

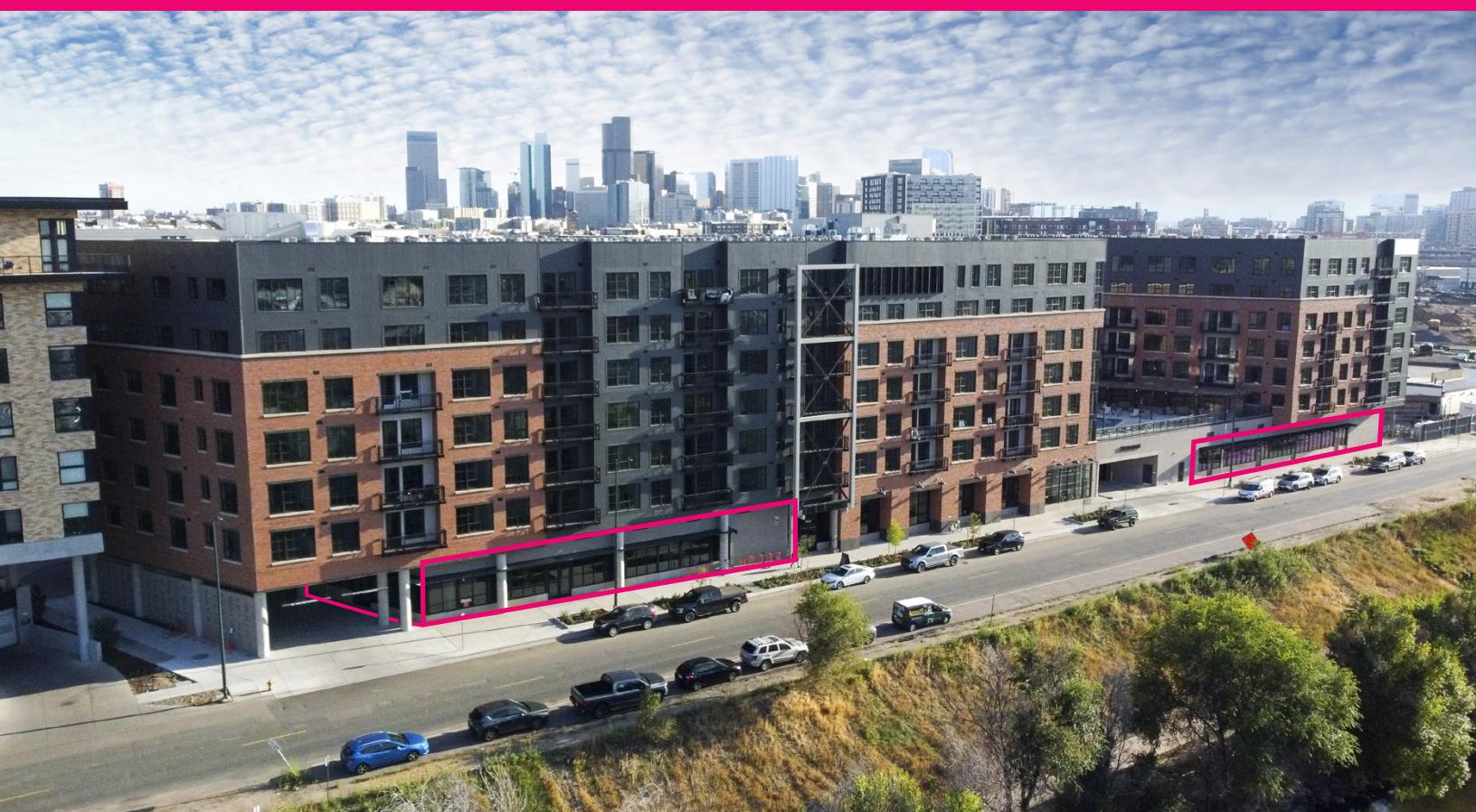
FOR SALE OR FOR LEASE

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.

Cory Dulberg
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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



ALLOWABLE USES

RETAIL - THIS CATEGORY INCLUDES BUT IS NOT LIMITED TO:

- Banking and Financial Services
- Eating and Drinking Establishment.

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

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.



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

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).

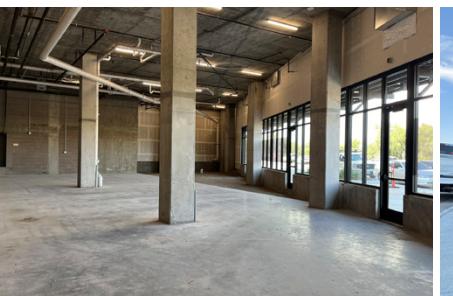
B. General Purpose of Overlay District;

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.



UNIT 2



UNIT 1

2010 Aerial

BNSF Denver Yard

PARK AVE. W.

Union
Station
(1/2 Mile)

South Platte River

South Platte River

Arkins Ct

2950 Arkins Ct

BRIGHTON BLVD.



Coors
Field
(1 Block)

BROADWAY

Colorado Rockies Parking



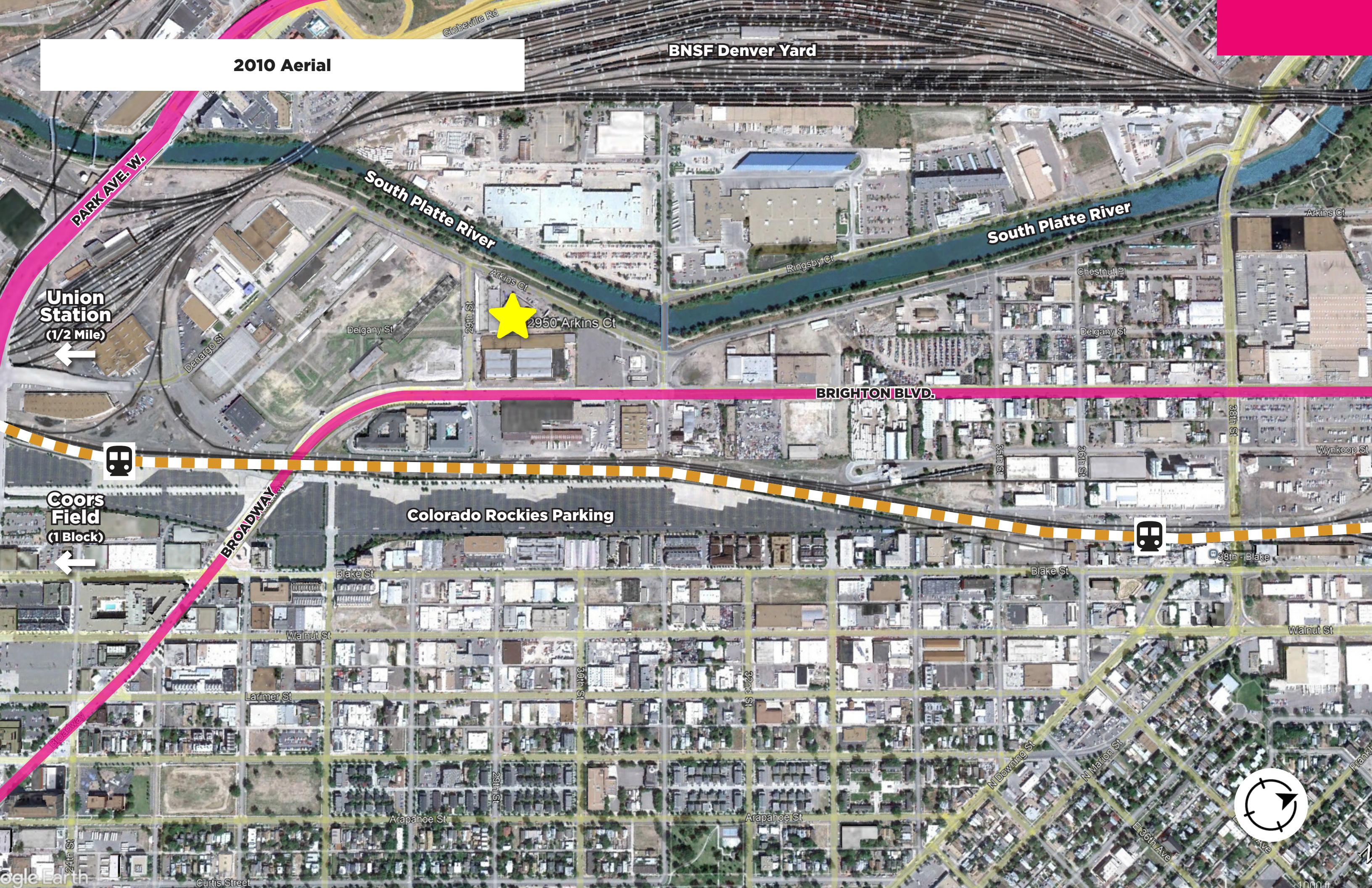
Arkins Ct

Wynkoop St

Walnut St



1000 ft



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)

BROADWAY

Colorado Rockies Parking



Blake St

Walnut St

Larimer St

30th St
29th St

Larimer St

Arapahoe St

Arapahoe St

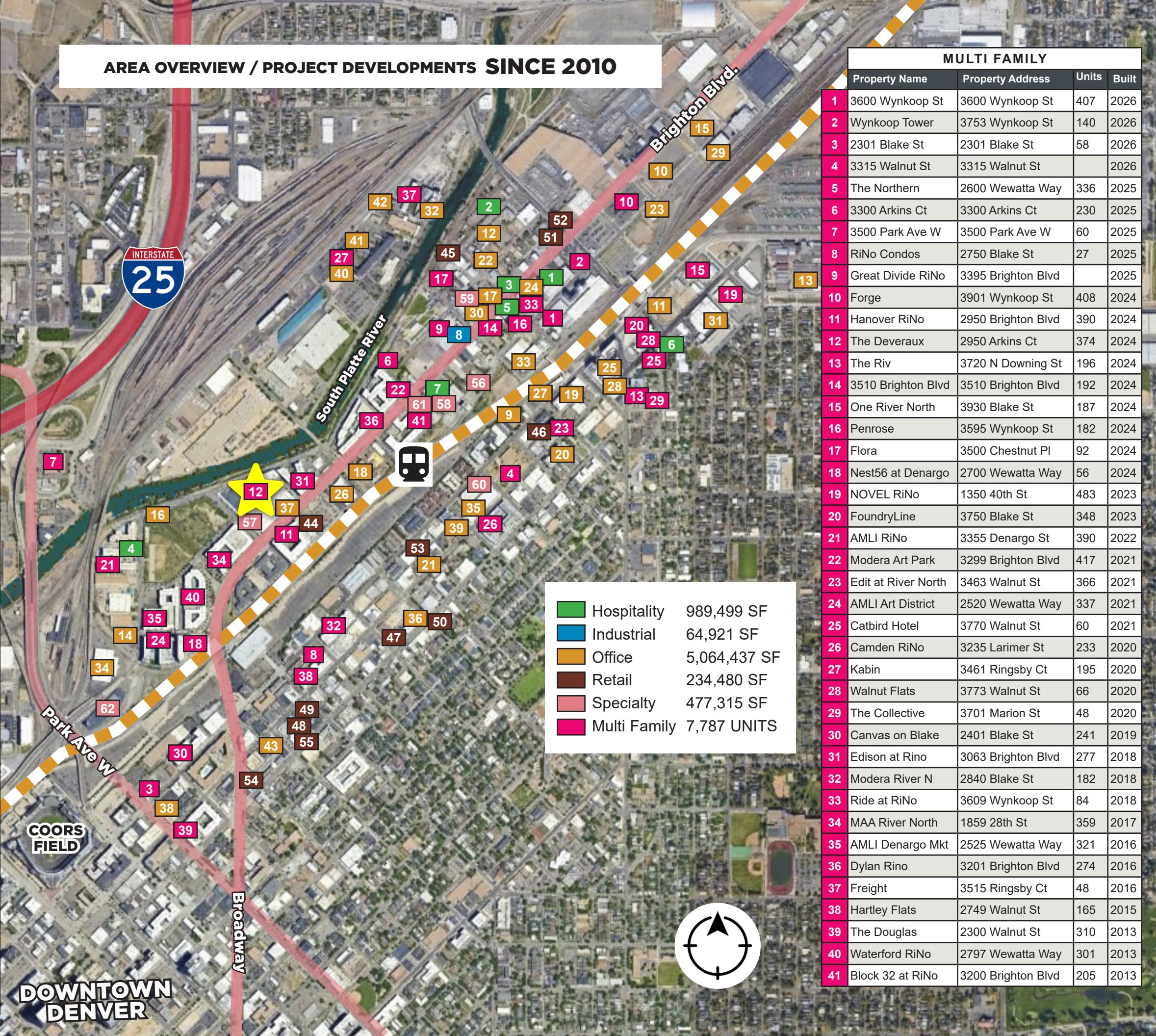
N Downing St
N Marion St

E 36th Ave
37th Ave



| 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 Pl | 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 Pl | 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 Pl | 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 |

AREA OVERVIEW / PROJECT DEVELOPMENTS SINCE 2010



AREA AMENITIES



THE NEIGHBORHOOD

RIVER NORTH ART DISTRICT

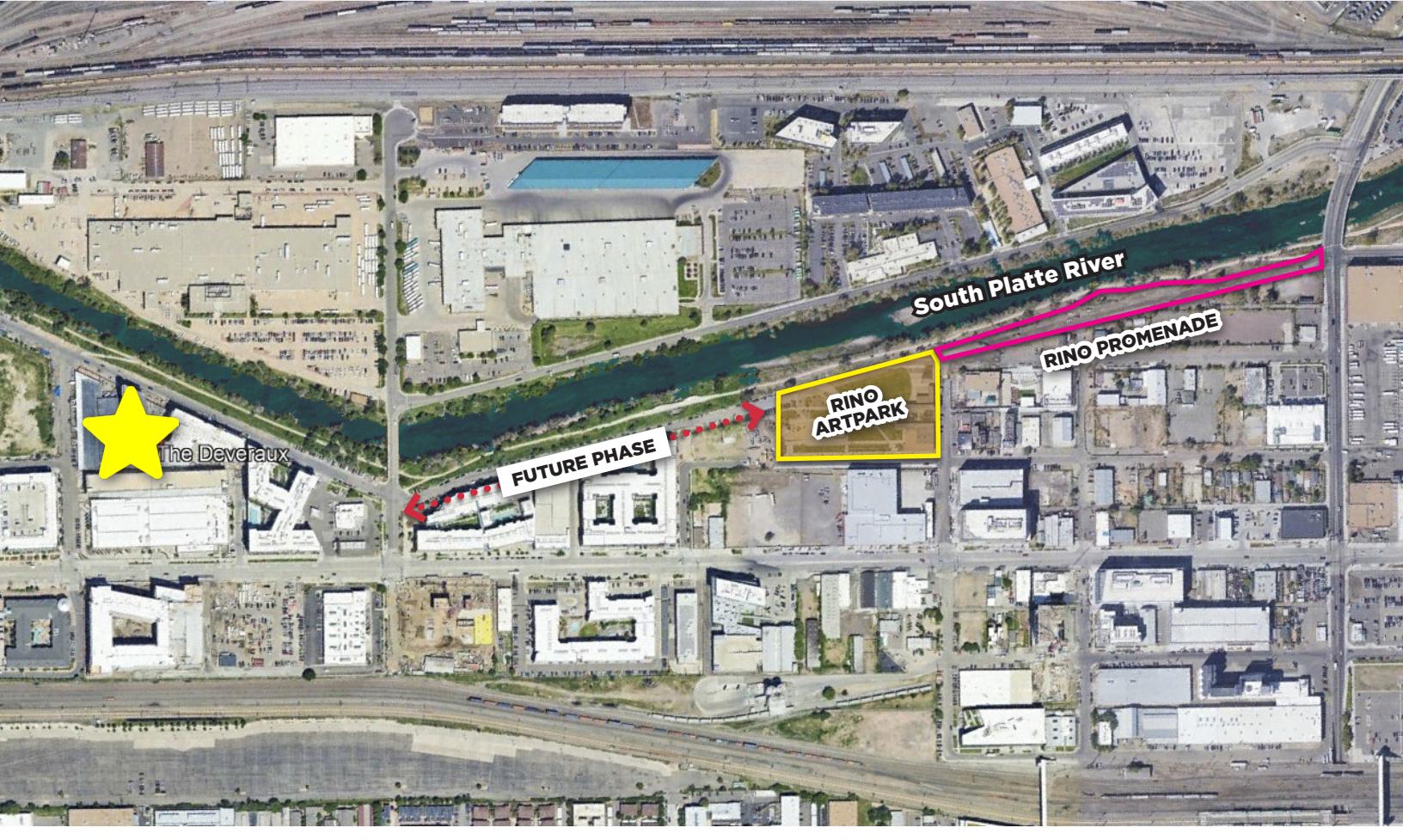
Walker's Paradise (92/100)

- 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 ART PARK)

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.

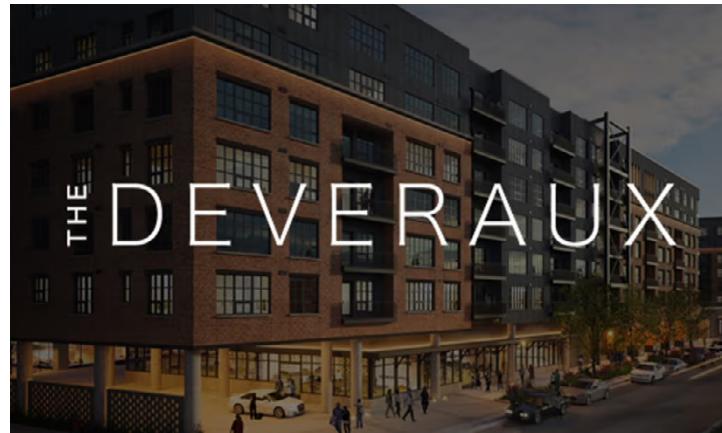


RIVER NORTH ART DISTRICT DEMOGRAPHICS

| 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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Shames Makovsky

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