

FOR SALE OR FOR LEASE

THE DEVERAUX

2950 ARKINS COURT | DENVER, CO 80216



NEWLY CONSTRUCTED COMMERCIAL CONDO UNITS *in the* RIVER NORTH ART DISTRICT



Nestled against the revitalized South Platte waterfront in Denver's dynamic River North neighborhood, The Deveraux is a hub of progress in an exciting entrepreneurial and creative landscape. It's a community that acts as an incubator for personal growth and supports the ebb and flow of everyday work and life. The Deveraux offers one, two, and three bedroom apartment homes, bringing functional luxury to the River North district

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THE DEVERAUX



THE OFFERING

NAI Shames Makovsky as exclusive advisor for the Seller, is pleased to present the opportunity to acquire a commercial condominium within The Deveraux, a newly constructed 374-Unit Multi Family, 8-story podium building with two Commercial Condominium units on the ground floor totaling 21,006 square

OFFERING SUMMARY

Offering Price: \$4,201,200
Price/SF: \$200.00
Lease Rates: Please inquire to brokers directly for leasing terms
(Condos may be purchased separately)

PROPERTY DETAILS

GROSS LEASABLE AREA

Commercial Condominiums

Unit 1

16,459 SF

Unit 2

4,547 SF

Total

21,006 Square Feet

YEAR OF CONSTRUCTION

2024

PARKING

TBD

OWNERSHIP STRUCTURE

Condominium Interest

OCCUPANCY

0% Leased



Unit 1

16,459 SF

Parcel: 02275-00-133-133

Ceiling Height: 18' - 22' slab to slab

Column Spacing: 20' SE to NW | 25' SE to NE

Mezzanine Level Possible

Unit 2

4,547 SF

Parcel: 02275-00-134-134

Ceiling Height: 18' slab to slab

Column Spacing: Varies

ALLOWABLE USES

RETAIL - THIS CATEGORY INCLUDES BUT IS NOT LIMITED TO:

- Banking and Financial Services
- General merchandise sales
- Eating and Drinking Establishment.
- Personal and personal care services such as hair/nail salons, tanning salons, day spas

OFFICE

The Office use category is defined as uses where services are performed for predominately administrative, professional, medical, dental or clerical operations that function as a place of business for any of the following other similar businesses and professions:

- Accountants
- Architects
- Attorneys
- Bookkeeping services
- Brokers (of stocks, bonds, real estate)
- Building designers
- Corporate offices
- Drafting services
- Dentists
- Doctors
- Financial institutions
- Development companies
- Engineers
- Surveyors and planners
- Insurance agencies
- Interior decorators and designers
- Landscape architects
- Psychiatrists
- Psychologists
- Therapists
- Internet publishing
- Broadcasting and web search portal establishments

ZONING: C-MX-8, UO-2, DO-7

URBAN CENTER (C-) NEIGHBORHOOD CONTEXT

The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback

Mixed Use-8 (C-MX-8): applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired.

BILLBOARD USE OVERLAY DISTRICT (UO-2)

A. Creation;

There is hereby created a use overlay district designated as the Billboard Use Overlay District.

B. Allowance for Billboards;

Notwithstanding the limitations applicable in the underlying zone district, "outdoor general advertising device" signs, also known as "billboards", shall be permitted in this overlay zone district. See Article 13 for the definition of "outdoor general advertising device."

C. Applicable Use Limitations;

All outdoor general advertising device uses in this Use Overlay District shall comply with the sign standards and limitations applicable to "outdoor general advertising devices" stated in Division 10, Signs, and Section 10.10.21, Outdoor General Advertising Devices in the Billboard Use Overlay District, including but not limited to minimum separation and distance requirements.

RIVER NORTH DESIGN OVERLAY DISTRICT (DO-7)

A. Creation;

There is hereby created a design overlay district designated as the River North (RiNo) Design Overlay District (DO-7).

B. General Purpose of Overlay District;

1. Implement adopted plans; and
2. Promote creative, high-quality, design in the general area covered by the adopted 38th and Blake Station Area Height Amendments and the RiNo Business Improvement District;
3. Provide flexibility to support the diverse design traditions of RiNo;
4. Activate the South Platte River frontage to promote the river as a neighborhood asset;
5. Maintain human scale and access to daylight as heights and densities increase throughout the district;
6. Promote vibrant pedestrian street frontages with active uses and street-fronting building entries;
7. Provide transitions between residential frontages and mixed-use streets;
8. Ensure that buildings are designed to adapt to new uses as the district changes and evolves;
9. Promote active transportation options, such as walking and biking;
10. Minimize potential conflict points between pedestrians and motor vehicles;
11. Minimize the visibility of surface and structured parking areas for vehicles; and
12. Encourage small, privately-owned, open spaces to increase design diversity along the street frontage and support pedestrian activity

ARKINS CT.



**Commercial Condominium
Unit 2
4,546 SF**

**RESIDENTIAL
LOBBY**

**Commercial Condominium
Unit 1
16,459 SF**

29TH ST.

UNIT 2

UNIT 1



2010 Aerial

BNSF Denver Yard

South Platte River

South Platte River

Union Station
(1/2 Mile)



2950 Arkins Ct

BRIGHTON BLVD.

Colorado Rockies Parking

Coors Field
(1 Block)

BROADWAY



2024 Aerial

BNSF Denver Yard

PARK AVE. W.

South Platte River

South Platte River

Union Station
(1/2 Mile)

2950 Arkins



BRIGHTON BLVD.

Coors Field
(1 Block)

Colorado Rockies Parking

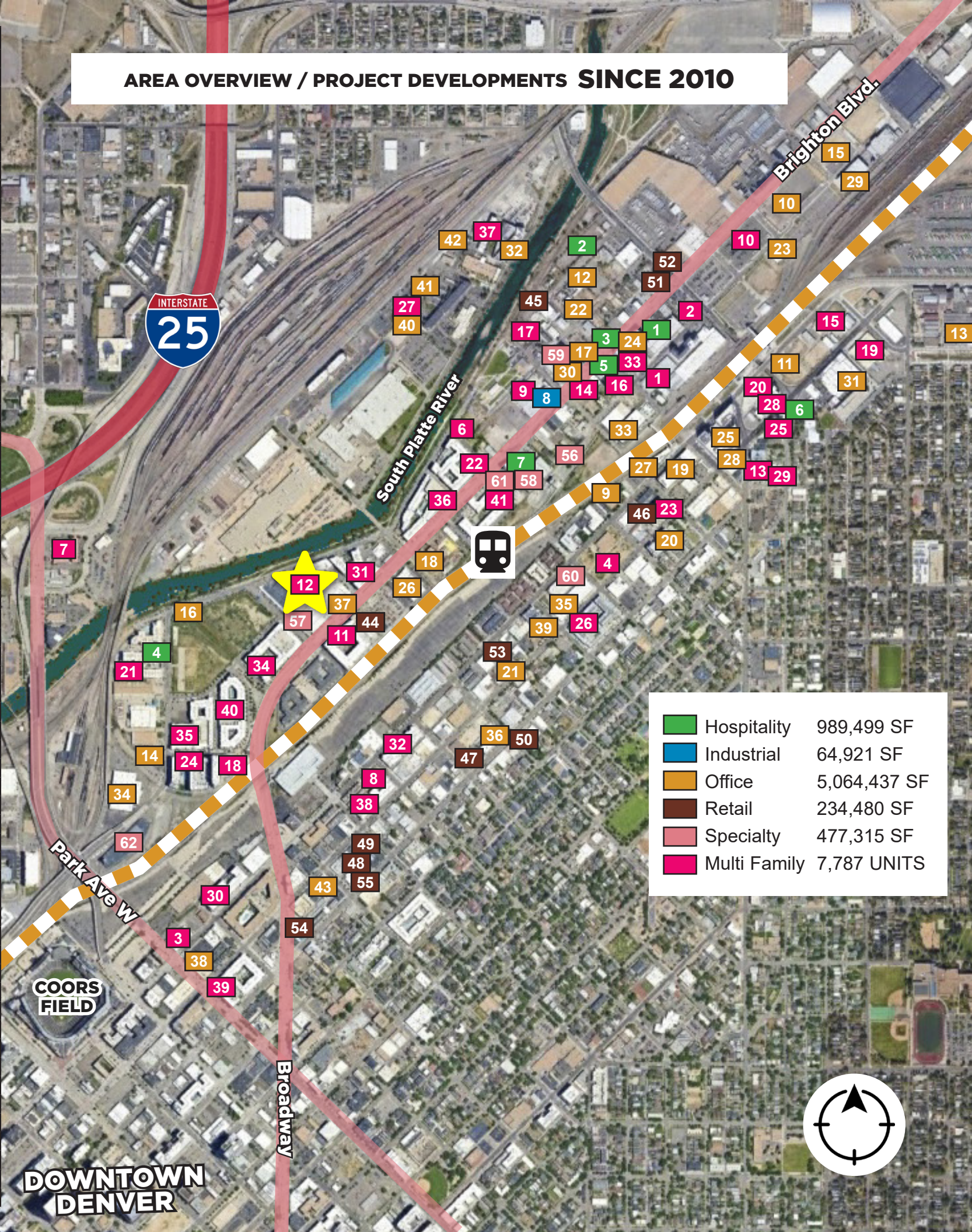
BROADWAY



38th - Blake



	Type	Property Name	Property Address	RBA	Built
1	Hospitality	AC Hotel Denver RiNo	3660 Brighton Blvd	105,000	2026
2	Hospitality	Hurley Place Hotel	3715 Chestnut PI	86,000	2026
3	Hospitality	Cambria Hotel RiNo	3601 Brighton Blvd	80,892	2024
4	Hospitality	Kasa RiNo Denver	3375 Denargo St	369,319	2022
5	Hospitality	Vib Hotel RiNo	3560 Brighton Blvd	84,252	2022
6	Hospitality	Catbird Hotel	3770 Walnut St	60,000	2021
7	Hospitality	The Source Hotel	3330 Brighton Blvd	204,036	2018
8	Industrial	Great Divide Brewery & Tap	1812 35th St	64,921	2015
9	Office	The Charlie Blake	3423 Blake St	88,807	2027
10	Office	North Wynkoop	4040 Brighton Blvd	444,570	2026
11	Office		3800 Blake St	368,000	2026
12	Office	Hurley Place	3650 Chestnut PI	326,000	2026
13	Office	Denver Rock Drill Offices	3939 Williams St	310,000	2026
14	Office		3205 Denargo St	180,000	2026
15	Office	North Wynkoop	4150 Brighton Blvd	224,000	2025
16	Office		2650 Arkins Ct	120,000	2025
17	Office	Watershed	3555 Brighton Blvd	36,791	2025
18	Office	Steel House	3100 Brighton Blvd	322,860	2024
19	Office	T3 Offices	3500 Blake St	238,726	2024
20	Office	Paradigm River North	3400 Walnut St	200,000	2024
21	Office		3083 Walnut St	65,000	2024
22	Office	The Current, River North	3615 Delgany St	300,000	2023
23	Office		3950 Wynkoop St	16,731	2022
24	Office	Rev360	3600 Brighton Blvd	170,000	2020
25	Office	HUB North	3660 Blake St	115,675	2020
26	Office		3060 Brighton Blvd	68,661	2020
27	Office		3501 Blake St	41,579	2020
28	Office	HUB South	3601 Walnut St	275,000	2019
29	Office	North Wynkoop	4180 Wynkoop St	89,000	2019
30	Office	Catalyst	3513 Brighton Blvd	180,000	2018
31	Office	INDUSTRY RiNo Station	3827 N Lafayette St	177,697	2018
32	Office	Flight	3575 Ringsby Ct	140,437	2018
33	Office	Zeppelin Station	3501 Wazee St	102,217	2018
34	Office	Junction 23	2323 Delgany St	86,127	2018
35	Office	The Collective	3201-3263 Walnut St	49,921	2018
36	Office	Larimer30	2935 Larimer St	18,193	2018
37	Office		3001 Brighton Blvd	153,294	2015
38	Office		1415 Park Ave W	23,950	2015
39	Office		3141 Walnut St	13,730	2015
40	Office	Drive 2	3461 Ringsby Ct	60,000	2014
41	Office	Drive	3459 Ringsby Ct	37,731	2012
42	Office	Diesel at Taxi	3511 Ringsby Ct	7,240	2012
43	Office		2590 Walnut St	12,500	2010
44	Retail	Hanover Rino	2900 Brighton Blvd	85,000	2025
45	Retail		3575 Chestnut PI	46,000	2023
46	Retail		3433-3463 Walnut St	10,000	2021
47	Retail		2901 Larimer St	8,085	2021
48	Retail		2611 Larimer St	1,117	2020
49	Retail		2600 Walnut St	11,780	2018
50	Retail	Larimer30	1330 30th St	6,892	2018
51	Retail		3655 Brighton Blvd	6,000	2018
52	Retail	Natural Grocers	3757 Brighton Blvd	14,872	2017
53	Retail		3070 Blake St	17,656	2015
54	Retail	Broadway Triangle	2470 Broadway St	7,238	2013
55	Retail		2601 Larimer St	19,840	2010
56	Specialty	Parking Garage	3725 Wynkoop St	180,699	2020
57	Specialty	Industry Parking Garage	1875 29th St	67,768	2016
58	Specialty	The Source - Parking	3330 Brighton Blvd	24,000	2016
59	Specialty	Park Garage 1st floor retail	3508 Delgany St	6,925	2016
60	Specialty	Self Storage	3270 Blake St	110,331	2014
61	Specialty	Self Storage	3310 Brighton Blvd	86,592	2013
62	Specialty	Greenbox Self Storage	2424 Delgany St	1,000	2013



MULTI FAMILY				
	Property Name	Property Address	Units	Built
1	3600 Wynkoop St	3600 Wynkoop St	407	2026
2	Wynkoop Tower	3753 Wynkoop St	140	2026
3	2301 Blake St	2301 Blake St	58	2026
4	3315 Walnut St	3315 Walnut St		2026
5	The Northern	2600 Wewatta Way	336	2025
6	3300 Arkins Ct	3300 Arkins Ct	230	2025
7	3500 Park Ave W	3500 Park Ave W	60	2025
8	RiNo Condos	2750 Blake St	27	2025
9	Great Divide RiNo	3395 Brighton Blvd		2025
10	Forge	3901 Wynkoop St	408	2024
11	Hanover RiNo	2950 Brighton Blvd	390	2024
12	The Deveraux	2950 Arkins Ct	374	2024
13	The Riv	3720 N Downing St	196	2024
14	3510 Brighton Blvd	3510 Brighton Blvd	192	2024
15	One River North	3930 Blake St	187	2024
16	Penrose	3595 Wynkoop St	182	2024
17	Flora	3500 Chestnut PI	92	2024
18	Nest56 at Denargo	2700 Wewatta Way	56	2024
19	NOVEL RiNo	1350 40th St	483	2023
20	FoundryLine	3750 Blake St	348	2023
21	AMLI RiNo	3355 Denargo St	390	2022
22	Modera Art Park	3299 Brighton Blvd	417	2021
23	Edit at River North	3463 Walnut St	366	2021
24	AMLI Art District	2520 Wewatta Way	337	2021
25	Catbird Hotel	3770 Walnut St	60	2021
26	Camden RiNo	3235 Larimer St	233	2020
27	Kabin	3461 Ringsby Ct	195	2020
28	Walnut Flats	3773 Walnut St	66	2020
29	The Collective	3701 Marion St	48	2020
30	Canvas on Blake	2401 Blake St	241	2019
31	Edison at Rino	3063 Brighton Blvd	277	2018
32	Modera River N	2840 Blake St	182	2018
33	Ride at RiNo	3609 Wynkoop St	84	2018
34	MAA River North	1859 28th St	359	2017
35	AMLI Denargo Mkt	2525 Wewatta Way	321	2016
36	Dylan Rino	3201 Brighton Blvd	274	2016
37	Freight	3515 Ringsby Ct	48	2016
38	Hartley Flats	2749 Walnut St	165	2015
39	The Douglas	2300 Walnut St	310	2013
40	Waterford RiNo	2797 Wewatta Way	301	2013
41	Block 32 at RiNo	3200 Brighton Blvd	205	2013

AREA
AMENITIES



THE
NEIGHBORHOOD

RIVER NORTH ART DISTRICT

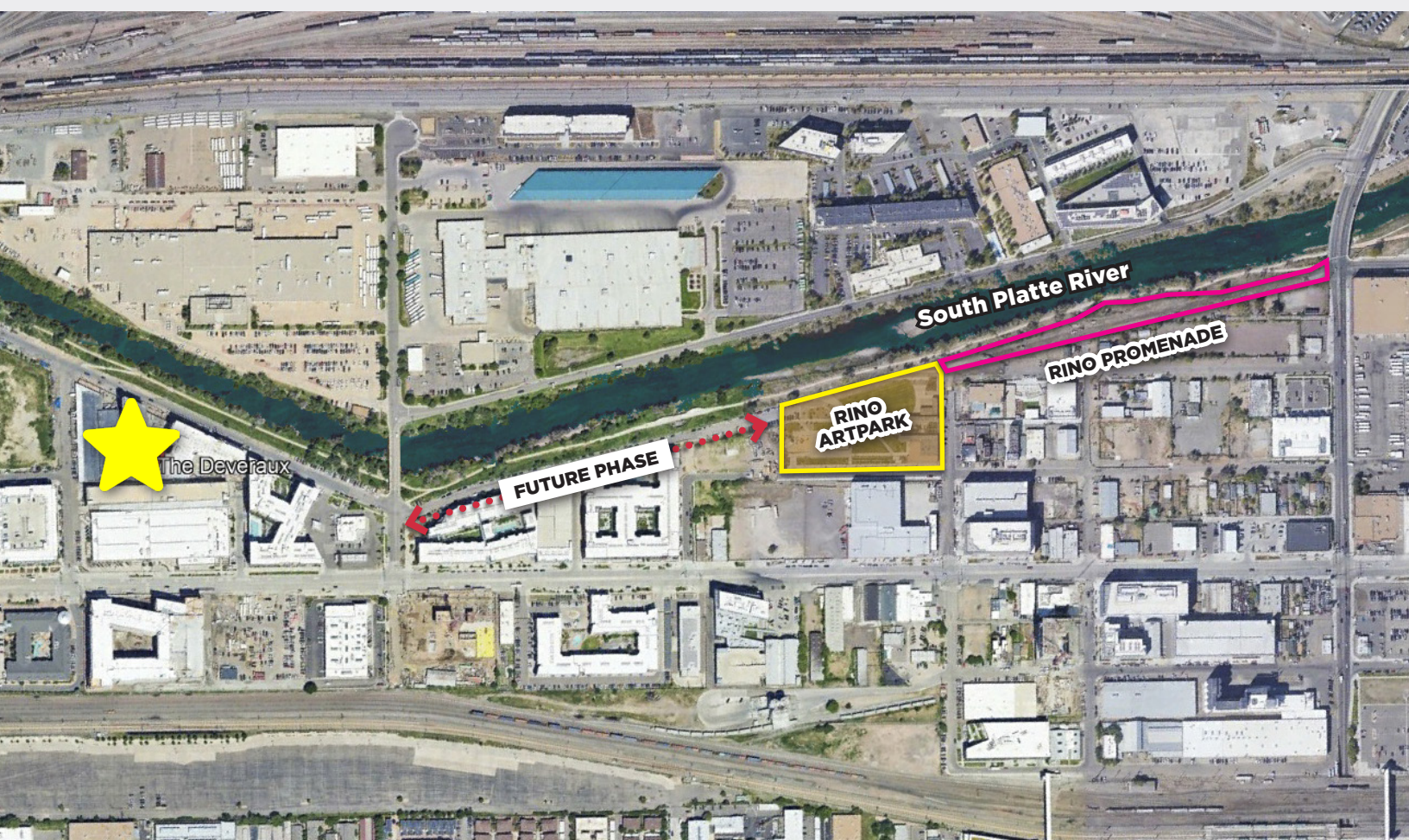
Walker's Paradise (92/100)

- Best-in-class food and beverage. Regional and national destinations like Death & Co, Barcelona, Uchi. Award-winning local concepts like Work & Class, Hop Alley, the Greenwich, Safta, Beckon (recently received a Michelin star), and many others
- Denver's destination for high-quality walkable retail. Local flagship locations from Patagonia and Burton
- Neighborhood positioned for long-term vibrancy. Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms

The River North Art District (commonly shortened to RiNo) is one of Denver's hippest neighborhoods. Set just north of the South Platte River, the one-time warehouse district has seen unprecedented expansion in the last 5 years, as a myriad of new apartment complexes, restaurants and bars have transformed its landscape. While it's become a hot spot for Denver culture, RiNo still holds true to its gritty roots. The de facto epicenter of Denver's street art scene, the neighborhood hosts Denver Walls, a large street art event that brings the walls of RiNo alive, in September. Murals deck nearly every block of this industrial neighborhood.

The RiNo Art District started as a grass roots movement by local artists that wanted to connect the arts organizations in the area. Upon completing the creation of both a Business Improvement District (BID) and General Improvement District (GID) to support the neighborhood, the RiNo Art District is driven by the creativity and tenacity that is its hallmark.





ARKINS PARK (RINO ARTPARK)

RiNo ArtPark is a direct reflection of the up-and-coming trendy arts district – an intimate, creative, and iconic park that highlights the sustainability, arts, and culture of the surrounding neighborhoods, as well as enhances the ecology of the river corridor in new and creative ways.

ARKINS (RINO) PROMENADE

The Arkins (RiNo) Promenade project repurposes an existing local street within an aging industrial neighborhood that is rapidly transforming into a vital mixed-use arts district at the edge of downtown Denver.

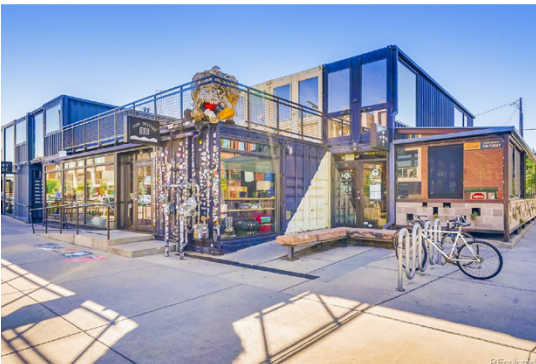
The promenade provides outdoor spaces with landscaping, shade trees, native grass areas, and planters to filter stormwater management that improves the water quality in the South Platte River.



RIVER NORTH ART DISTRICT DEMOGRAPHICS

RADIUS	2 MILE	3 MILE	5 MILE
Population			
2024 Population	104,820	203,710	437,701
Households			
2024 Households	55,701	106,638	207,542
Housing			
Median Home Value	\$676,365	\$669,499	\$629,470
Owner Occupied Households	16,195	35,239	87,073
Renter Occupied Households	41,010	73,636	123,941
Household Income			
Avg Household Income	\$116,393	\$112,986	\$112,154
Median Household Income	\$90,668	\$85,447	\$83,903
Population Summary			
Median Age	34.90	35.20	36.40
Avg Age	36.60	36.80	37.80
Median Age, Male	35.80	36.00	36.70
Avg Age, Male	37.10	37.20	37.70
Median Age, Female	34.00	34.40	36.10
Avg Age, Female	36.00	36.50	38.00

RADIUS	2 MILE		3 MILE		5 MILE	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Total	163,952	14,374	228,913	21,687	376,952	38,466





FOR SALE OR FOR LEASE

PRIME COMMERCIAL/RETAIL SPACES
IN THE
RIVER NORTH ART DISTRICT

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