

Highlands Land
FOR SALE
3600 W 29TH AVENUE
DENVER, CO 80211



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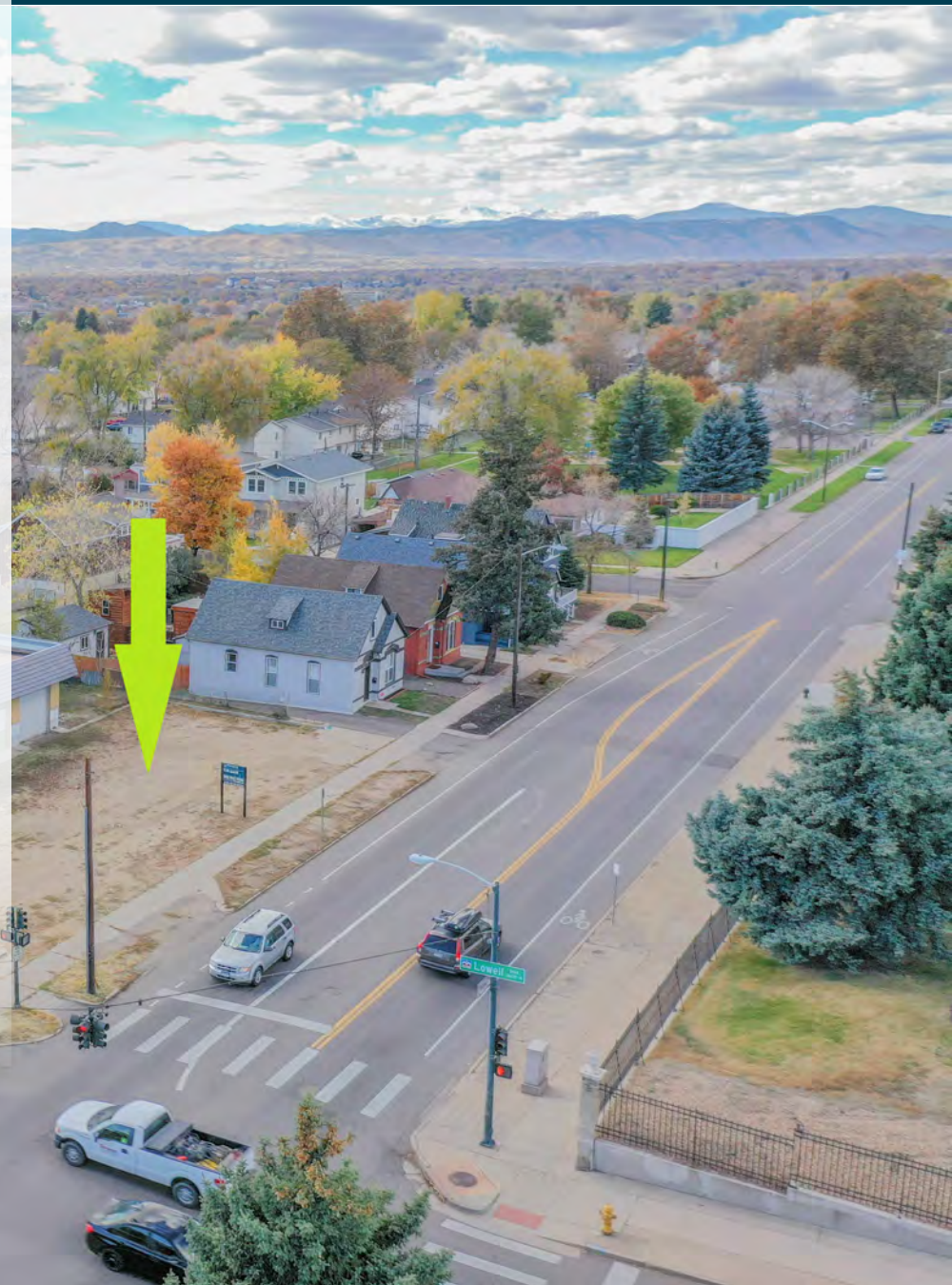


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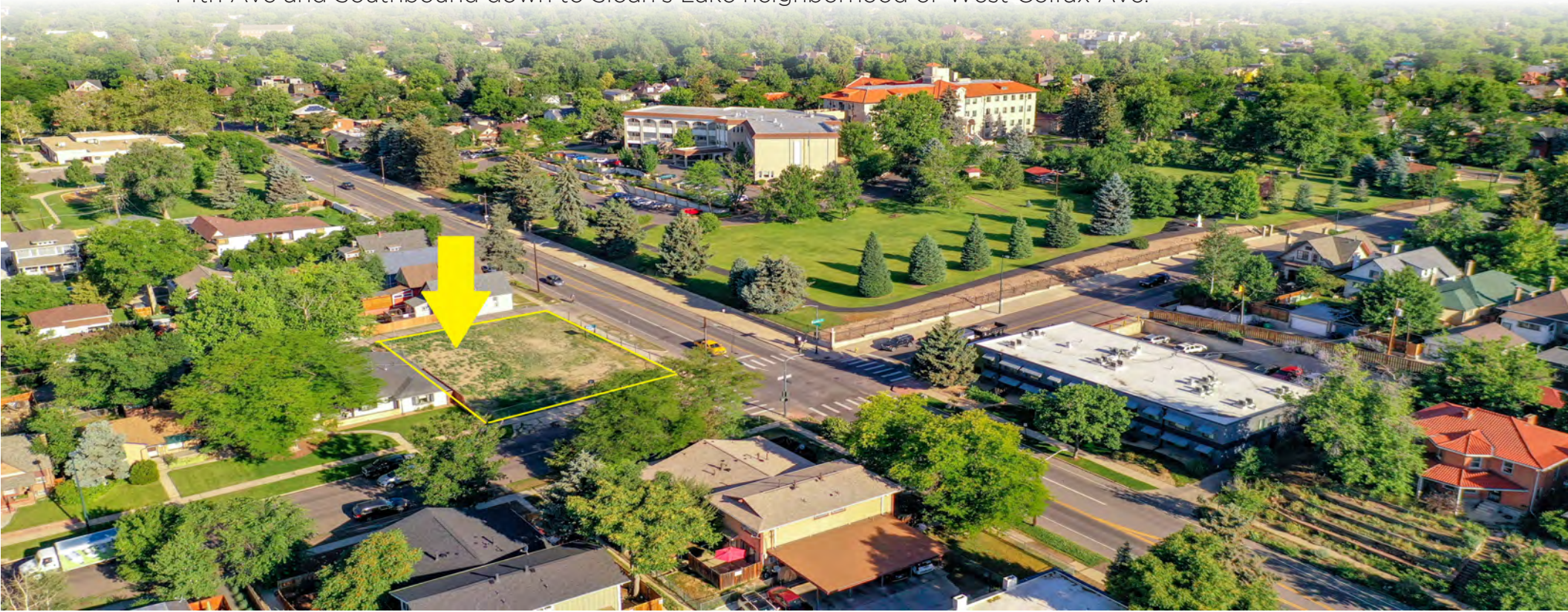


EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to exclusively offer a rare opportunity to purchase land in the Highlands Neighborhood of Denver, Colorado.

3600 W 29th Ave, Denver, CO is a scheduled new construction mixed use property in the West Highlands Neighborhood of Denver, Colorado. The property was recently rezoned U-MX-2X which allows for a variety of uses including retail store front as well as office space. Ownership is moving forward with development of the property however the property is also being exclusively marketed for sale as land.

West 29th & Lowell is a stop light intersection surrounded by a flourishing, popular residential neighborhood. The Highlands neighborhood demographics are ideal for any type of retail, office or residential. West 29th Ave provides direct access East and West for residents coming into Downtown from Edgewater, Lakewood and even Golden Colorado (or leaving the city westbound). Lowell Blvd provides a consistent flow of neighborhood traffic heading North up to the West 32nd retail corridor, West 38th Ave or West 44th Ave and Southbound down to Sloan's Lake neighborhood or West Colfax Ave.



With its hilly, tree-lined streets and eclectic mix of housing, the Highland neighborhood overlooks Downtown Denver. Part of Highland's appeal lies in its unique commercial districts with locally owned specialty retailers and restaurants. You'll find hip boutiques, art galleries, chic restaurants and a variety of shops selling everything from flowers to gourmet chocolates. On a warm afternoon, the neighborhood is alive with shoppers, coffee sippers and workers enjoying their lunchtime.

IN MARCH 2017, DENVER'S

**UNEMPLOYMENT
RATE DROPPED TO**

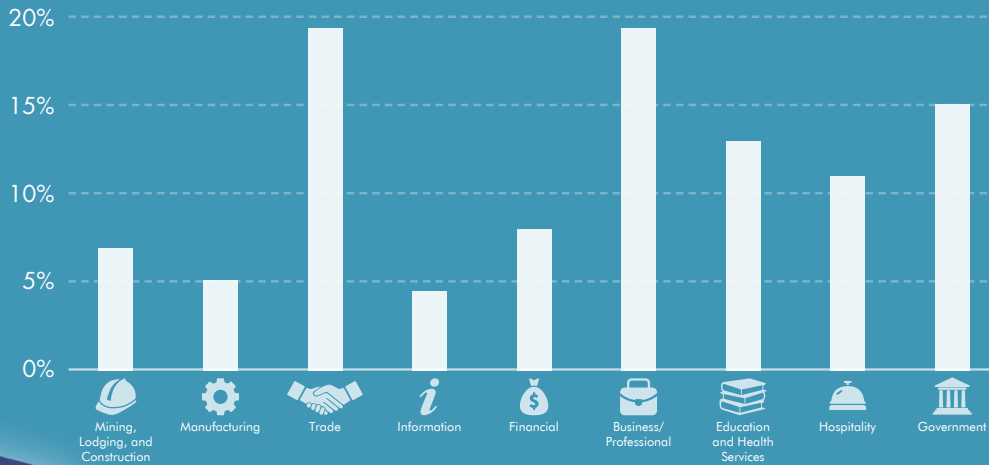
2.4%



(LOWEST LEVEL SINCE 2001 AND WELL BELOW THE NATIONAL RATE)

TOTAL DENVER EMPLOYEES

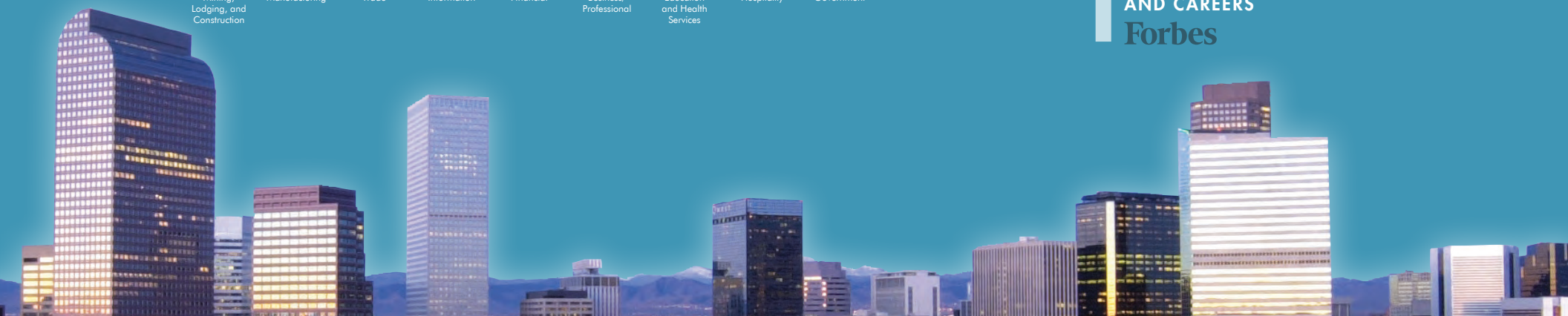
(Current Employment Statistics - Bureau of Labor Statistics)



#1 IN THE NATION
FOR ECONOMIC
& JOB GROWTH
AREADEVELOPMENT

#3 IN THE US FOR PERCENTAGE
OF ADULT POPULATION WITH
FULL-TIME EMPLOYMENT
GALLUP

#1 IN THE NATION
FOR BUSINESS
AND CAREERS
Forbes



SLOANS

WELCOME
TO THE
NEIGHBORHOOD

New modern homes have popped up along the tree-lined streets, joining sleek remodels and classic Tudors to create an eclectic mix of residences that attract both young professionals and families. With its proximity to downtown, Highlands Square, and, of course, 284-acre Sloan Lake Park—plus the snazzy mixed-use redevelopment that’s under way on the former St. Anthony Hospital campus to the south—it’s not surprising home prices in Sloans Lake continue to increase, jumping 22 percent on average from 2014 to 2015.




\$300M

 Sloans Redevelopment will see 18 acres developed into a mix of freestanding & street retail, townhomes, office, and apartments



225 
Units of Affordable Housing
being built in the Sloans Redevelopment

 Housing Prices increased **22%** in Sloans Lake Neighborhood from 2014 to 2015

Koelbel & Co. and Trailbreak Partners are renovating the Kuhlman Building, the former nurses' dormitory at St. Anthony's, into



49  Tax Credit Apartments with ground-floor retail

PROPERTY

Overview

3600 W 29th Ave Denver, Colorado
80211

Sale Price: \$1,790,000



Sale Type:	Land
Land Sale Price:	\$1,790,000 (\$175.50 psf)
Lot Size:	10,200 SF (.23 AC)
Zoning	U-MX-2X
2018 Taxes:	\$11,250
Traffic Counts:	8,000 VPD

Property Highlights:

- Rare Highlands Opportunity
- Survey, NFA Letter, Soils Report All Completed
- Stoplight Corner in Central Denver
- Close Proximity To Highland Square, Tennyson, Edgewater LoHi, Lodo, Pepsi Center, Broncos Stadium & I-70



POPULATION

1 mile	25,102
3 mile	183,293
5 mile	466,498



HOUSEHOLDS

1 mile	11,996
3 mile	81,940
5 mile	208,248



AVERAGE HH INCOME

1 mile	\$112,078
3 mile	\$83,114
5 mile	\$78,865

PROPERTY

Overview



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2405 W 32nd Avenue located in Denver, Colorado (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 Pinnacle REA or its brokers.

Pinnacle REA 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. Pinnacle REA 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 Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in 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, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA 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. Pinnacle REA 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 the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.





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DENVER, CO 80211

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