2831-2837 Lawrence Street represents a rare infill development opportunity in the heart of Denver's most dynamic growth corridor. Located within the historic Five Points neighborhood—encompassing RiNo, Ballpark, and Curtis Park—the site offers unmatched access to downtown, walkable amenities, and strong demand drivers from both residential and commercial growth.

The 6,250 SF G-MU-3 zoned lot provides immediate flexibility for builders and developers, with the potential to deliver a luxury duplex or 3–4 high-end town homes (subject to city approvals). For larger-scale vision, the property can be combined with the adjacent 2837 Lawrence Street, creating a 12,500 SF G-MU-3 assemblage suitable for boutique multifamily or a more expansive town home community. Surrounded by newly constructed town homes, mixed-use projects, and reinvestment throughout the blocks surrounding RiNo and Larimer, the site stands at the center of Denver's urban renaissance and ongoing property value strength.

Future end users will benefit from a true walk-to-everything lifestyle. Coors Field, downtown Denver, and the River North Arts District are all within a short stroll, while Larimer and Blake Streets offer immediate access to top restaurants, breweries, coffee shops, retail, galleries, and entertainment—including the Denver Central Market. This combination of neighborhood character, cultural energy, and proximity to major employment centers continues to draw buyers seeking new-construction product in one of Denver's most desirable districts.

With zoning flexibility, block-level momentum, walkability, and adjacency to Denver's most celebrated urban amenities, 2831-2837 Lawrence Street offers investors and builders a powerful opportunity: create premium residential product in a location where demand, lifestyle, and value converge.



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An aerial photograph of Denver, Colorado, showing the city skyline with several tall skyscrapers in the background. In the foreground, a dense urban area with various buildings and streets is visible. The sky is blue with some light clouds. The text 'KEY PROJECT HIGHLIGHTS' is overlaid in white on the top left of the image.

KEY PROJECT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Flexible exit strategies: potential to deliver a luxury duplex, or 3–4 high-end town homes (subject to city approvals), targeting the growing pool of buyers who want new construction near downtown/RiNo.
- Assemblage play: combine with adjacent 2837 Lawrence (also a 6,250 SF lot) for a 12,500 SF G-MU-3 development site with scale for a boutique multifamily or larger town home project.
- Infill site on an established block within an active redevelopment corridor—surrounded by RiNo retail corridor, renovated homes, new town homes, and modern mixed-use projects, supporting future high-end values.

LOCATION HIGHLIGHTS

- Steps to Larimer corridor & Denver Central Market, with top restaurants, breweries, coffee shops and retail concentrated along Larimer and Blake in the heart of RiNo.
- Walkable urban lifestyle: residents note an easy walk to downtown, Coors Field and the River North Arts District, putting work, Rockies games and nightlife all within a short stroll.
- Prime Five Points location—one of Denver's oldest, fastest-growing urban neighborhoods, encompassing RiNo, Ballpark and Curtis Park, and known for its culture, history and rapid redevelopment.

PROJECT DESCRIPTION

LOCATION RIVER NORTH (RiNO)

River North, nicknamed “RiNo” boasts a diverse mix of creative businesses ranging from visual artists, designers, and furniture makers to craft distillers and brewers, winemakers, creators of unique outdoor gear and small-batch coffee roasters.

The district’s interesting blend of urban charm and unique industrial revival makes it a great destination for visitors. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios.

HIGH-END, LOW-RISE HOUSING DEVELOPMENT

4-Story building with 1-Bedroom, 2-Bedroom and 2-Story Penthouse units with infrared saunas and rooftop patios.

Modern interiors with a nod to the historic brownstone architectural features of the neighborhood. Building amenities include a Fitness Room, Sauna and Rooftop Lounge.

NEIGHBORHOOD AMENITIES

Multi-Family Development

Barcelona Restaurant

Crema Coffee Shop

Multi-Family Development

Beckon Culinary

Proposed Project:
2831 & 2837 Lawrence St

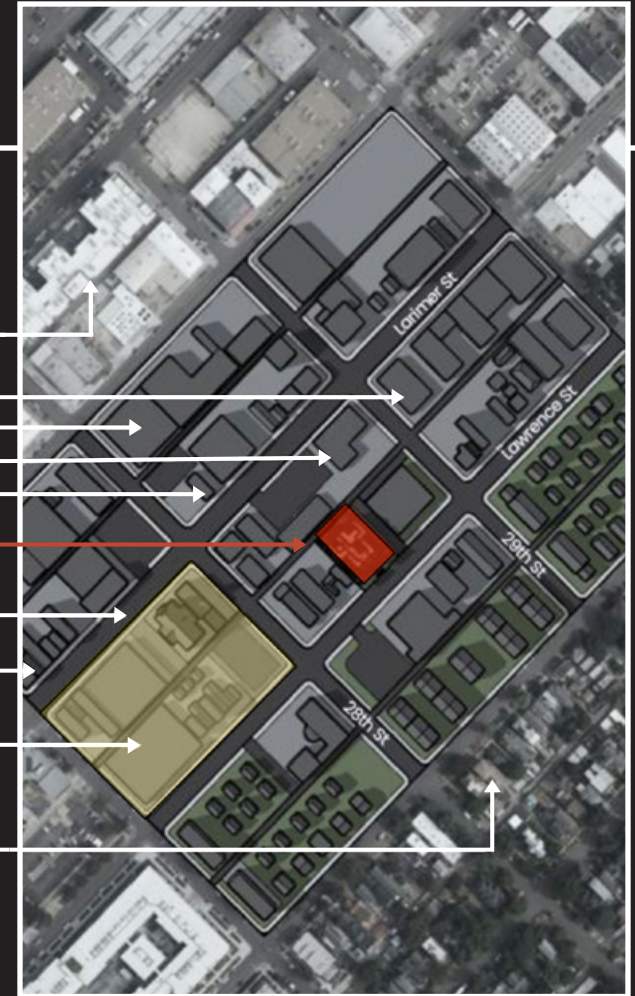
Sacred Church

Denver Central Market

Large Mixed-Use Development
Including New Grocery Store

Platte Forum & Savoy Event Space Platte

 = Adjacent Development



The Lawrence Project

2831-2837 LAWRENCE ST

SITE DETAILS



The Lawrence Project

2831-2837 LAWRENCE ST

ZONING ANALYSIS

Zoning: Multi-Unit 3 (G-MU-3)

- G-MU-3 is a multi-unit district allowing for urban house, duplex, garden court, town house, and apartment building forms.
- The tallest building form has a maximum height of three stories.
- Max Height:
 - 3 Stories: 40 feet
 - 4 Stories: 50 feet
- Height allowance possible due to Affordable Housing Incentives

ADDITIONAL CONSIDERATIONS

- Steps Rooftop and/or second story decks are allowed in the front 65% only.
- Parking requirements are reduced by utilizing affordable housing inclusions on the site. To qualify for affordable housing incentives, 8-12% of units need to be affordable.
- The passage of HB 24-1304 which removes minimum parking requirements within applicable transit service areas.

YIELD STUDY

Site Area: 12,500 SF

- Level 4, Residential: 6,560 SF
- Level 3, Residential: 6,560 SF
- Level 2, Residential: 7,200 SF
- Level 1, Residential (75%): 5,363 SF
- Level 1, Amenity/Support (25%): 1,788 GFA

ABOVE GROUND SUBTOTALS

- Total SF Above Grade: 27,470 GFA
- 16 – 20 Dwelling Units
- Affordable Units (10%): 2-3
- Rear parking at street level: 4 Stalls

BELOW GROUND SUMMARY

- Total SF Above Grade: 27,470 GFA
- 16 – 20 Dwelling Units
- Affordable Units (10%): 2-3
- Rear parking at street level: 4 Stalls

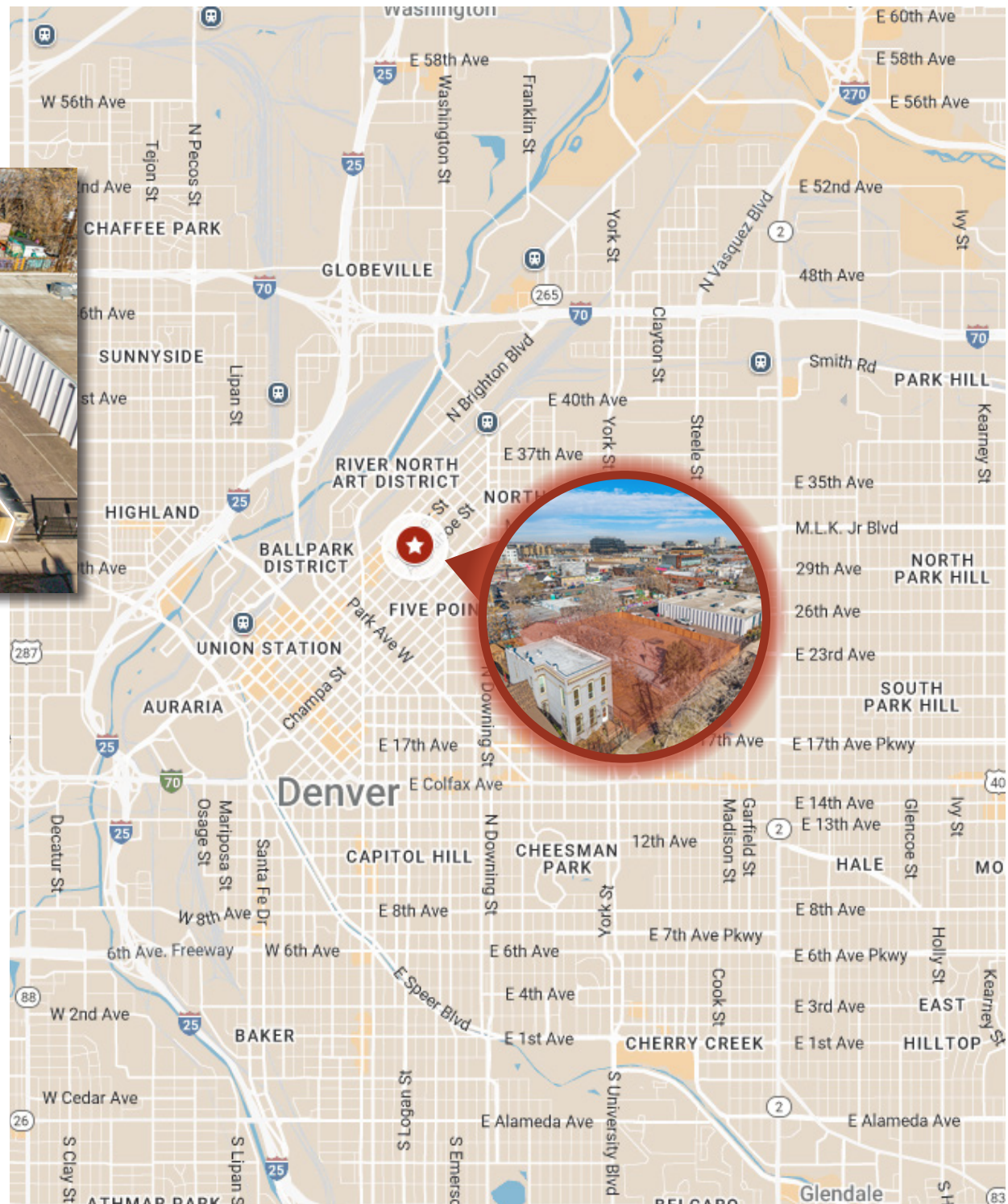
PROPERTY OVERVIEW



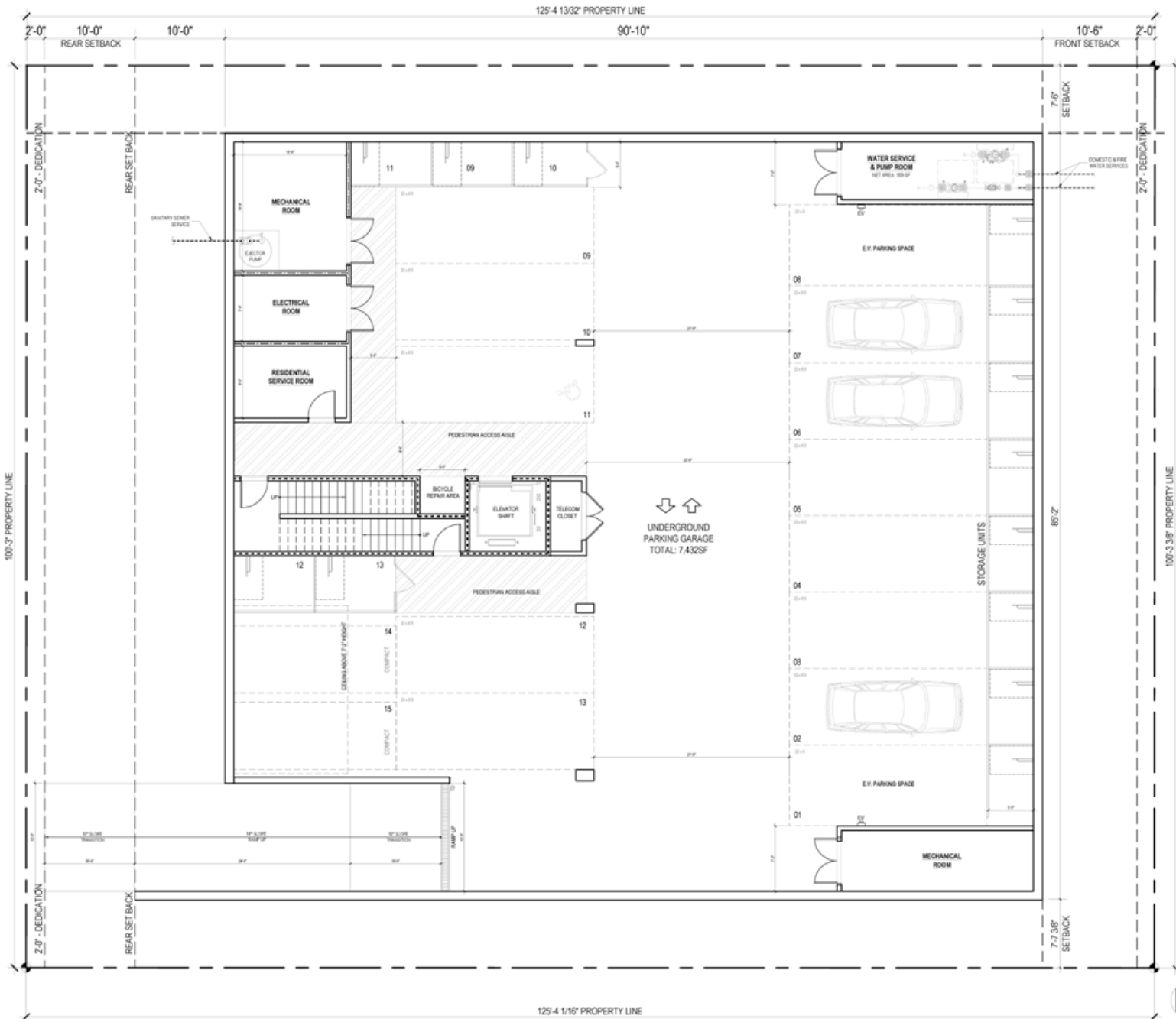
PROPERTY DETAILS



Property Type	Land
County	Denver
Current Use	Single Family Residence
# Buildings	2
Total GBA	1,260 SF (2831 Lawrence)
Total Lot SF	6,250 - 12,500 SF
Total Lot Acres	0.14-0.28 AC
Zoning	G-MU-3
Proposed Use	Multifamily Apartments



UNDERGROUND PARKING GARAGE

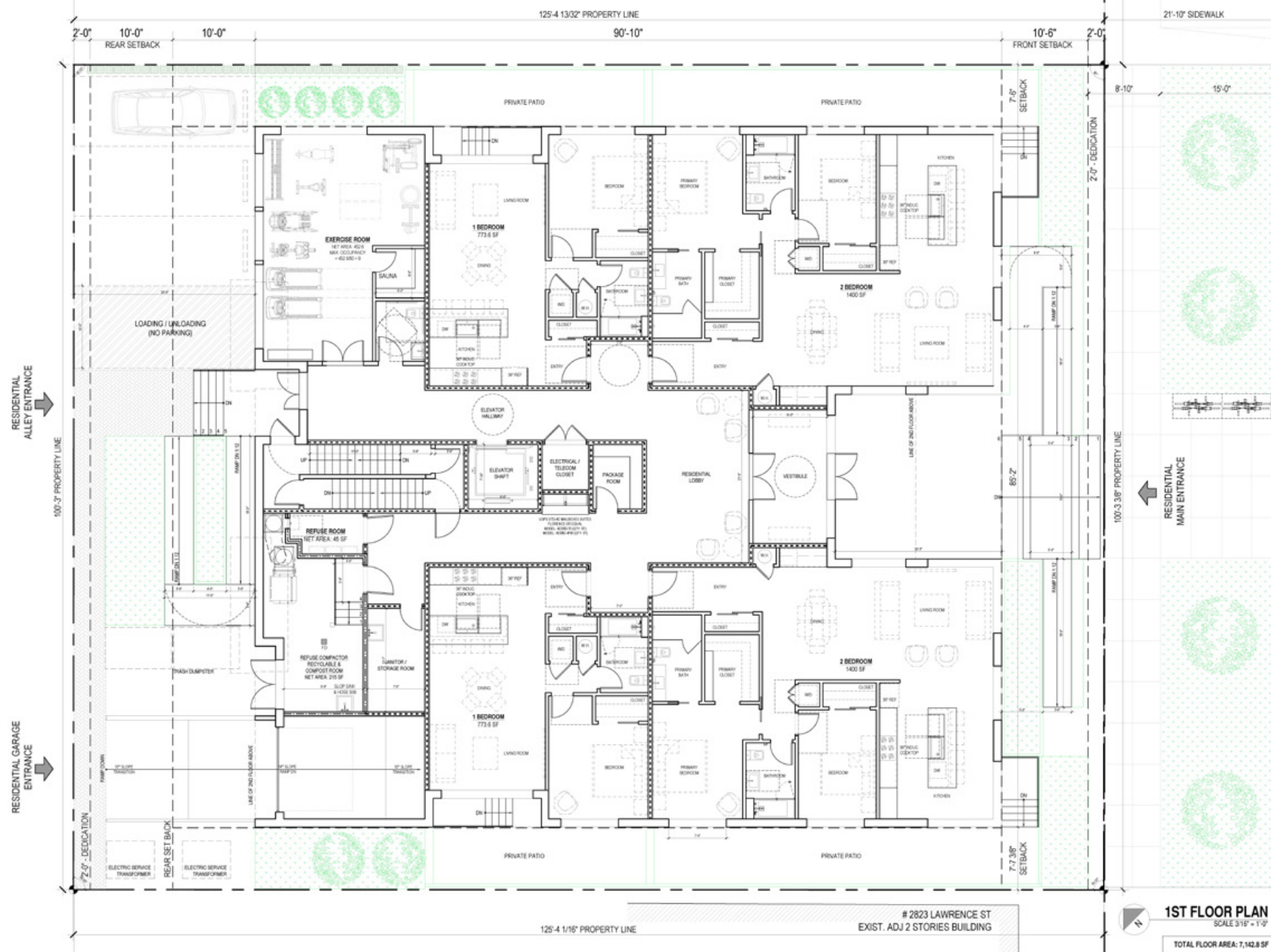


**UNDERGROUND
PARKING GARAGE**
SCALE 3/16" = 1'-0"

TOTAL FLOOR AREA: 7,432 SF

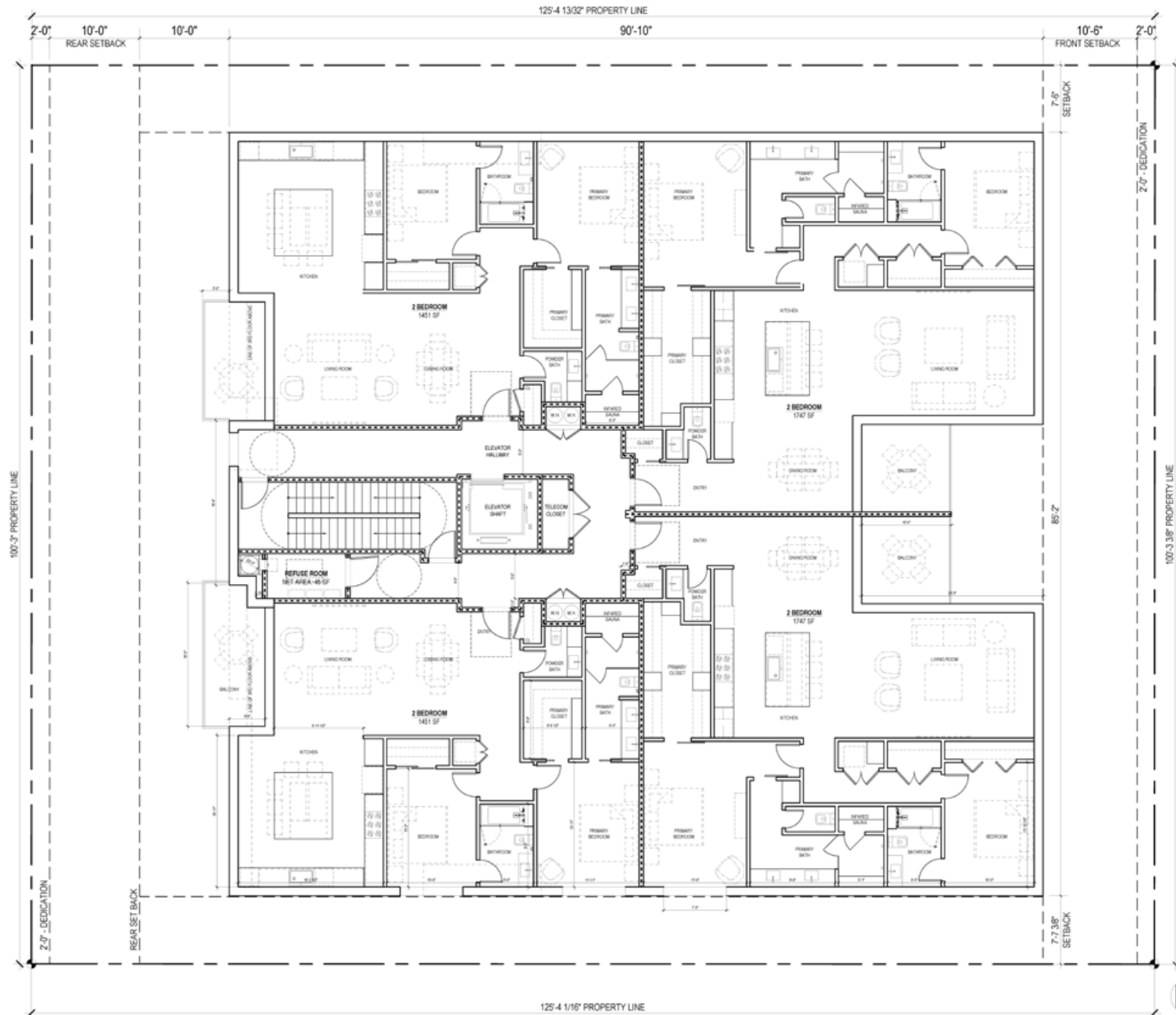
SITE PLANS

1ST FLOOR



SITE PLANS

2ND FLOOR



2ND FLOOR PLAN

SCALE 3/16" = 1'-0"

TOTAL FLOOR AREA: 7,226 SF

SITE PLANS

3RD FLOOR



SITE PLANS

4TH FLOOR



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AREA OVERVIEW



LOCATION MAP & DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2024 POPULATION	40,369	125,341	218,741
# OF HOUSEHOLDS	22,456	69,920	115,396
AVG HH INCOME	\$112,518	\$110,195	\$113,670

TRAFFIC COUNTS

Collection Street	Cross Street	VPD
Arapahoe St	27th St SW	748
Larimer St	28th St NE	3,321
27th St	Larimer St NW	1,272
27th St	Arapahoe St NW	1,163
Larimer St	29th St NE	5,377
Curtis St	27th St SW	1,402
29th St	Larimer St NW	1,124
Arapahoe St	26th St SW	5,659
27th St	Walnut St NW	1,195
Walnut St	28th St SW	3,768



LOCATION HIGHLIGHTS - RiNo

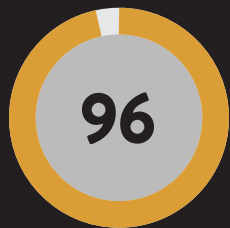
- **Arts and Culture:** RiNo is well known for its thriving arts and cultural scene. It's home to numerous galleries, studios, and public art installations, as well as a number of annual events like the Crush Walls street art festival.
- **Food and Drink:** The neighborhood is also home to a wide variety of restaurants, bars, and breweries, making it a popular destination for foodies and beer enthusiasts.
- **Walkability:** RiNo is a very walkable neighborhood, with many of its shops, restaurants, and cultural attractions located within a few blocks of each other.
- **Industrial History:** RiNo was historically an industrial area, and many of the old warehouses and factories have been repurposed into galleries, studios, and businesses, giving the neighborhood a unique character and charm.
- **Urban Revitalization:** The neighborhood has undergone a significant transformation in recent years, with new developments and businesses springing up alongside the old, and a growing sense of community and revitalization.
- **Proximity to Downtown:** RiNo is located just north of downtown Denver, making it an easy commute for those who work in the city center.



WALK SCORE - RiNo



Walk Score

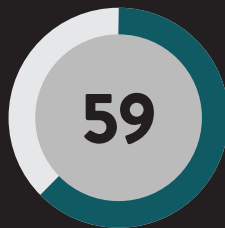


Walker's Paradise

Daily errands do not require a car



Transit Score

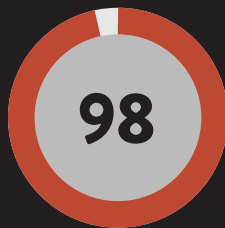


Good Transit

Many nearby public transportation options



Bike Score



Biker's Paradise

Flat as a pancake, excellent bike lanes



LIFE IN DENVER: RINO ART DISTRICT

39.75478 ° N -104.9781 ° W

DOWNTOWN DENVER CURRENTLY RANKED ONE OF THE BEST PLACES TO LIVE IN THE COUNTRY

The River North Art District “where art is made” goes by the nickname of “RiNo” and has even adopted a rhino design for its official logo. The district’s interesting blend of urban charm and unique industrial revival makes it a great destination for visitors. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo boasts a diverse mix of creative businesses ranging from visual artists, designers and furniture makers, to craft distillers and brewers, winemakers, creators of unique outdoor gear and small-batch coffee roasters.

The art definitely extends beyond gallery walls in this neighborhood, with its colorful and innovative street art murals in alleys and on buildings around almost every corner! On every block you’ll find eclectic shops, restaurants, cafes, bars and breweries. Inventive eateries like Hop Alley, Zeppelin Station Food Hall, Barcelona Wine Bar, Shake Shack, Park Burger Denver Central Market and RiNo Beer Garden are all just a stroll away. Where work/life balance is concerned, it’s hard to beat this ideal combination of inspiring physical workspace and the intangible functionality and value of working at the center of this re-imagined urban community.

AREA RETAIL MAP



RIVER NORTH ARTS DISTRICT (RiNo)

NEIGHBORHOOD PROFILE



The RiNo neighborhood in Denver is one of the most exciting and dynamic areas in the city. It's known for its vibrant arts and cultural scene, thriving restaurant and bar scene, and unique industrial history. As the neighborhood has grown and evolved, mixed-use buildings have become increasingly popular as a way to maximize space and provide a range of amenities in one location.

A mixed-use building is a property that combines two or more uses, such as commercial space on the ground floor and residential units on the upper floors. There are a number of benefits to buying a mixed-use building in RiNo:

Diversified Income: A mixed-use building can provide a steady stream of income from both commercial and residential tenants. This diversification can help to reduce risk and increase stability for the property owner.

Location: RiNo is a highly desirable location for both commercial and residential tenants. A mixed-use building in this area can attract a wide range of tenants, from artists and small business owners to young professionals and families.

Community: By owning a mixed-use building in RiNo, you can become a part of the vibrant community in the neighborhood. You'll have the opportunity to get to know your commercial and residential tenants, as well as other business owners and residents in the area.

Value Appreciation: As RiNo continues to grow and evolve, property values are likely to increase over time. By investing in a mixed-use building in this area, you could see significant appreciation in the value of your property over the long term.

Creative Potential: RiNo is a neighborhood that values creativity and innovation. By owning a mixed-use building in this area, you'll have the opportunity to create unique spaces that reflect the character and energy of the neighborhood.

Overall, buying a mixed-use building in RiNo can be a smart investment for those looking to capitalize on the growth and energy of this dynamic neighborhood. With its unique mix of commercial and residential uses, a mixed-use building can provide both stable income and creative potential for the property owner.



FINANCIAL ANALYSIS



INVESTMENT SUMMARY

PURCHASE PRICE	\$785,000 - \$1.57M
Total Land SF:	6,250 - 12,500 SF
Total Land AC:	0.14 - 0.28 AC
Price Per SF - Lot:	\$125.60
Total Parcels	2



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

2831 & 2837 LAWRENCE ST CAN BE
BOUGHT SEPARATELY OR AS AN
ASSEMBLAGE.

LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Curate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

2026 POPULATION

729,019

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

555,300

PARK SYSTEM RANKING

#10

TRUST FOR PUBLIC LAND, 2025

BEST U.S.. ART DISTRICTS

#9

USA TODAY, 2025

ACTIVE LIFESTYLE

#2

ACSM FITNESS INDEX, 2025

HEALTHIEST CITIES

#7

WALLETHUB, 2025

BEST CITY FOR NEW GRADS

#4

RENTHOP, 2025

BEST LARGE AIRPORT

#5

USA TODAY, 2025

BEST BEER CITY

#3

CRAFT BEER & BREWING, 2025

ECONOMIC PERFORMANCE
(LARGE METROS)

#29

MILKEN INSTITUTE, 2025



DENVER COLORADO

2026 ECONOMIC OVERVIEW

Denver's multifamily market is moving toward a late-cycle reset as new deliveries remain elevated but forward supply is clearly decelerating. Vacancy is approximately 11% (Q4 2025), reflecting the concentration of recent deliveries in the high-end segment and persistent use of concessions to maintain occupancy. Even so, demand has been resilient, with net absorption totaled roughly 9,000 units over the past 12 months, helping narrow the imbalance as leasing season improved. Asking rents are still down year-over-year (approximately -3.5%), but the market is increasingly bifurcated: newer luxury product is competing hardest, while well-located workforce and mid-tier communities are stabilizing faster. With roughly 10,000 units under construction and new project starts meaningfully lower versus the prior cycle, the pipeline appears set to ease, positioning the market for firmer fundamentals and improved rent growth as 2026 progresses.



The 96-acre Arapahoe Square district has been designated an Urban Redevelopment Area (URA) in an effort to catalyze development, reduce blight, and make Arapahoe Square Denver's next up-and-coming neighborhood.

Arapahoe Square is undergoing significant redevelopment, transforming from underutilized land with surface parking into a dense, mixed-use district with new residential, retail, and commercial spaces, to create a more vibrant, pedestrian-friendly neighborhood with modern, contextually sensitive buildings. Key projects include the large Evolve Towers, other high-rise residential buildings like X Denver 2, and ongoing design reviews for numerous other developments like 2215 California Street, focusing on integrating modern design with historic neighborhood character.

- Evolve Towers: A 331-unit mixed-use residential project, poised to become a gateway to Downtown Denver and revitalize the 16th Street Mall.
- X Denver 2: A modern, amenity-rich residential tower that was a significant vertical development embodying the area's ambitious redevelopment goals.

- 2215 California Street: A large mixed-use development, featuring two 25-story towers with 657 apartments, retail, office space, and substantial parking.
- The Dorsey - 600 Park Ave: A 13-story, 238-unit apartment building with topped-out elevator cores, adding density to the area. Construction completed in 2023.
- R&D Office Space: Plans for new buildings, including a potential Rocky Mountain Public Media headquarters known as the Buell Public Media Center.

CHALLENGES & GOALS

Overcoming surface parking and existing social service concentrations to create a thriving neighborhood, as well as balancing modern, higher-density development with the adjacent historic Curtis Park neighborhood are among the goals/challenges in this area. In essence, Arapahoe Square is transforming into a more urban, walkable area with significant new housing and commercial opportunities, guided by strong design principles.

EVOLVE TOWERS



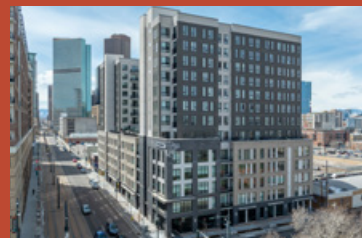
X DENVER 2



2215 CALIFORNIA ST.



THE DORSEY



R&D OFFICE SPACE



KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**ERIN
FRIBERG**
DIRECTOR OF OPERATIONS



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**AMANDA
WEAVER**
BROKER



**LOUIS
PASSARELLO**
JUNIOR BROKER



**DREW
MADAYAG**
JUNIOR BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the future development site located at 2831-2837 Lawrence St Denver, CO 80205 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

