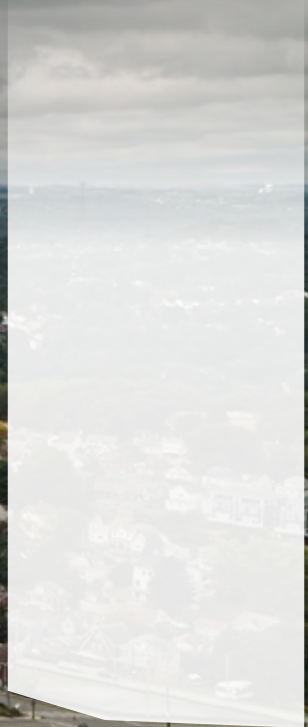


# 1441 Grandview Ave. Premier Development Site



THE VIEW. THE LOCATION. THE OPPORTUNITY.



# Table of Contents

- 03. Executive Summary
- 04. Investment Highlights
- 05. Pittsburgh Market
- 07. Mt. Washington
- 08. Conceptual Rendering
- 10. Parcel Map

## Investment Contacts



**Bryan McCann**  
Capital Markets  
Senior Vice President  
+1 412 496 1100  
bryan.mccann@colliers.com



**Willis Croker**  
Capital Markets  
Vice President  
+1 724 771 7898  
willis.croker@colliers.com



**Ian Dupre**  
Capital Markets  
Senior Associate  
+1 724 504 2789  
ian.dupre@colliers.com



**Dan Puntill**  
Debt & Structured Finance  
Senior Vice President  
+1 412 977 2280  
dan.puntill@colliers.com



**Megan Jones**  
Debt & Structured Finance  
Vice President  
+1 412 999 1545  
megan.jones@colliers.com

### Marketing & Operations

**Ken Johnson**  
Sr. Operations Manager

**Ed Lawrence**  
Research Director

**Meg Jansen**  
Sr. Marketing Specialist

**Connor Durko**  
Marketing Coordinator

**Taylor Folland**  
Client Services Coordinator

This report has been prepared by Colliers as a professional real estate advisory service provider, having the knowledge, experience and skills necessary to conduct this type of analysis, assisted by the team with relevant education and professional qualifications. Colliers has adopted the data and information available on the market and gathered from reliable sources as the basis for all analyses and calculations performed to prepare the report, taking into account the due diligence and professional nature of Colliers' activities. Colliers has accepted the baseline data collected as correct and in accordance with the facts. Colliers takes no responsibility for the accuracy, reliability or completeness of the documents and information on which the analyses included in the report are based. This document does not constitute and must not be treated as investment or valuation advice or an offer to buy or sell a property. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved. Colliers | Pittsburgh.

# Executive Summary

Colliers is pleased to present a rare opportunity to acquire a **premier residential development site along Grandview Avenue** in Pittsburgh's highly sought-after Mt. Washington neighborhood. Offered for sale subject to offer, the property occupies a prominent position along one of the city's most iconic view corridors, featuring panoramic views of Downtown Pittsburgh, the three rivers, and the surrounding skyline.

The offering consists of a consolidated development parcel with frontage along Grandview Avenue and additional access from a lower-elevation street, providing flexibility for site planning, structured parking, and efficient building design. The site's topography, visibility, and accessibility create an exceptional foundation for a signature residential project.

Located within the **Grandview Public Realm Subdistrict (GPR-B)**, the property supports a variety of residential uses, including high-quality multifamily apartments, luxury condominiums, or upscale townhomes. The zoning framework allows for meaningful density while preserving the character and scenic quality that define Grandview Avenue.

Mt. Washington is one of Pittsburgh's most desirable residential neighborhoods, offering breathtaking views, walkability, and immediate access to Downtown's major employment, dining, and entertainment destinations. Combined with limited development opportunities and strong residential demand, this offering presents a unique opportunity to create a premier residential community in one of the region's most supply-constrained and sought-after locations.



# Investment Highlights



## Premier Grandview Avenue Location with Unobstructed City Views

The property is located along Grandview Avenue, one of Pittsburgh's most desirable and recognizable residential corridors, offering panoramic views of the Downtown skyline, rivers, and surrounding landscape. This positioning supports premium residential rents and strong long-term demand.



## Favorable GPR-B Zoning Supporting Residential Density

The site is located within the Grandview Public Realm Subdistrict B (GPR-B), which is intended to accommodate residential development while preserving the public realm and scenic quality of the corridor. Development standards allow for meaningful building scale, with height allowances supported through special exceptions tied to site topography and view preservation.



## Efficient Site Configuration with Tri Frontage

The site benefits from frontage along Grandview Avenue and lower elevation streets (Sweetbriar Street & Augusta Street), allowing for efficient building access, structured parking design, and separation of residential and service functions, as shown in the site and section drawings (page 8).



## Strong Multifamily Fundamentals in Mt. Washington

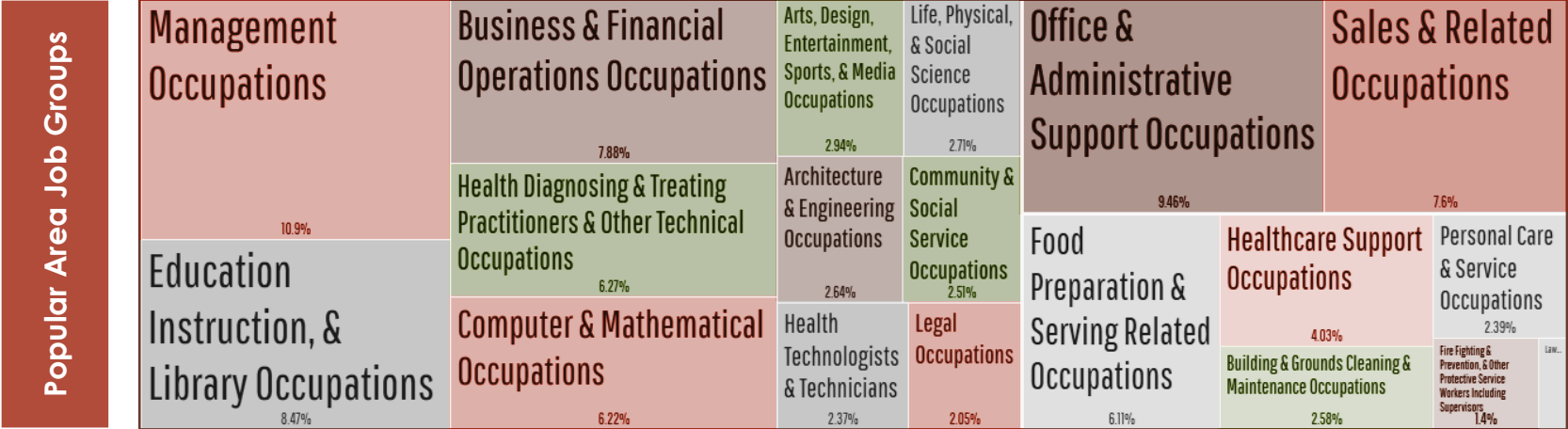
Mt. Washington is a highly desirable residential neighborhood with limited new development supply due to topography and zoning constraints. The combination of proximity to Downtown and unique views continues to drive strong rental demand.

# The Pittsburgh Market

Pittsburgh is a secondary real estate market within a midwestern group of vibrant U.S. cities, boasting high liquidity, a large and diversified economy, and globally renowned brand recognition.

Over the past few decades, Pittsburgh's metro area of approximately 1.7 million square feet has transformed itself into an international hub for the healthcare, life sciences, technology, and robotics industries. A global leader within the healthcare sector, Pittsburgh is home to expansive medical providers such as the University of Pittsburgh Medical Center, while cutting-edge research and innovation is pioneered by the city's Carnegie Mellon University.

Apple, Google, Bosch, Meta, Uber, Nokia, Amazon, Microsoft and IBM are among 1,600 technology firms within the region generating \$20.7 billion in annual Pittsburgh payrolls. The nation's eighth-largest bank, nine Fortune 500 companies, and six of the top 300 U.S. law firms have made their global headquarters in the area, while BNY Mellon, RAND Corporation, Nova, FedEx, and Bayer have established regional bases that have contributed to Pittsburgh's recent accolade of being the sixth-best U.S. metropolitan area for job growth.



## 2026 Pittsburgh Demographics

**310K** Residents     **\$1300** Avg 1-bed rent

**136K** Households     **\$60.1K** Median home \$

## City Accolades



**#3** Best US City to Live In  
Forbes, 2024

**#5** Best Destination in World  
VinePair, 2025

**#10** Best US Arts District  
USA Today's 10Best, 2024

**#30** Best City in America  
Best Cities, 2025



# Regional Economy

Forbes rated Pittsburgh as one of the top 20 best US cities to live in thanks to the area's affordable cost of living, strong workforce, and thriving innovation scene that attracts global talent.

Pittsburgh's economy is largely driven by its status as an emerging technology epicenter driven by regional robotics and innovation industries, the 30+ colleges and universities that employ tens of thousands of individuals across the metropolitan area, and an expansive healthcare system fueled by the globally-renowned University of Pittsburgh Medical Center.

Healthcare and social assistance sectors combined employ over 29,000 people in the Pittsburgh MSA, while educational services currently employ over 24,500, and scientific and technical services employing 16,800 individuals.

The region's primary value drivers are technology, education, and healthcare—or 'tech, eds, and meds.' The average annual wage for tech employees in 2023 was \$102,000; the area employs over 200,000 individuals in healthcare-related systems; and over 40,000 work in education.



**University of Pittsburgh**  
Enrolled: 28,000+  
Employs: 14,108  
Ranked #69 out of all national universities in 2026 by US News.



**Carnegie Mellon University**  
Enrolled: 7,500  
Employs: 19,600+  
Ranked #4 in 'Most Innovative Schools' worldwide by US News.



**Duquesne University**  
Enrolled: 9,500  
Employs: 1,000  
Ranked #115 in US list of 'Best Value Schools' by US News.

## Market Access & Infrastructure

### Pittsburgh International Airport

- Top 10 medium-size US airport – AFAR, 2025
- Air Transport World Hall of Fame inductee – 2024

### River Transit

- The Port of Pittsburgh is the second-largest in the United States
- The Port of Pittsburgh includes 17 locks and dams.

### Rail Access

- Pittsburgh encompasses over 1,300 miles of railway served by three Class 1 railroads: CSX, Norfolk Southern, and Canadian National

### Roadway Transportation

- Major interstate highways: I-70, I-76, I-79, I-80, and I-376
- Major transit routes: Rt. 8, Rt. 28, Rt. 65, and Rt. 19
- A 26-mile light rail system provides service to 8,400 daily users

## Leading Employers by employees

<b>1</b>	<b>UPMC Health</b> 59,100 employed	<b>4</b>	<b>PA Comminwealth</b> 14,959 employed
<b>2</b>	<b>Highmark Health</b> 24,000 employed	<b>5</b>	<b>University of Pitt</b> 14,108 employed
<b>3</b>	<b>U.S. Government</b> 18,912 employed	<b>6</b>	<b>PNC Bank</b> 11,300 employed

# Mt. Washington

**Mt. Washington** is one of Pittsburgh's most established and sought-after residential neighborhoods, defined by its elevated topography and iconic views overlooking Downtown Pittsburgh and the riverfronts. Anchored by Grandview Avenue's renowned overlooks, the neighborhood is a major destination for both residents and visitors, complemented by amenities such as the Duquesne Incline and the vibrant Shiloh Street corridor, which features a concentration of local restaurants, bars, and neighborhood retail.

The submarket benefits from immediate proximity to Downtown Pittsburgh, providing residents with quick access to major employment centers in finance, health-care, education, and technology. Despite its central location, Mt. Washington has seen limited large-scale multifamily development due to challenging site conditions and restrictive zoning, resulting in constrained supply and strong rental fundamentals.

Grandview Avenue in particular represents one of the most prestigious residential corridors in the city, with significant barriers to entry for new development. As a result, new construction opportunities along this corridor are exceptionally rare and highly sought after.

## Local Amenities

1. Monterey Bay Fish Grotto	6. Steel Mill Saloon
2. Ox Productions	7. Duquesne Incline
3. Mt. Washington Overlook	8. OTARU Japanese
4. Trimont Plaza	9. Le Mont Restaurant
5. Altius	10. Public Parking

Area Demographics	1 mile	3 mile	5 mile
Population	9,109	60,784	361,916
Average Household Income	\$114,028	\$99,290	\$95,781
Median Home Value	\$302,674	\$215,634	\$236,580

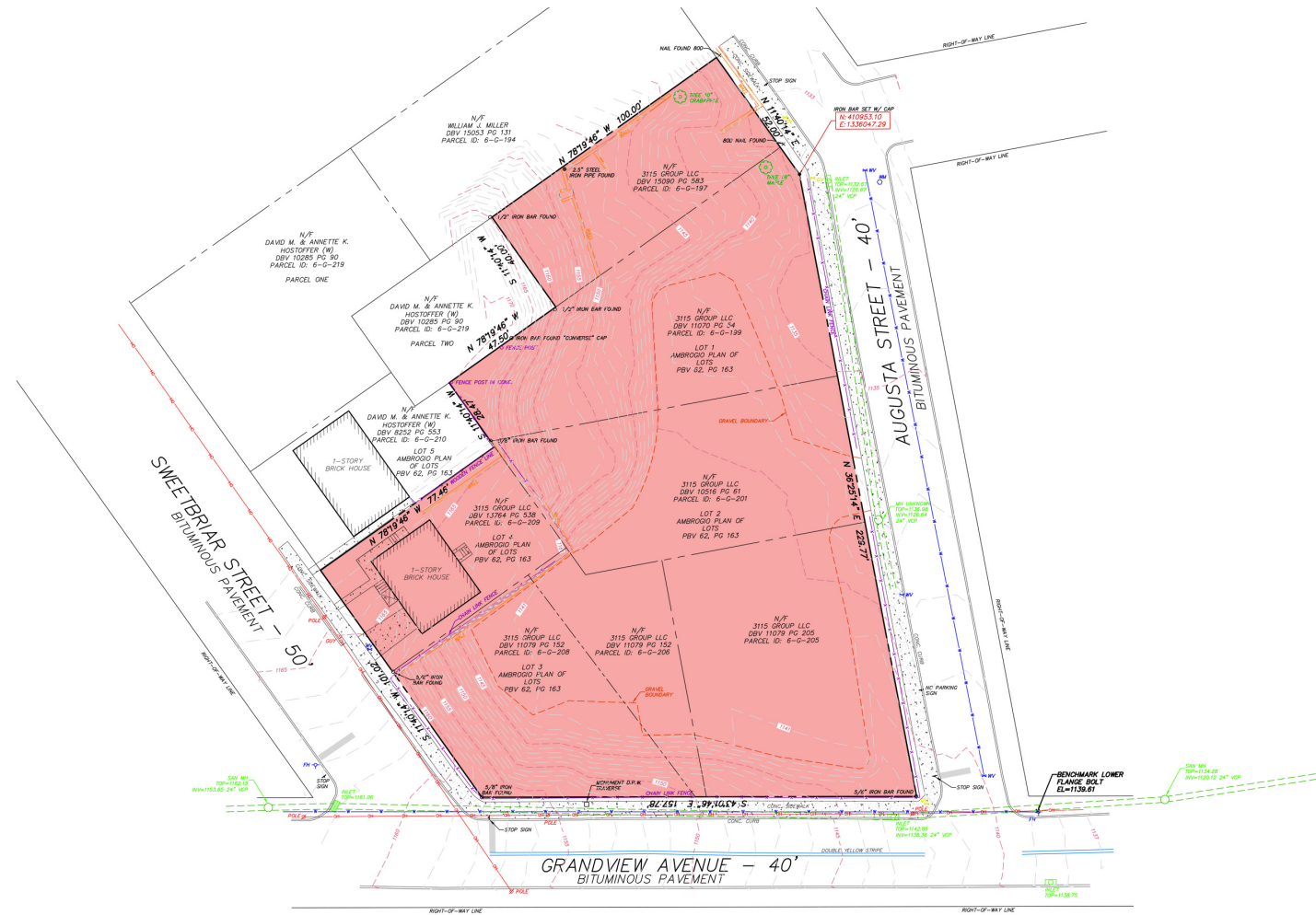
# Conceptual Renderings

59 Units | 96 Parking Spaces





# Parcel Map



Parcel	Assessed Value Imp	Assessed Value Land	Total Assessed	SF	AC	Taxes	Zoning
6-G-197	\$0	\$79,600	\$79,600	4,000	0.092	\$2,097	R1A-H
6-G-199	\$0	\$26,300	\$26,300	7,748	0.178	\$0	GPR-B
6-G-201	\$0	\$26,100	\$26,100	6,244	0.143	\$0	GPR-B
6-G-205	\$0	\$39,100	\$39,100	3,681	0.085	\$0	GPR-B
6-G-206	\$0	\$56,800	\$56,800	3,415	0.078	\$0	GPR-B
6-G-208	\$0	\$67,800	\$67,800	6,912	0.159	\$0	GPR-B
6-G-209	\$102,500	\$20,300	\$122,800	2,813	0.065	\$0	GPR-B
<b>Totals</b>	<b>\$102,500</b>	<b>\$316,000</b>	<b>\$418,500</b>	<b>34,813</b>	<b>0.799</b>	<b>\$2,097</b>	

# Investment Contacts

## **Bryan McCann**

Capital Markets  
Senior Vice President  
+1 412 496 1100  
bryan.mccann@colliers.com

## **Willis Croker**

Capital Markets  
Vice President  
+1 724 771 7898  
willis.croker@colliers.com

## **Ian Dupre**

Capital Markets  
Senior Associate  
+1 724 504 2789  
ian.dupre@colliers.com

## **Dan Puntl**

Debt & Structured Finance  
Senior Vice President  
+1 412 977 2280  
dan.puntl@colliers.com

## **Megan Jones**

Debt & Structured Finance  
Vice President  
+1 412 999 1545  
megan.jones@colliers.com

