



MODERA

BY MILL CREEK

ART PARK

3299 Brighton Blvd
Denver, CO 80216





PROJECT HIGHLIGHTS

Recently completed in 2022, this 7-story, luxury community consists of 417 apartment homes featuring modern-luxe interior finishes, a full suite of indoor and outdoor amenities, and over 10,000 square feet of prime, street-facing retail located along Brighton Boulevard. This major thoroughfare has seen over \$47 million spent on public infrastructure to improve traffic flow and add a bike lane, which helps Modera Art Park earn a 95 Bike Score. Brighton Boulevard connects the north side of RiNo directly with Denver's Central Business District, offering residents a premier live-work-play landscape.

ADDRESS	RESIDENTIAL UNITS	YEAR COMPLETED	ASSET TYPE
3299 Brighton Blvd Denver, CO 80216	417	2022	7 Story, Mid-Rise
RETAIL SF	RETAIL PARKING	TOTAL SF	SITE SIZE
10,844 SF + 5,500 SF Patio	Garage: 47 Spaces	349,896 SF	2.80 Acres

RETAIL OPPORTUNITIES

Suite	Tenant	Size	Patio
100	Vacant	1,434 SF	550 SF
108	Blue In Green	1,075 SF	215 SF
114	Adore Nails & Beaute	1,931 SF	640 SF
118	VACANT	1,247 SF	255 SF
122	VACANT	1,458 SF	150 SF
124	Livewell Animal Hospital	953 SF	150 SF
126	Hospital	2,746 SF	335 SF



10,844

TOTAL SQUARE FEET OF RETAIL



550

TOTAL SQUARE FEET OF PATIO

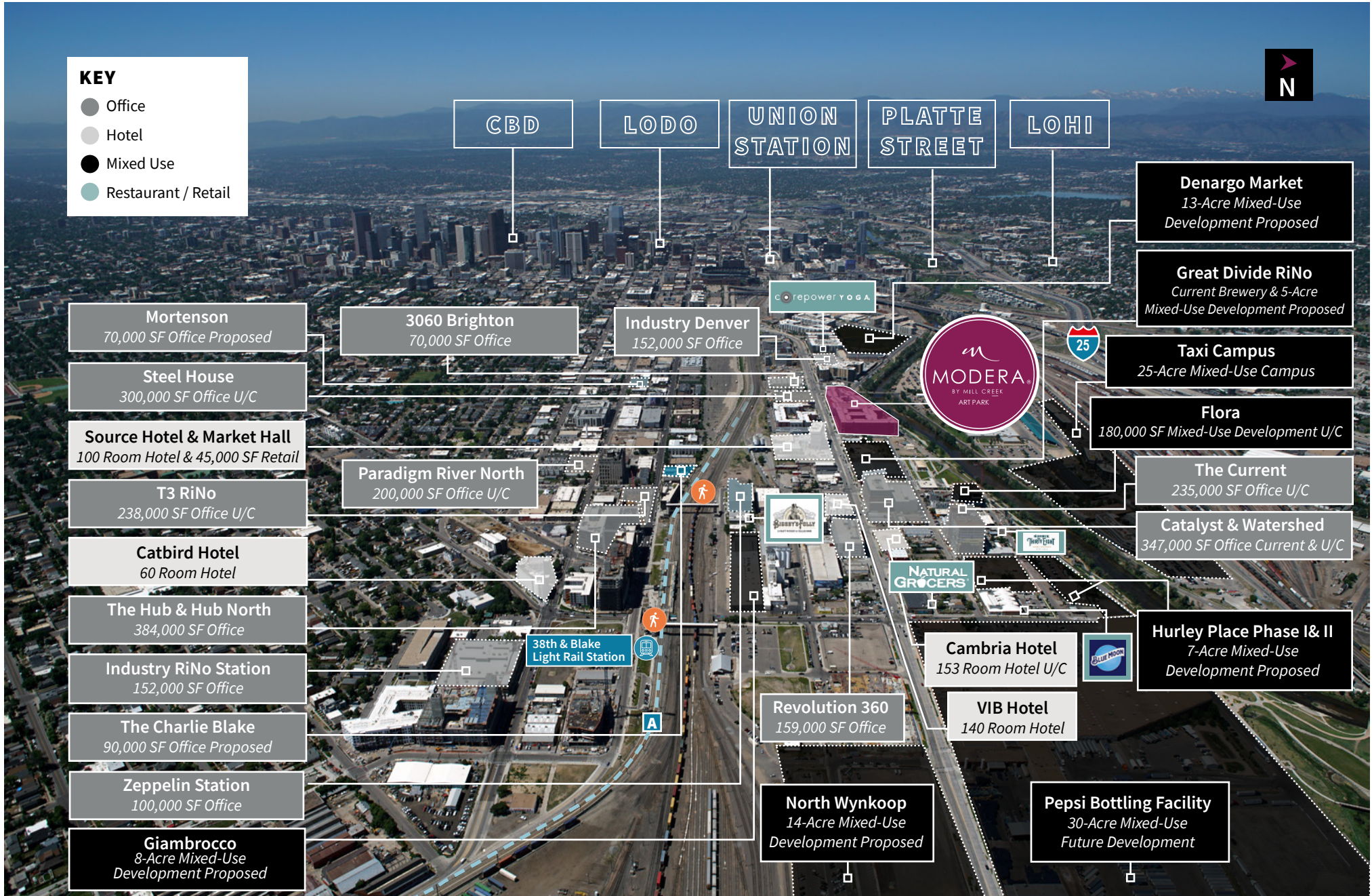


47

RETAIL PARKING SPACES IN GARAGE



WHAT'S HAPPENING IN RINO



BEST-IN-CLASS, CORE ASSET IN DESIRABLE LOCATION

Located in the heart of the RiNo Neighborhood, Modera Art Park delivers best-in-class construction with maximum connectivity to the CBD's top employers. Delivered in 2022, Modera Art Park features a suite of modern, state-of-the-art amenities and elegant unit finishes that create an unparalleled atmosphere of upscale living within a highly dynamic and evolving location.



**MAIN & MAIN LOCATION IN
THE HEART OF RINO**



**UNPARALLELED CONNECTIVITY TO
DENVER'S TOP EMPLOYMENT HUBS**



**BEST-IN-CLASS CONSTRUCTION
WITH MODERN DESIGN**



**SOUGHT AFTER
AREA DEMOGRAPHICS**



**LUXURY GRADE AMENITIES CATERING
TO THE AFFLUENT RENTER**



**SURROUNDED BY AN ECLECTIC MIX OF
POPULAR ENTERTAINMENT, RETAIL, & DINING**

SOUGHT AFTER DEMOGRAPHICS



21%

Projected Population Growth
(2022-2027)*



63%

Rent Increase Buffer before
Surpassing Affordability



63%

Area Residents with
College Education*



\$139,000

Average Household Income
at Modera Art Park



\$554,977

Average Home Price*

AFFORDABILITY

Modera Art Park Average Household Income **\$139,332**

Affordability % **30%**

Affordability Monthly Rent Level **\$3,483**

Modera Art Park Avg. In-Place Effective Rent **\$2,134**

Disparity **\$1,349**

Increase Needed to Surpass Affordability **63%**

Residents of Modera Art Park Outpace the Local Area

31

Average
Resident Age

15%

Higher
Household Income*

38

Fortune 500
Resident Employers


POPULATION

	.25 Mile	.5 Mile	1 Mile
2027 Projection	2,760	7,789	31,249
2022 Estimate	2,294	6,429	27,203
2010 Census	497	2,190	16,112
Population Growth (2010-2022)	362%	194%	69%
Population Growth (2022-2027)	20%	21%	15%

HOUSEHOLD

Average Household Income	\$125,511	\$120,076	\$116,992
Projected Household Income by 2027	\$150,531	\$145,690	\$140,354
Projected Income Growth	19.9%	21.3%	20.0%
White Collar Careers	85.5%	82.1%	77.3%
Educational Attainment (Bachelor+)	68.5%	62.9%	58.8%
Median Age	33.6	33.5	33.1
Average Home Value	\$621,536	\$554,977	\$597,918

*Compared to the .5 Mile Area



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ART PARK

RETAIL LEASING CONTACTS

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