

OFFERING MEMORANDUM

PRICE REDUCED



INVESTMENT ADVISORS



Greg Johnson
Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com



Conner Piretti
Senior Advisor

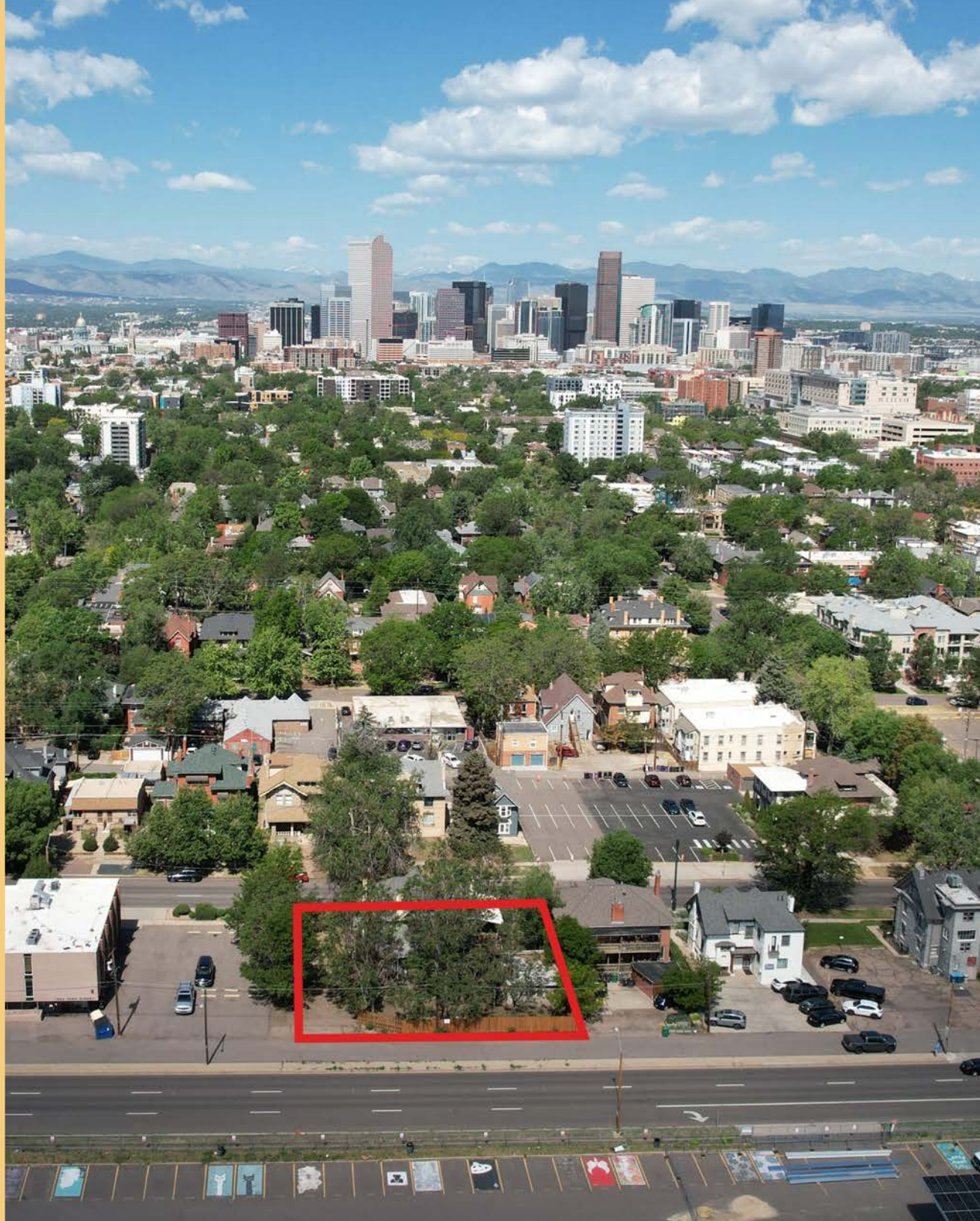
303-818-1805

Conner@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1632 York St. Denver, CO 80209
List Price	\$495,000
Lot Size	7,254 SF
Zoning	C-MX-5

PROPERTY HIGHLIGHTS

- 7,254 SF Lot
- Zoned C-MX-5
- Less Than 1 Block From City Park and Denver East High School
- Daily Traffic Count Over 15,000
- Curb Cut Already In Place on York St.

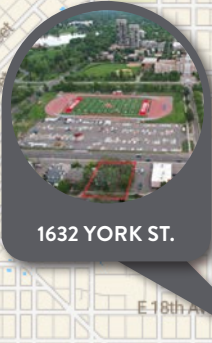
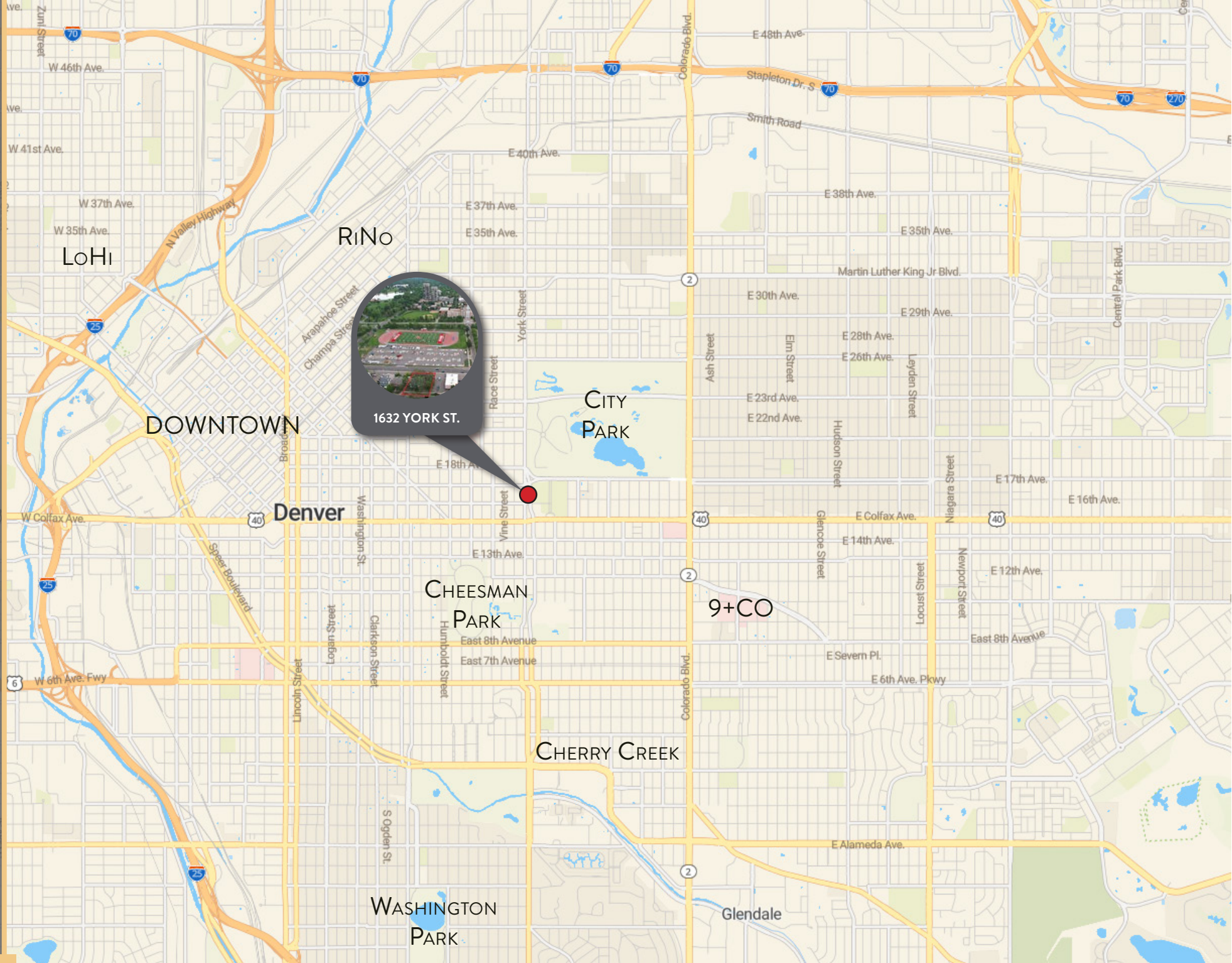
1632 York St is a prime redevelopment opportunity in a high-demand infill corridor. The 7,254 SF site is zoned C-MX-5, providing strong flexibility for higher-intensity infill projects such as office, residential, or street-facing retail and restaurant. Other options with the property include renovation of the current six units, or a conversion into a stately single-family home.

Located just steps to City Park, this site benefits from a traffic count of over 15,000 vehicles per day. Capitalizing on the proximity to East High School (main vehicle entrance less than one block away) future uses such as a coffee shop, fast-casual restaurant or other street-facing retail will flourish.





LOCATION OVERVIEW



1632 YORK ST.



CITY PARK

Encompassing more green space than urban blocks, City Park is a centrally located neighborhood that calls to active individuals who want a residential feel, walkability, and access to the best of the city. The only school is the architecturally striking East High School. But City Park residents are more focused on the amenities anyway, from the Denver Museum of Nature and Science (DMNS) and Denver Zoo—both within the park's boundaries—to a bevy of restaurants and nearby music venues, like the Bluebird Theater. It's also a straight shot to downtown or Five Points, by bike or by car.

And City Park itself is a significant draw. Home to the Denver Zoo and the Denver Museum of Nature and Science, the park has tennis courts, baseball, football, soccer fields, walking and running trails, two lakes, and two playgrounds. Residents also can compete in recreational sports leagues for activities like dodgeball and kickball or bring a blanket and enjoy a picnic. During the summer, the park's home to the City Park Jazz concert series.

Walk
Score
92

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
51

GOOD TRANSIT

Many nearby public transportation options

Bike
Score
94

BIKER'S PARADISE

Daily errands can be accomplished on a bike





COMPARABLE LISTINGS



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COMPARABLE LISTINGS

**SUBJECT PROPERTY**

1632 York St., Denver, CO 80206

List Price	\$495,000
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Land Area	7,254 SF
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Price/SF	\$68.24
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Zoning	C-MX-5
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2810 E Colfax Avenue Denver, CO 80206	#1
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List Price	\$1,295,000
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Land Area	9,068 SF
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Price/SF	\$143
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Zoning	U-MS-3
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831 N Clarkson Street Denver, CO 80218	#2
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List Price	\$899,000
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Land Area	8,003 SF
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Price/SF	\$112
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Zoning	PUD
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1650 N High Street Denver, CO 80218	#3
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List Price	\$599,000
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Land Area	6,655 SF
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Price/SF	\$90
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Zoning	G-RO-3
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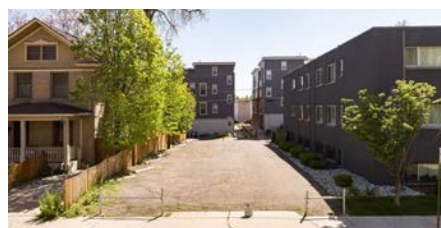
1457 N Corona Denver, CO 80218	#4
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List Price	\$500,000
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Land Area	5,062 SF
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Price/SF	\$99
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Zoning	C-MS-8
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1324-1328 Garfield Street Denver, CO 80206	#5
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List Price	\$375,000
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Land Area	3,920 SF
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Price/SF	\$96
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Zoning	G-MU-3
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2252 N Washington Street Denver, CO 80205	#6
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List Price	\$365,000
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Land Area	3,125 SF
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Price/SF	\$117
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Zoning	U-SU-A1
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DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1632 York St., Denver, CO 80206 (the "Property") and of all of the information provided herein related to the Property. 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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



1632 YORK ST. | DENVER, CO

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