

DEVELOPMENT LAND FOR SALE

4190 W COLFAX AVENUE
DENVER, CO 80204

ERNEST DURAN
BROKER
303.919.0077
5280REALTY@GMAIL.COM



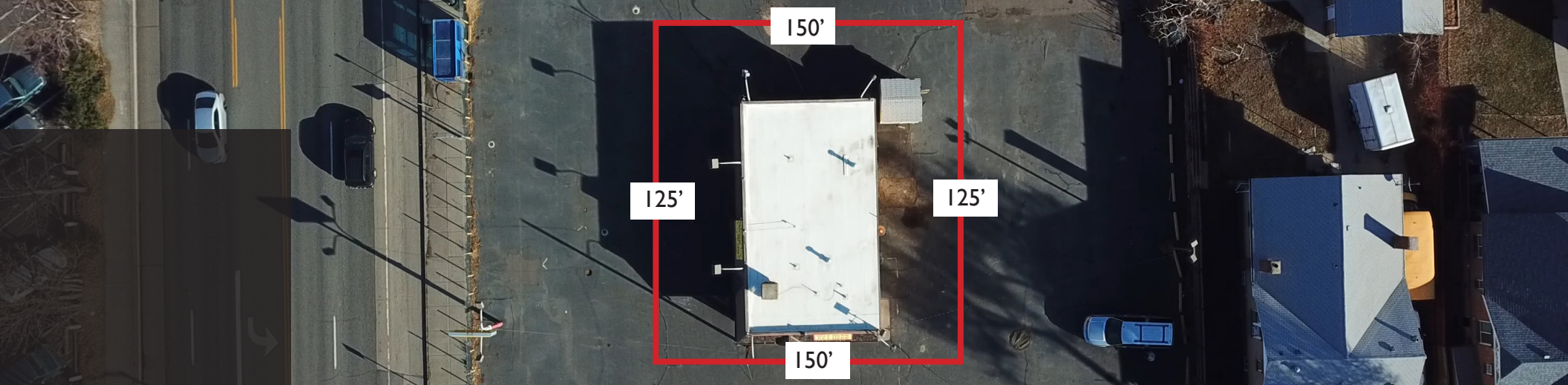
This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments and investments.

NXT Level Properties, LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided herein related to the property is deemed reliable but not guaranteed.

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 Ernest Duran, NXT Level Properties, or its brokers. 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.

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

CONFIDENTIALITY DISCLAIMER



OFFERING SUMMARY

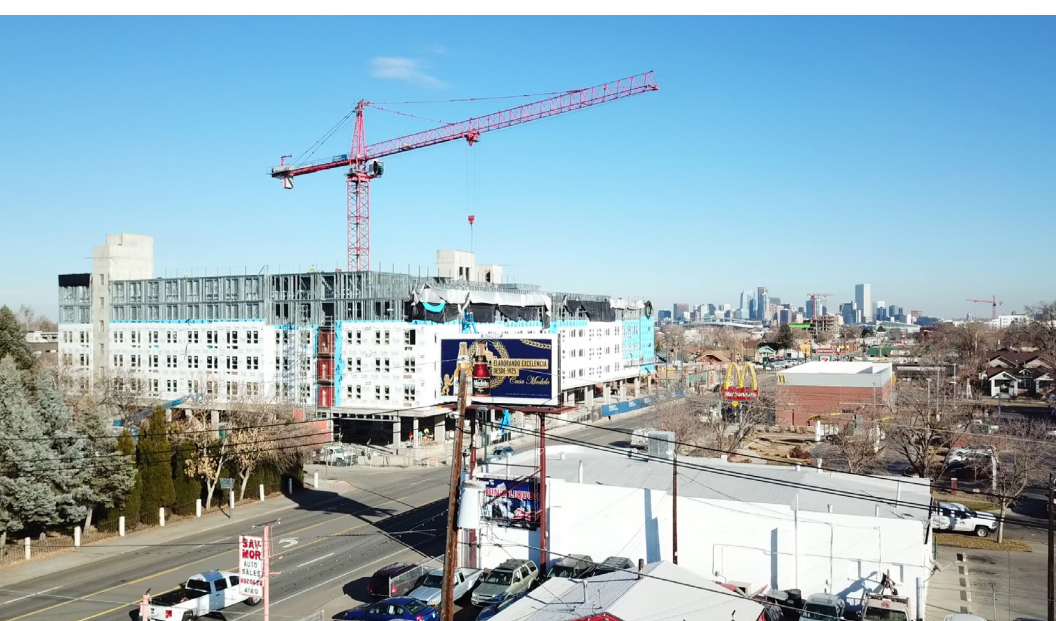
Location	4190 W Colfax Avenue Denver, CO 80204
Year Built	1952
Price	\$2,300,000
Building Sq Ft	1,239
Lot Sq Ft	18,750

INVESTMENT HIGHLIGHTS

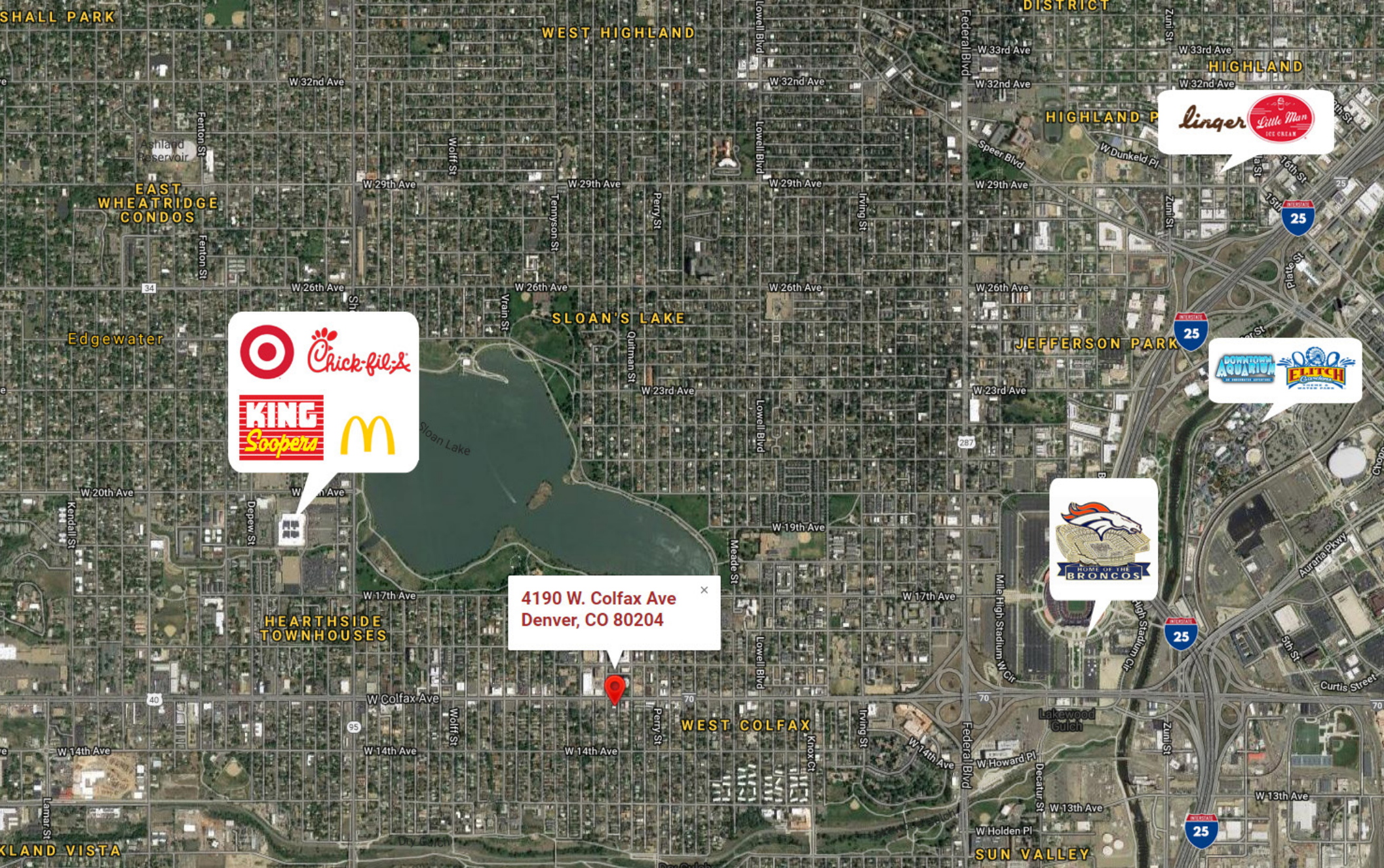
- 4190 W Colfax Ave is a vehicle sales, vehicle rentals (auto/truck/rv/boat/etc) located in Denver, CO 80204. Built in 1952, this property features 18,750 sq ft lot, and 1,239 sq ft of living space.
- The property is located across the street from the new 7.5-Block, Mixed-Use Community Featuring Condominiums, Townhomes, Apartments, Expansive Streetscapes, A Dedicated Retail Street, Restaurants, Coffee and Retail Shops, a Movie Theater, Community Gardens and a Public Plaza
- The nearby schools are below average and include Colfax Elementary School, Lake International School and North High School.
- Great location! On the corner of Colfax and Perry st and close to the Perry Light Rail station. Only a 6 minute drive to Sloans Lake, King Soopers, Target and variety of restaurants and shopping.

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

PROPERTY OVERVIEW



PROPERTY PHOTOS



PROPERTY AERIAL

SLOANS LAKE PARK



PROPERTY AERIAL

W. COLFAX DEVELOPMENT
 SITE DEVELOPMENT PLAN
 WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 4190 W. COLFAX AVENUE

LEGAL DESCRIPTION

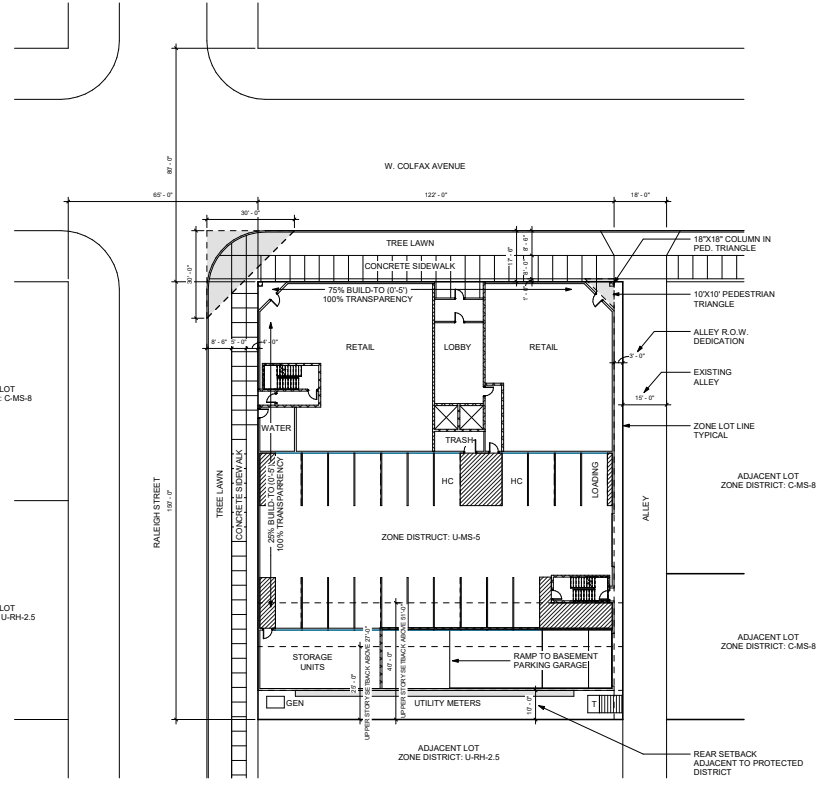
WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER,
 STATE OF COLORADO
 (CONTAINING 18,750 S.F. MORE OR LESS)

STATISTICAL INFORMATION

ZONE DISTRICT	UMS-5		
GENERAL ZONE LOT INFORMATION			ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	18,300 SQ.FT.		.42
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY - COLFAX	SIDE - RALEIGH	
PROPOSED USE		APARTMENT BUILDING (CONDO)	
TOTAL NUMBER OF DWELLING UNITS	71		
GROSS FLOOR AREA	81,388 SQ.FT.		
BUILDING FORM USED	SHOPFRONT		
NET PROJECT DENSITY (UNITS PER ACRE)	160		
DESIGN ELEMENTS		PROPOSED	
BUILDING HEIGHT (STORIES MAX)	5 STORIES (MAX)	5 STORIES	
BEADING HEIGHT (FEET MAX)	70 (MAX)	70	
BUILD TO	REQUIRED	PROPOSED	
PRIMARY STREET - UMS-5 (MIN 75% WITHIN 5')	71.12'	84.83'	
SIDE STREET - UMS-5 (MIN 25% WITHIN 5')			
TOWNSHIP TABLE ROW	REQUIRED (MIN MAX)	PROVIDED	
RESIDENTIAL PARKING (11 UNIT)	71		
RETAIL PARKING (1000 S.F.)	3		
TOTAL REQUIRED PARKING	76		
PARKING REDUCTION (25%)	19		
RESESSED PARKING TOTAL	61		
PARKING BREAKDOWN			
STANDARD SPACES	58		
COMPACT SPACES	NA		
ACCESSIBLE	2		
TANDER	NA		
LOADING SPACES	1		
TOTAL PARKING SPACES PROVIDED	61		
GROUND STORY ADJUTATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED	
TOTAL TRANSPARENCY PRIMARY STREET - G-MS-5 (100% BUILD TO)	81.5'	180	
TOTAL TRANSPARENCY SIDE STREET - G-MS-5 (100% BUILD TO)	37.5'	180	

GENERAL NOTES

1. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEW AND PERMIT.
2. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR AS SUPPLEMENT OF THE ANGLE INDICATED.
3. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
4. PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE CLEARLY DESIGNATED WITH PROTRUST SIGNS.
5. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
6. RETAIL SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (COO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
7. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE PROVIDED BY A SEPARATE ZONE FROM BODYPARTS. THIS INCLUDES TREES PLANTED IN BODYPARTS AREA. THE IRRIGATION SYSTEM IS TO HAVE A MAIN SENSOR VALVE INSTALLED.
9. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON OWNED LAND WILL BE THAT OF THE HOME OWNERS ASSOCIATION/PROPERTY OWNERS OF THE SUBJECT PARCEL.



studio 646
 ARCHITECTURE, L.L.C.

1590 S. GOLDEN BLVD.
 GOLDEN, COLORADO
 80134-1276

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN - CONCEPT	03.13.2017

1 SITE PLAN
 1/8" = 1'-0"

COVER SHEET / SITE PLAN
 SHEET 01 OF 06

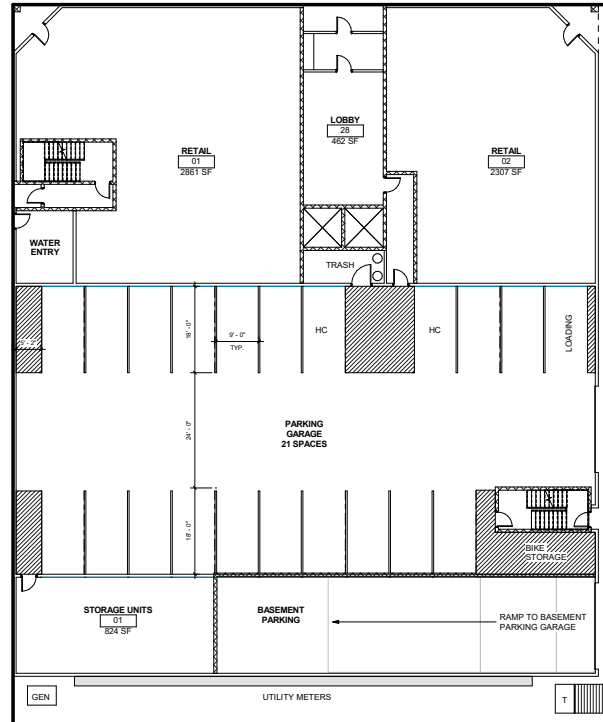
W. COLFAX DEVELOPMENT SDP PROJECT #

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

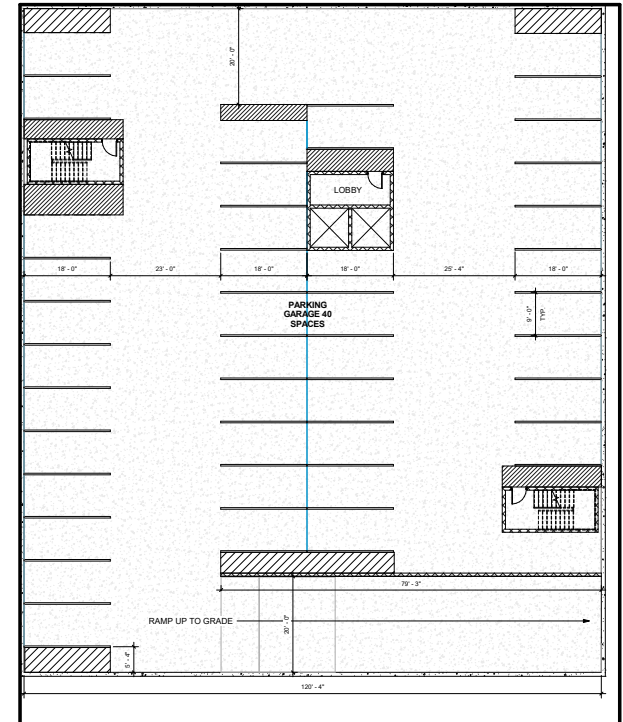
SITE PLAN

W. COLFAX DEVELOPMENT

SITE DEVELOPMENT PLAN
 WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 4190 W. COLFAX AVENUE



② LEVEL 1
 1/4" = 1'-0"

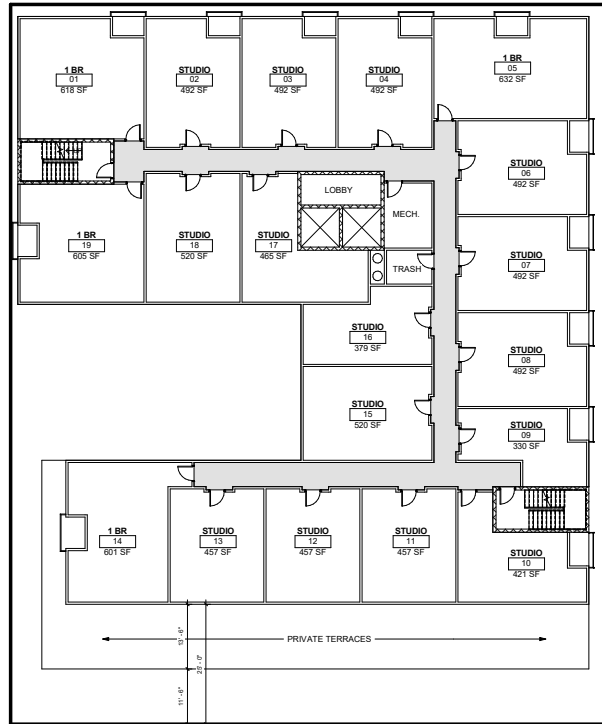


① BASEMENT
 1/4" = 1'-0"

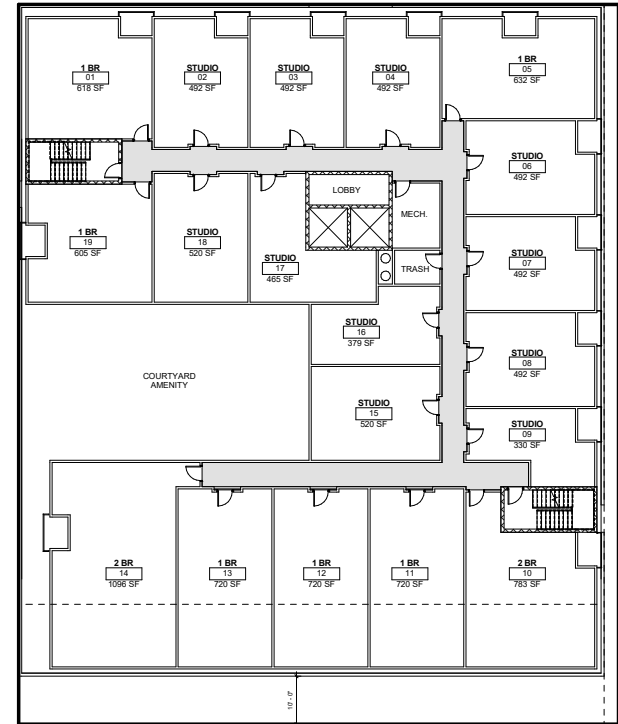
studio 646 ARCHITECTURE, LLC	SUBMITTAL TYPE	DATE
	SITE DEVELOPMENT PLAN - CONCEPT	03.12.2017
17946 S. GOLDEN ROAD GOLDEN, COLORADO 80639-2251		

W. COLFAX DEVELOPMENT

SITE DEVELOPMENT PLAN
 WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 4190 W. COLFAX AVENUE



② LEVEL 3 AND 4
1" = 10'-0"



① LEVEL 2
1" = 10'-0"

studio 646
 ARCHITECTURE, LLC
1948 S. GOLDEN BOULEVARD
 GOLDEN, COLORADO
 80424-1251

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN - CONCEPT	03.12.2017

BUILDING PLANS
 SHEET 03 OF 06

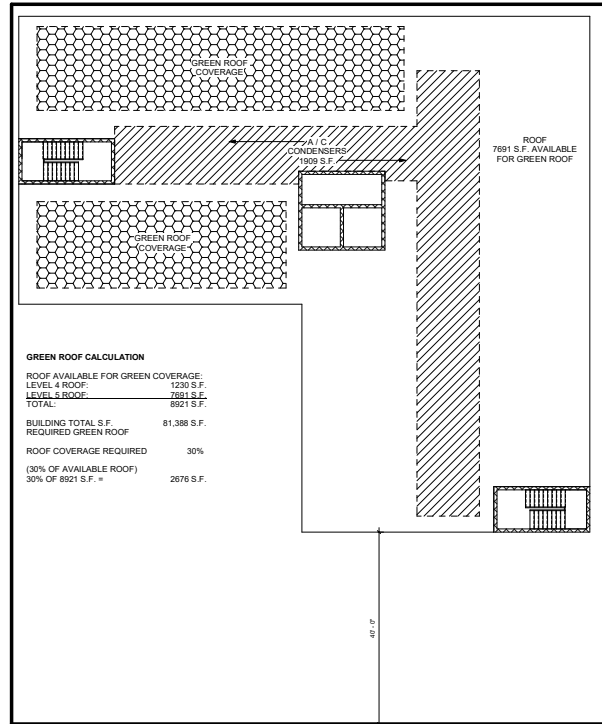
W. COLFAX DEVELOPMENT SDP PROJECT #

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

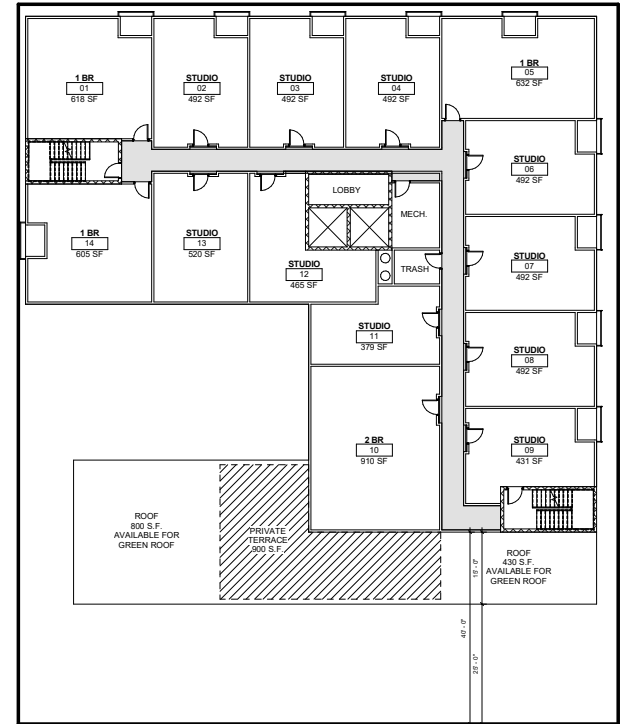
SITE PLAN

W. COLFAX DEVELOPMENT

SITE DEVELOPMENT PLAN
 WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 4190 W. COLFAX AVENUE



② ROOF PLAN
F-10-2'



① LEVEL 5
F-10-2'

studio 646
 ARCHITECTURE, LLC

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN - CONCEPT	03.12.2017

1948 E. GOLDEN BOULEVARD
 GOLDEN, COLORADO
 80134-1251

BUILDING PLANS
 SHEET 04 OF 06

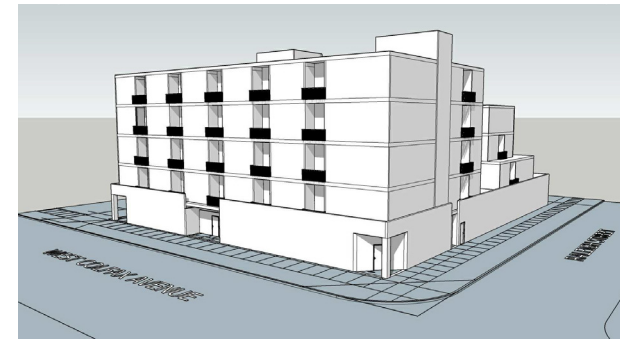
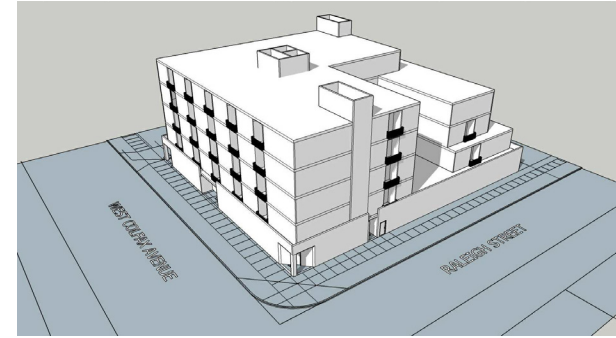
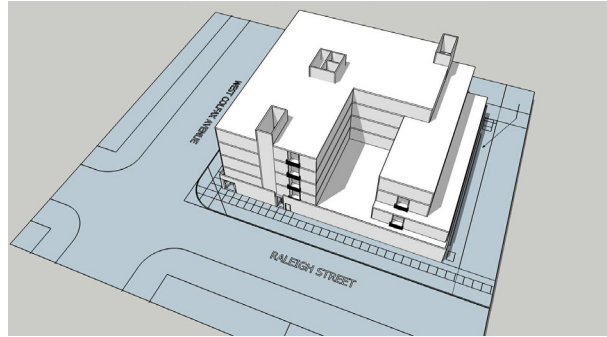
W. COLFAX DEVELOPMENT SDP PROJECT #

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

SITE PLAN

W. COLFAX DEVELOPMENT

SITE DEVELOPMENT PLAN
 WEST COLFAX SUB B2 L1 TO 6
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 4190 W. COLFAX AVENUE



studio 646
 ARCHITECTURE, LLC

1798 S. GOLDEN BLVD
 GOLDEN, COLORADO
 80639-1271

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN - CONCEPT	03.12.2017

PERSPECTIVE
 SHEET 06 OF 06

W. COLFAX DEVELOPMENT SDP PROJECT #

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

SITE PLAN



About West Colfax

West Colfax is a West Denver neighborhood, bordered by Sheridan Boulevard on the west, Federal Boulevard on the east, 19th Avenue and Sloan's Lake on the north, and the Lakewood Gulch on the south. Our neighborhood has a rich and diverse history plus many modern amenities. From the hustle and bustle of West Colfax Avenue to the tranquility of a sunset at Sloan's Lake Park, the neighborhood has something for everyone

Activities

Nowadays the streets of West Colfax are filled with shopping centers, healthcare facilities and commercial offices that blend with residences in this Hispanic and Asian multi-ethnic neighborhood.

Demographics

West Colfax is a neighborhood in Denver, Colorado with a population of 9,079. West Colfax is in Denver County. Living in West Colfax offers residents an urban feel and most residents rent their homes. In West Colfax there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in West Colfax and residents tend to be liberal.

Lightrail

Our transportation option, the W Line connects to Downtown Denver and the DIA and continues into our neighbor Golden, CO

PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205

LOCATION OVERVIEW



4190 West Colfax Avenue
Denver, CO 80204

For More Information Contact

ERNEST DURAN

LEAD BROKER

303-919-0077

5280REALTY@GMAIL.COM



PHONE: 303-919-0077 | EMAIL: 5280REALTY@GMAIL.COM | ADDRESS: 2454 N WASHINGTON STREET DENVER CO 80205