

S40 – 40 Unit Apartment Project
Development Opportunity with City Reviewed Concept Design

Offering by Ray Design Development – 04.23.2021



Southwest Perspective from Sheridan Blvd & W. 10th Ave Intersection

Development Opportunity

1000 N Sheridan (8,373 sf Lot) has an existing 3,143 sf Office Building on the site. 5175 W 10th Avenue (4,500 sf Lot) has an existing single-family residence with 969 sf as well as an additional 969 sf via the basement. Both properties are zoned CMX-5 which allows development up to 5 stories (75' in Height) and has no required setbacks. Subject properties are located across the street from the Sheridan Station Park N Ride and immediately adjacent to a New Townhome Project.

RDD has designed the project with as many as 40 units with a mixture of Efficiency and One Bedrooms. The project has 100% surface parking the 5 story building will be cost effective wood frame (Type III) construction.

The neighborhood is rapidly changing with multiple New Large Developments as well as multiple Large Under Construction Developments in process. Numerous restaurants, bars, and resident amenities including Sloan's Lake are less than 8 blocks away.

Multiple Departments of the City of Denver have reviewed the proposed design and the 40 Unit Design Concept is in Principal Conformance to Code Requirements and has been released by the City of Denver from the Concept Review Phase and is now eligible to submit a formal Site Development Plan application for official entitlement.

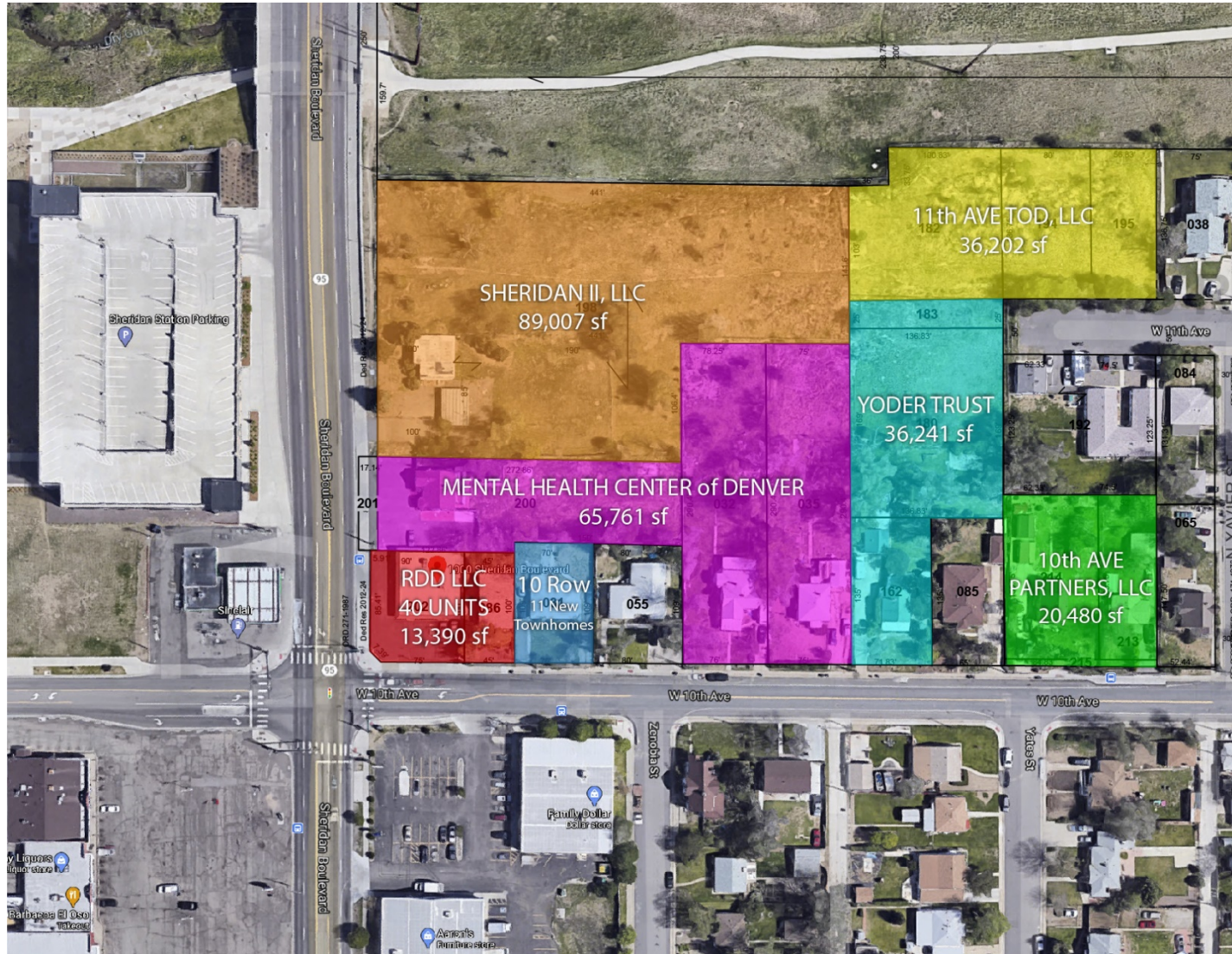
RDD has procured an ALTA/TOPO Survey and Phase II Environmental. Concept Building Plans, Unit Plans, Exterior Building Elevations, and 3D Visualization are complete.

The Project has 19,033 GSF Rentable with an average Unit size of 475 sf.

The Building has 25,550 GSF TOTAL and includes a small Lobby/Co-Work space for Residents, Interior Bike Storage, Interior Personal Storage, and a Level 5 Exterior Sky Deck and Club Room.

If you would like additional information regarding this development opportunity please contact Brian Ray of Ray Design Development at brian@raydesigndevelopment.com or directly at 407.421.5605.

Aerial Parcel Map & Forthcoming Nearby Large Developments



S40 – 40 Unit Residential Project at corner of Sheridan Blvd & W 10th Ave

Aerial Imagery



Subject Property: 1000 N Sheridan Blvd (Single Story Brown Brick) & 5175 W 10th Ave (Single Story Red Siding)

Development Opportunity – 40 Unit Apartment Project

S40 Visualization



West Elevation (Facing Sheridan Blvd)

S40 Visualization



East Elevation (Facing W 10 Row Townhomes)

S40 Visualization



Southeast Perspective

S40 Visualization



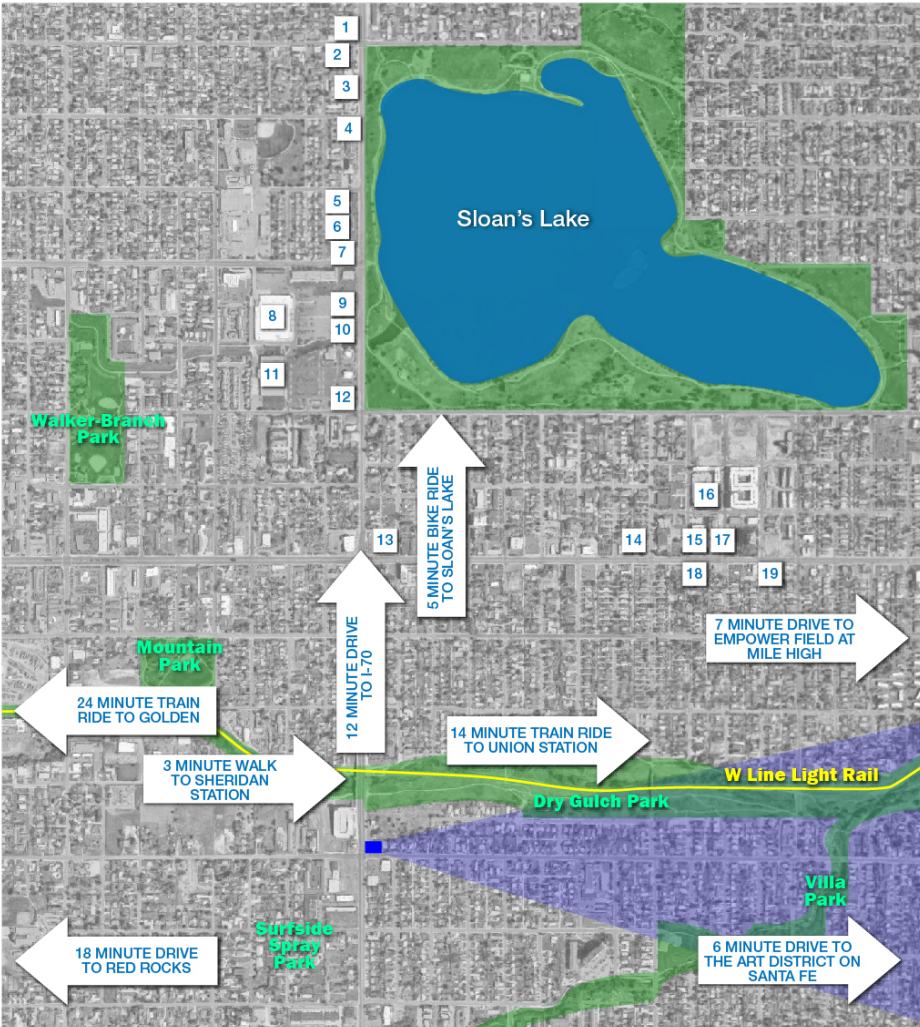
North Elevation (Facing Dry Gulch)

S40 Visualization



Northeast Perspective

S40 Amenity Map



1. Joyride Brewing Company
2. US THAI CAFE
3. Sonic Drive-In
4. Lakeview Lounge
5. GB Fish and Chips
6. Ruperts at the Edge
7. Dunkin'
8. Target
9. Taco Bell
10. Chick-fil-A
11. King Soopers
12. McDonald's
13. Walgreens
14. Little Man Ice Cream Factory
15. Alamo Draffhouse
Cinema Sloan's Lake
16. Tap & Burger Sloan's Lake
17. Starbucks
18. Big Daddy's Pizza
19. McDonald's



updated to address
city comments
2020-Concept-0000331
2020-PROJMSTR-0000554

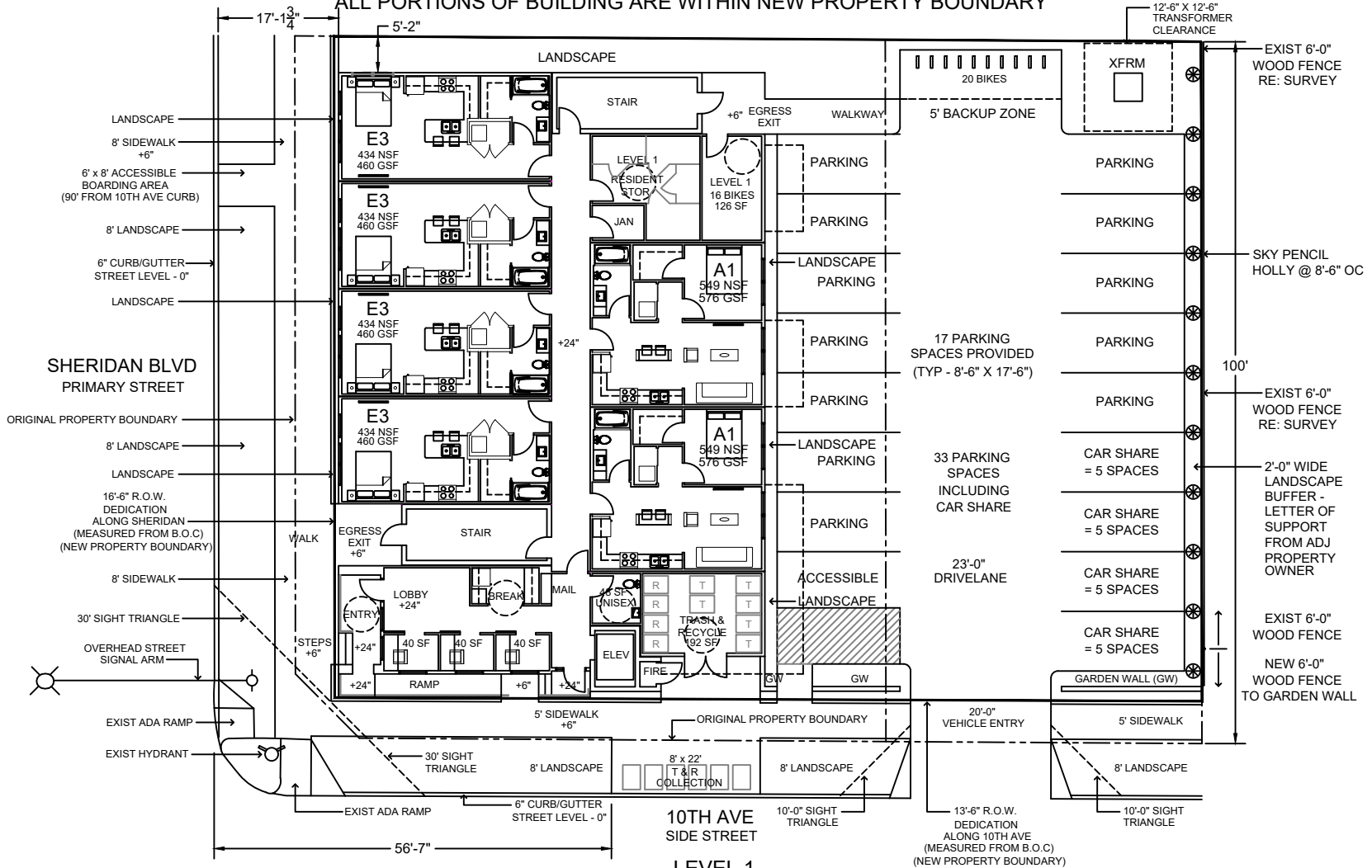
S40

1000 N SHERIDAN BLVD & 5175 W 10TH AVE

13,390 SF - CMX 5 ZONING

40 UNITS X 0.75 SPACES / UNIT = 30 SPACES REQUIRED
17 SPACES PROVIDED - 33 SPACES PROVIDED INCLUDING CARE SHARE - APPLICANT REQUESTING 44% PARKING REDUCTION

ALL PORTIONS OF BUILDING ARE WITHIN NEW PROPERTY BOUNDARY



LEVEL 1

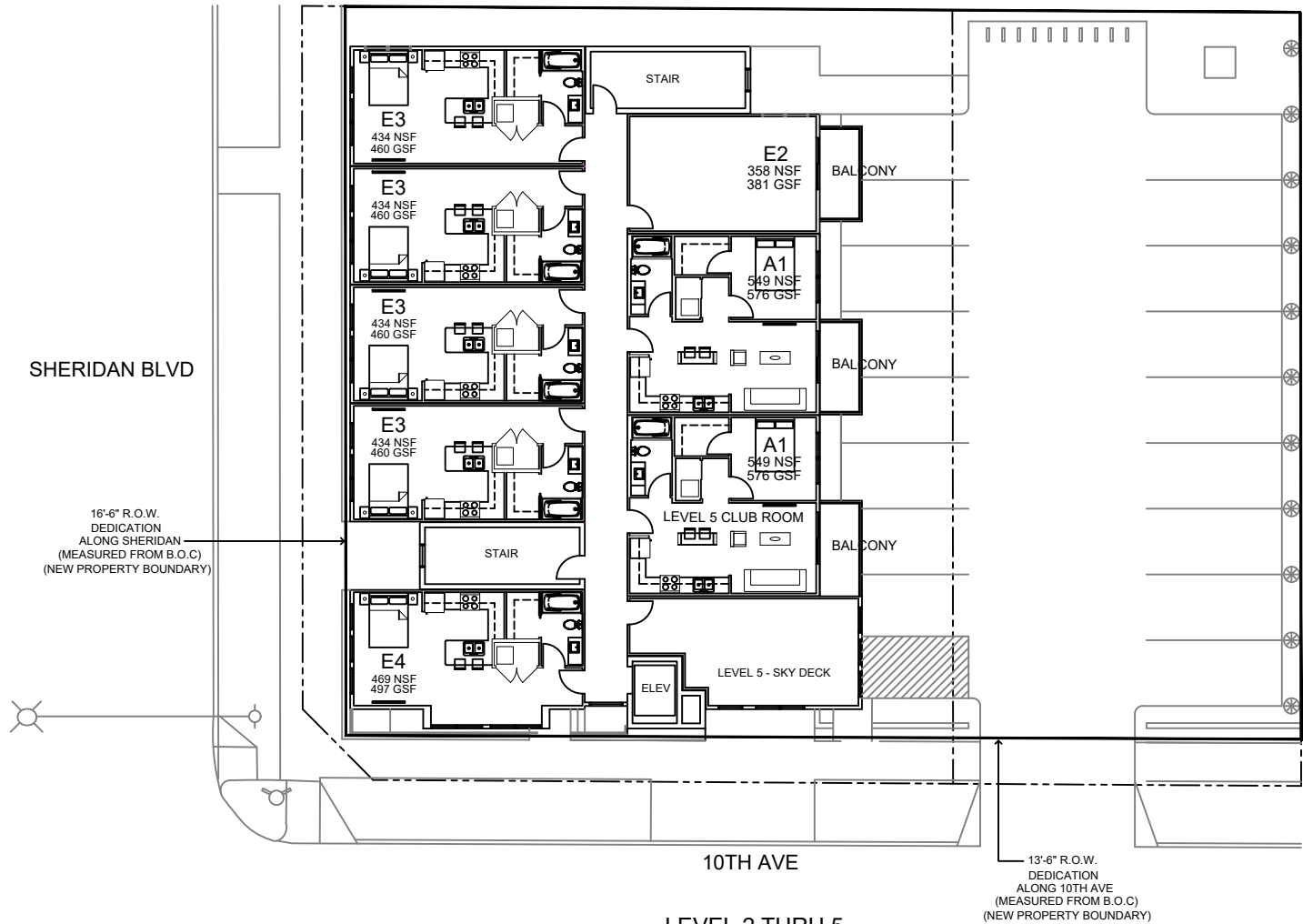
33 PARKING SPACES (INCLUDES CAR SHARE)

40 UNITS - 5 STORY - TYPE III CONSTRUCTION - LOBBY - RESIDENT CLUB - SKY DECK

RAY DESIGN DEVELOPMENT - 12.20.2020

updated to address
city comments
2020-Concept-0000331
2020-PROJMSTR-0000554

S40
1000 N SHERIDAN BLVD & 5175 W 10TH AVE
13,390 SF - CMX 5 ZONING

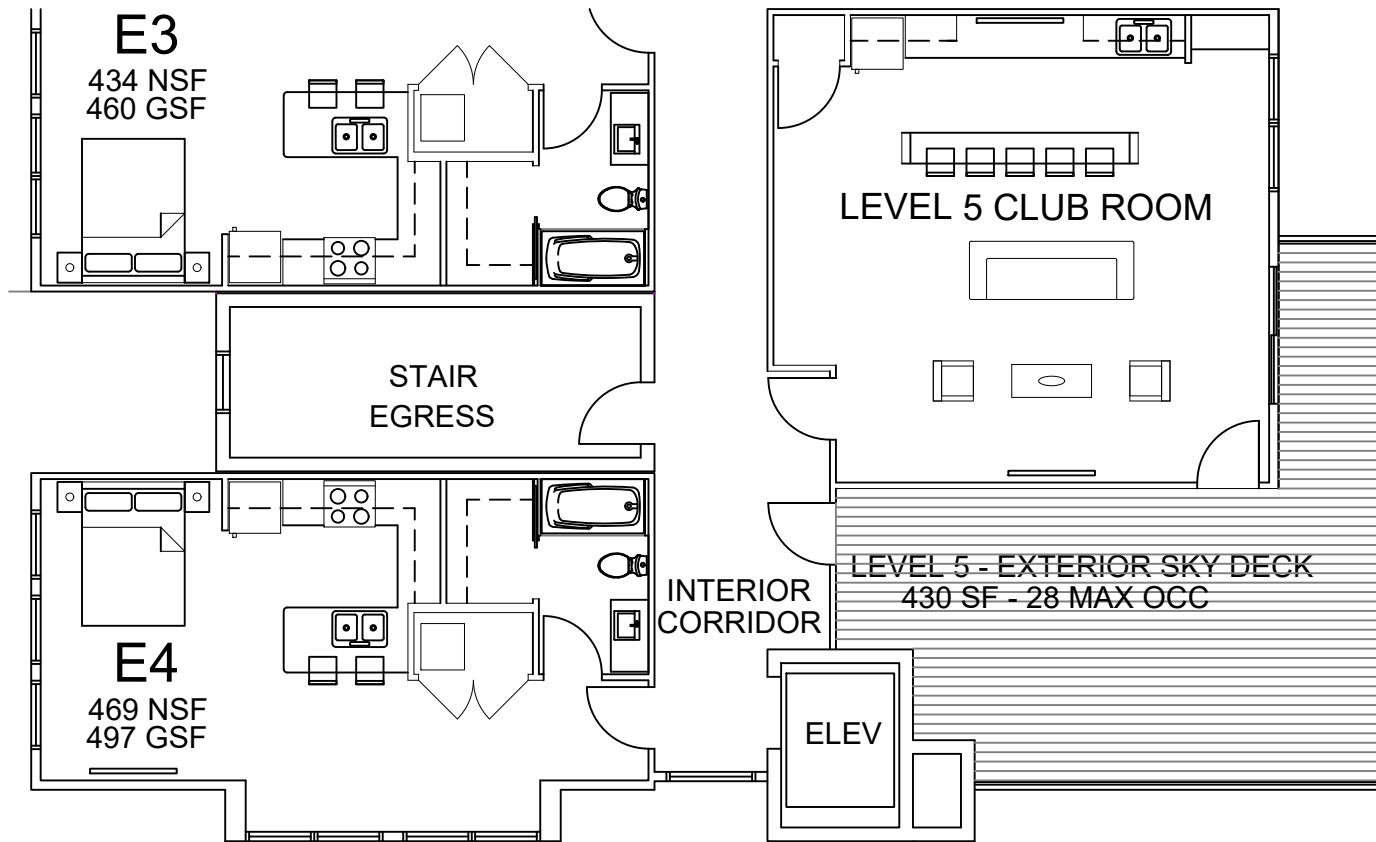


LEVEL 2 THRU 5
33 PARKING SPACES (INCLUDES CAR SHARE)
40 UNITS - 5 STORY - TYPE III CONSTRUCTION - LOBBY - RESIDENT CLUB - SKY DECK
RAY DESIGN DEVELOPMENT - 12.20.2020

S40

1000 N SHERIDAN BLVD & 5175 W 10TH AVE

13,390 SF - CMX 5 ZONING



ENLARGED PLAN - SKY LOUNGE AND DECK

LEVEL 5

RAY DESIGN DEVELOPMENT - 12.20.2020



Neighborhood Images – Sloan's Lake



Little Man Ice Cream Factory



Joyride Brewing Company



Tap and Burger Sloan's Lake



Starbucks



Alamo Draft House



Empower Field at Mile High



Pepsi Center



Coors Field



Confluence Park

Forthcoming Nearby Developments

Adjacent Townhome Development – West 10th Row



5159 W. 10th Ave

2 Bed / 2.5 Bath / 3 Story / 1,127 sf - 11 For Rent Townhomes (Adjacent to the Site)

Nearby Townhome Development – West Line Village



5645 W. 10th Ave – 175 Unit Townhome Development
2 Bed / 2.5 Bath / 3 Story / 1,269 sf / \$399,000

Nearby Under Construction Development – Sheridan Station



5330 W. 11th Ave
133 Units – 120 Parking Spaces via RTD Garage – Affordable Housing Project

Recently Constructed Project – West Line Flats



6500 W. 13th Ave – 155 Units
Studio – 460 sf - \$1,262 to \$2,248
One – 690 sf - \$1,390 to \$1,981
Two – 1,031 sf - \$1,931 - \$3,287

Recently Constructed Project – Sheridan Station Lofts



1315 Sheridan Blvd – 15 Units
Studio – 500 sf - \$1,187 to \$1,365

Rental Comps

X at Sloans – 1552 Xavier St



Studio – 388 sf - \$1,250 (\$3.22/sf)

Studio – 497 sf - \$1,335 - \$1,400 (\$2.68/sf)

One – 543 sf - \$1,415 - \$1,570 (\$2.60/sf)

Two – 984 sf - \$2,500 (\$2.54/sf)

1515 Flats – 1515 Vrain St



Studio – 380 sf - \$1,199 (\$3.15/sf)

One – 509 sf - \$1,599 (\$3.14/sf)

Rental Comps

The Alcott – 2424 Alcott St



One – 579 sf - \$1,590 (\$2.74/sf)
Two – 1,098 sf - \$2,525 (\$2.30/sf)

Luxe at Mile High – 3200 W Colfax Ave



One – 640 sf - \$1,624 (\$2.53/sf)
Two – 1,115 sf - \$2,300 (\$2.06/sf)

Rental Comps

The Elements at Sloan's Lake – 1590 Yates St (Built in 1966)



Studio – 450 sf - \$1,145 (\$2.54/sf)
One – 550 sf - \$1,220 (\$2.21/sf)
Two – 900 sf - \$1,810 (\$2.01/sf)

Turntable Studios – 1975 Mile High Stadium Circle (Built in 1967)



Studio – 339 sf - \$1,250 (\$3.68/sf)
One – 674 sf - \$1,545 (\$2.29/sf)
Two – 820 sf - \$2,066 (\$2.52/sf)

Rental Comps

Sheridan Station Lofts – 1315 Sheridan Blvd



Studio – 500 sf - \$1,187 - \$1,365 (\$2.37/sf - \$2.73/sf)

West Line Flats – 6500 W 13th Ave (LAKEWOOD)



Studio – 460 sf - \$1,282 - \$2,279 (\$2.78/sf - \$4.95/sf)

One – 690 sf - \$1,349 - \$1,831 (\$1.95/sf - \$2.65/sf)

Two – 1,031 sf - \$1,962 - \$3,235 (\$1.90/sf - \$3.13/sf)

About Ray Design Development

www.raydesigndevelopment.com

Brian Ray of Ray Design Development (RDD) is a Licensed Architect and Real Estate Acquisition Specialist that utilizes his professional expertise to locate and purchase properties with zoning that would enable high density redevelopment. Previous RDD transactions in Colorado include:

324 – 336 W 13th & 1256 Delaware - 4 Parcel Assembly
Redeveloped by Cypress Advisors into Civic Lofts Project – 15 Story & 176 Units

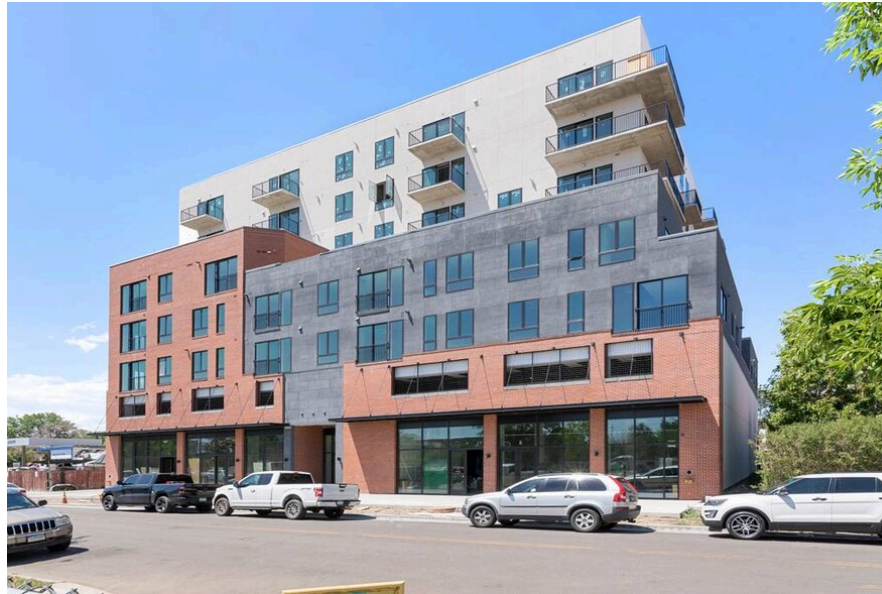


View from 13th Ave

RDD Previous Transactions

1515 – 1529 Julian - 3 Parcel Assembly

Redeveloped by Australian Development Consortium into The Julian Project – 8 Story & 56 Units



View from Julian

Other Notable Transactions:

1200/1204/1208 Wadsworth Blvd & 7573 W 12th Ave – Planning Stage – 200+ Units

2922 W 26th Ave – 5 Unit Townhome Project

1705 Hooker St – 5 Unit Townhome Project

1840 Julian St – 6 Unit Townhome Project

3127 W Conejos Pl – 4 Unit Townhome Project