

OFFERING MEMORANDUM



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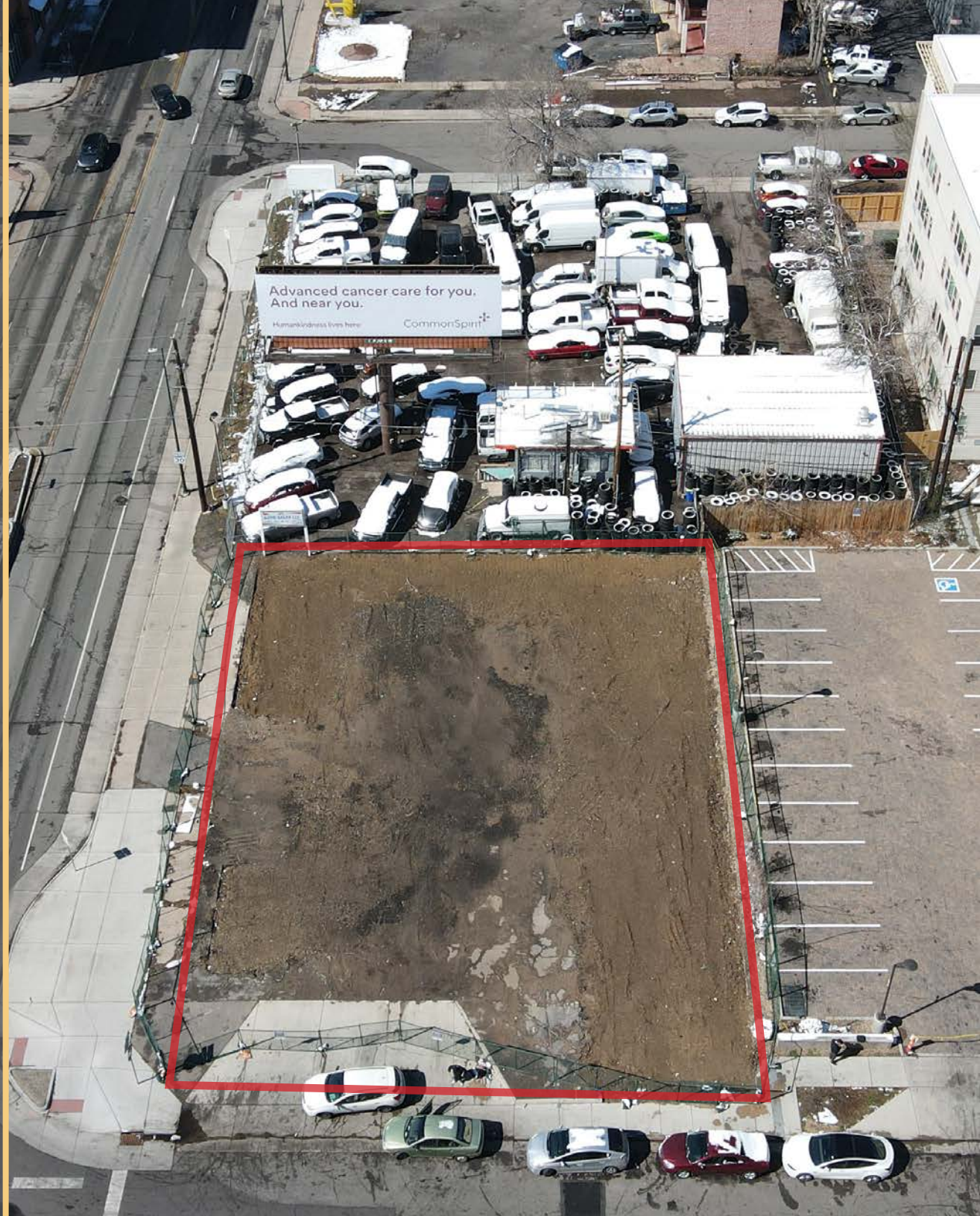
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An aerial photograph of a commercial property. A large, rectangular area of bare, brown earth is outlined with a thick red border. This area is situated between a street on the left and a parking lot on the right. The parking lot is filled with numerous cars, mostly white, and a few larger vehicles. To the right of the dirt lot, there is a white building with a flat roof and some outdoor equipment. The overall scene is captured from a high angle, showing the layout of the property and its surroundings.

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	4905 W Colfax Ave. Denver, CO 80204
List Price	\$830,000
Property Type	Commercial Land
Zoning	U-MS-5
Property Size (AC)	0.25
Property Size (SF)	10,824

PROPERTY HIGHLIGHTS

- Located near Sloan's Lake neighborhood and Alamo Draft House
- W Colfax has seen numerous new developments over the past few years
- Located in a high-density residential area with strong traffic flow
- Corner lot on W Colfax offers fantastic visibility

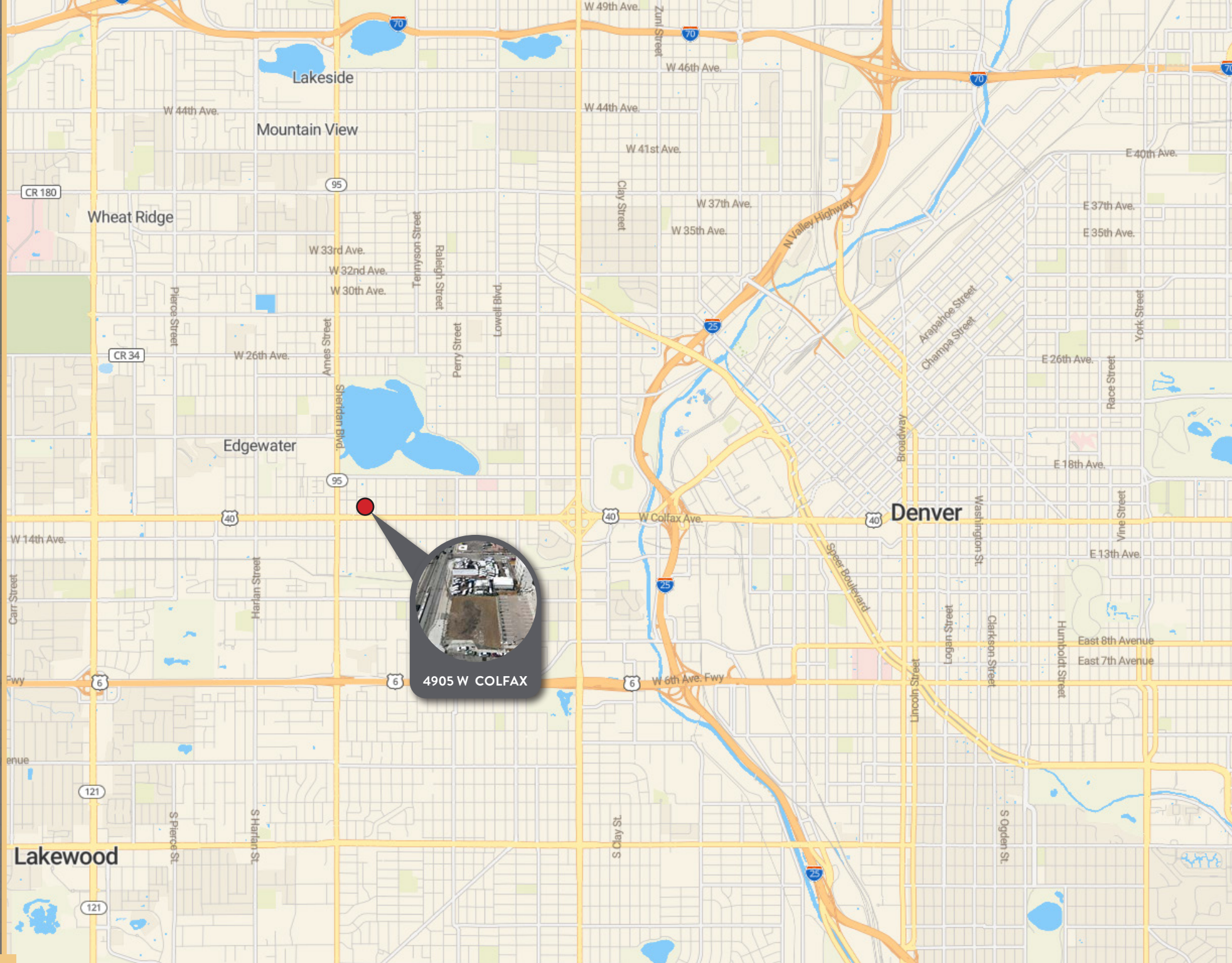
4905 W Colfax, located in Denver, sits on a 0.25-acre corner lot with U-MS-5 zoning, which allows for mixed-use development up to five stories including residential, retail, office, and professional services. Positioned along the Colfax corridor near the rapidly evolving Sloan's Lake area and the Alamo Drafthouse Cinema Sloan's Lake, the property offers strong redevelopment potential within a growing urban neighborhood.

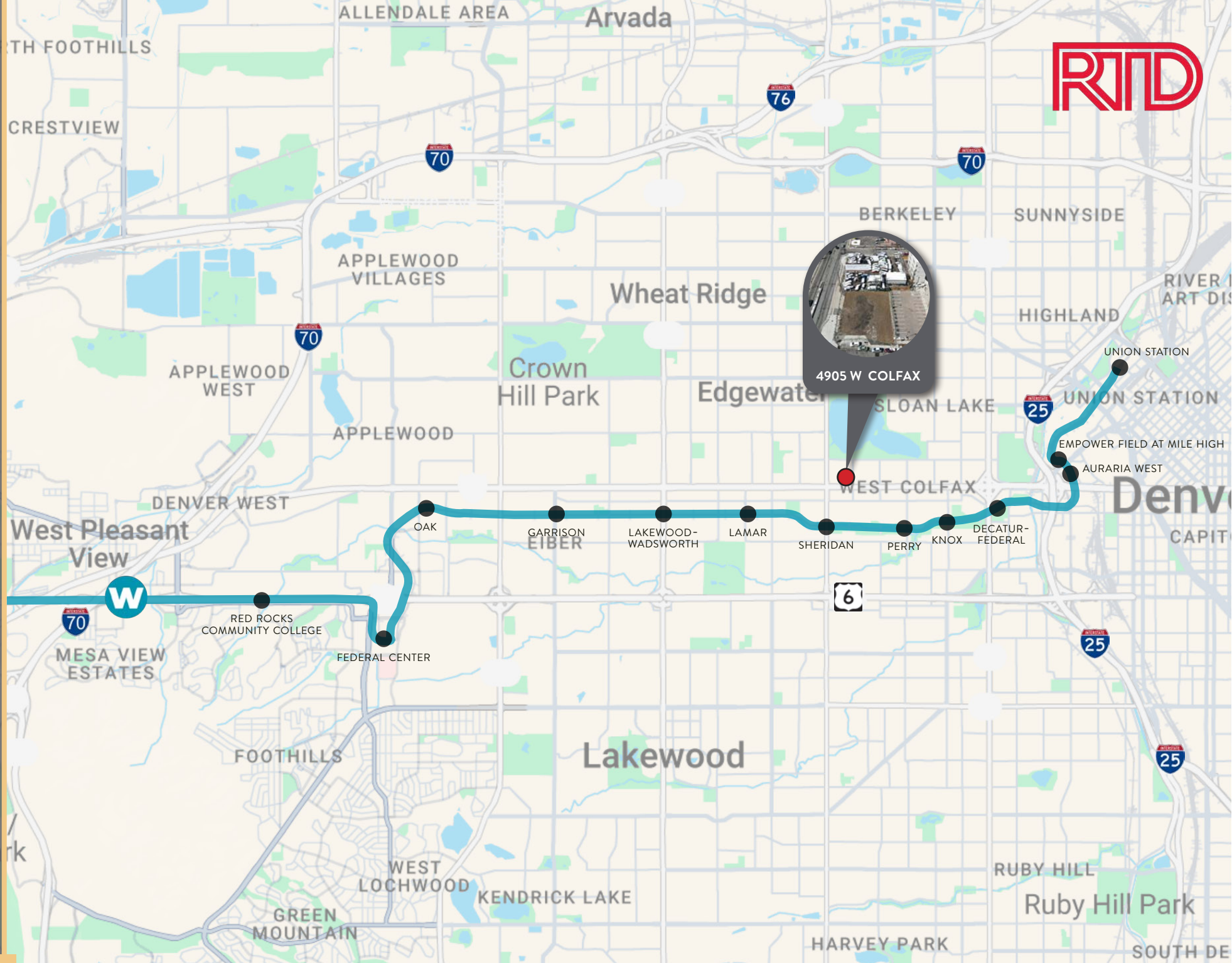


LOCATION OVERVIEW



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SLOAN'S LAKE

Sloan's Lake is a park-adjacent neighborhood featuring safe, tree-shaded blocks of Tudors, Mediterranean revivals, contemporary remodels, and in-vogue duplexes and townhomes that are in demand with young professionals and families.

A small commercial district is situated at Tennyson Street and West 29th Avenue and is easily reached by bike. Sloan's Lake is in close proximity to Downtown Denver, Edgewater's quaint main drag, and the trendy west end neighborhoods and highways that take you west to the Rockies.

Today, Sloan's Lake's 290 acres are often filled with tennis players, water-skiers, SUPers, runners darting around the 2.6-mile path that encircles the water, and families enjoying the playgrounds.

Sloan's main claim to fame is the annual (and free!) Colorado Dragon Boat Festival. Held every July, the highlight of this two-day cultural extravaganza is the dragon boat competition, during which dozens of intricately designed boats race across the water. Live music and dance, a Taste of Asia food court, and family-friendly events round out the celebration of Asian heritage.



An aerial photograph of a city skyline across a large body of water at sunset. The sky is a mix of blue, orange, and pink, with scattered clouds. The city skyline is visible in the distance, with several tall buildings. The water in the foreground is dark blue with ripples. The shoreline is lined with trees and a path. A parking lot with several cars is visible on the left side of the image.

COMPARABLE SALES

COMPARABLE SALES

The map displays the Edgewood neighborhood in Denver, Colorado, centered around the intersection of W 14th Ave and N 1st St. The area is divided into color-coded zones: a yellow zone to the west of W 14th Ave, a blue zone along W 14th Ave, and a green zone to the east of W 14th Ave. The map shows several properties, including the 6091 property (red star) and the 3840 property (red diamond). Other properties shown include 3800 (red diamond), 3535 (red diamond), and 3800 (red diamond). The map also shows the location of the 6091 property (red star) and the 3840 property (red diamond). The map includes street names, property numbers, and a legend for the color-coded areas.

DEMOGRAPHIC INFORMATION

POPULATION			
	2 MILES	5 MILES	10 MILES
2020	81,014	467,552	1,321,739
2025	85,547	482,216	1,341,935

HOUSEHOLDS			
	2 MILES	5 MILES	10 MILES
2020	35,742	216,778	566,474
2025	37,899	224,050	576,058

INCOME			
	2 MILES	5 MILES	10 MILES
Avg HH Income	120,679	120,410	123,595
Median HH Income	86,897	92,228	93,977

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 4905 W Colfax Ave., Denver, CO 80204 (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.



4905 W COLFAX AVE. | DENVER, CO

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