

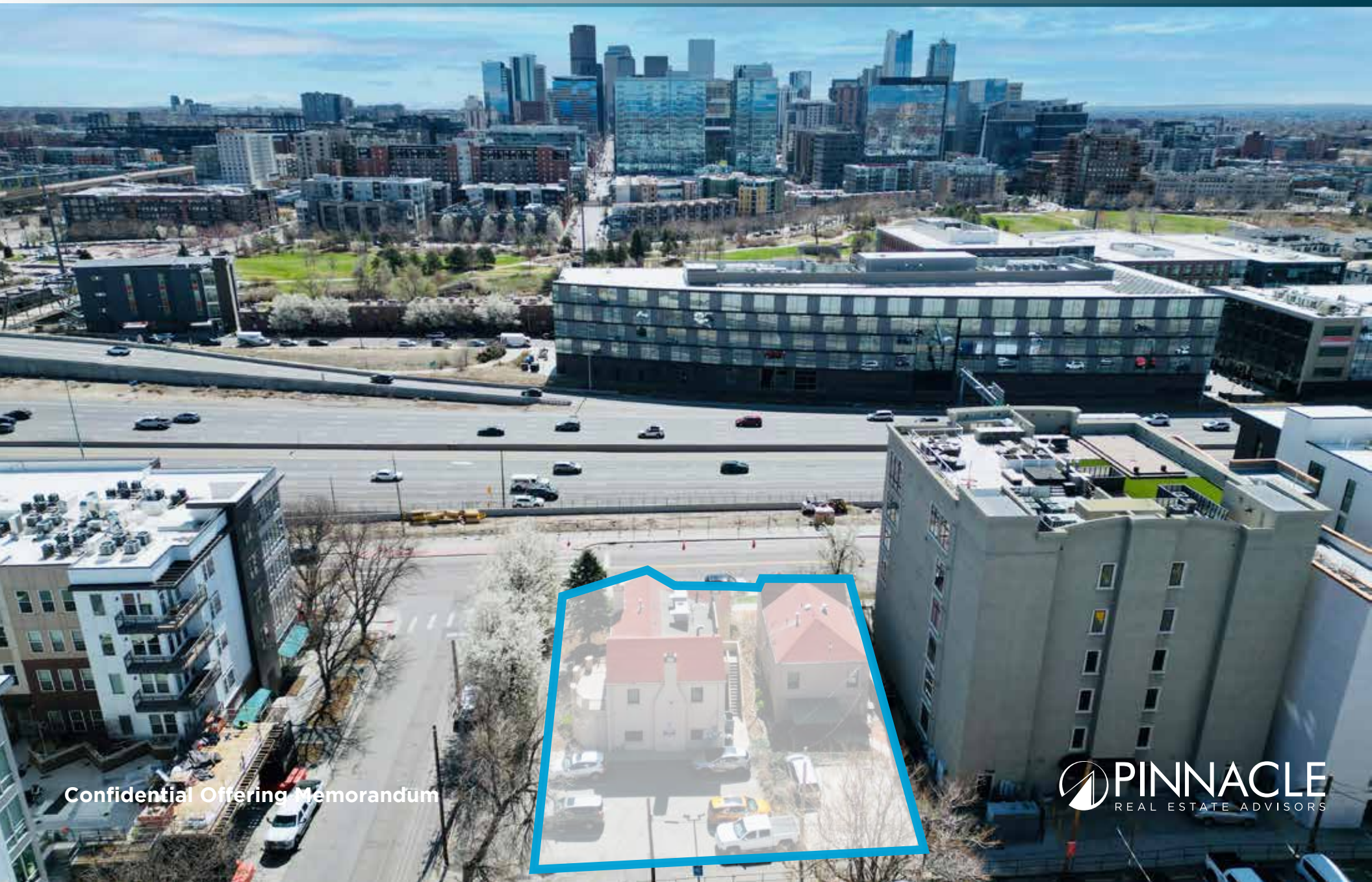
# LOHI CENTRAL REDEVELOPMENT OPPORTUNITY

1763 & 1795 CENTRAL STREET, DENVER, CO 80211



THE  
NEWELL  
TEAM

MORGAN STAMBAUGH  
**MSG**  
GROUP



Confidential Offering Memorandum

 **PINNACLE**  
REAL ESTATE ADVISORS



# LOHI CENTRAL REDEVELOPMENT OPPORTUNITY

1763 & 1795 CENTRAL STREET  
DENVER, CO 80211

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# EXECUTIVE SUMMARY





# Executive Summary

**1763 & 1795**  
CENTRAL STREET

## 1763 & 1795 CENTRAL STREET

DENVER, CO 80211

Units:	Single Family Home + Retail/Office
Number of Buildings:	2
List Price:	\$3,150,000
Lot Size:	11,250 SF
Zoning:	C-MX-5
Parking:	11 Off-Street Spaces
Construction:	Stucco
Roof:	Pitched

### Commercial Mixed-Use (C-MX-5)

C-MX-5 is one of Denver's most flexible and high-density zoning classifications, permitting a wide range of uses with building heights up to five stories.

### Property Features

- Prime Covered Land Opportunity in a Highly Desirable Location
- Versatile C-MX-5 Zoning Allows for Multiple Development Possibilities
- Two Income-Generating Assets with Flexible Month-to-Month Leases
- Last Undeveloped Lot on Central Street
- Exceptional Walk and Bike Scores (Mid-90s) with Direct Pedestrian & Bike Access to Downtown Denver via Highland Bridge
- City Street-Side Enhancements Underway Directly in Front of Property
- High-Visibility Location on Central Street with Overlook of I-25 (246,000 Vehicles/Day)
- Breathtaking Panoramic Views of Downtown Denver and the Rocky Mountains
- Strong Neighborhood Demographics: \$142,000 Average Annual Household Income





# Exterior Photos

**1763 & 1795**  
CENTRAL STREET





# Interior Photos

1763 & 1795  
CENTRAL STREET





# PROPERTY RENDERINGS





# Apartment/Condo Renderings

**1763 & 1795**  
CENTRAL STREET





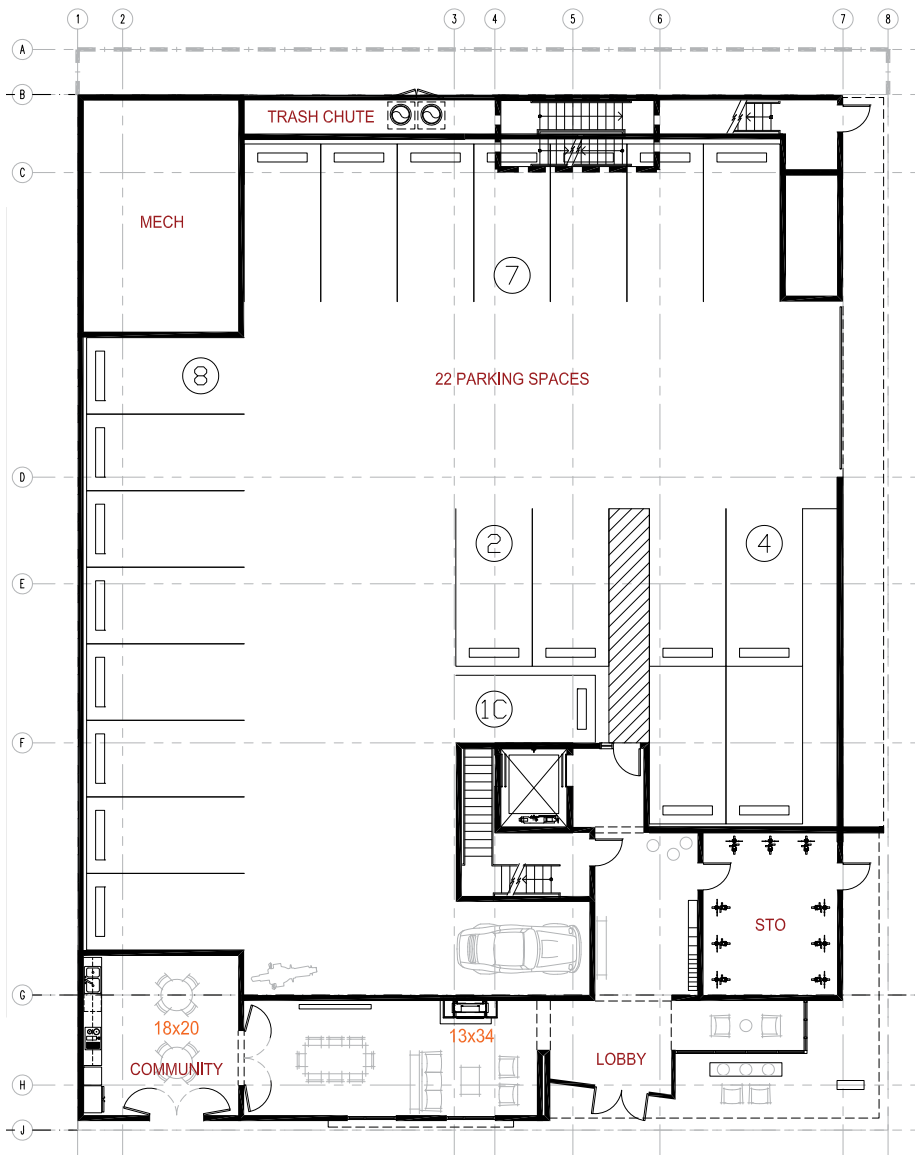
# Apartment/Condo Elevations

1763 & 1795  
CENTRAL STREET





Level 1



Level 2

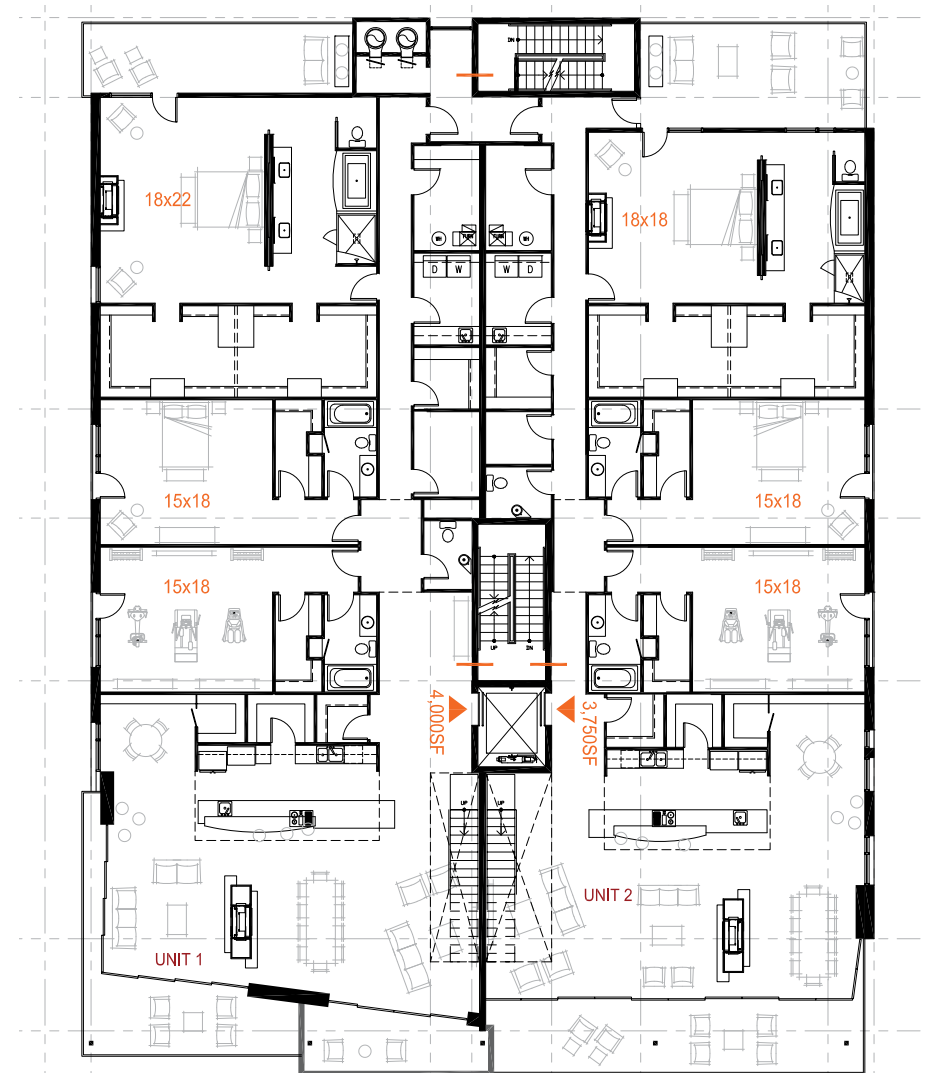




## Levels 3-4



## Level 5





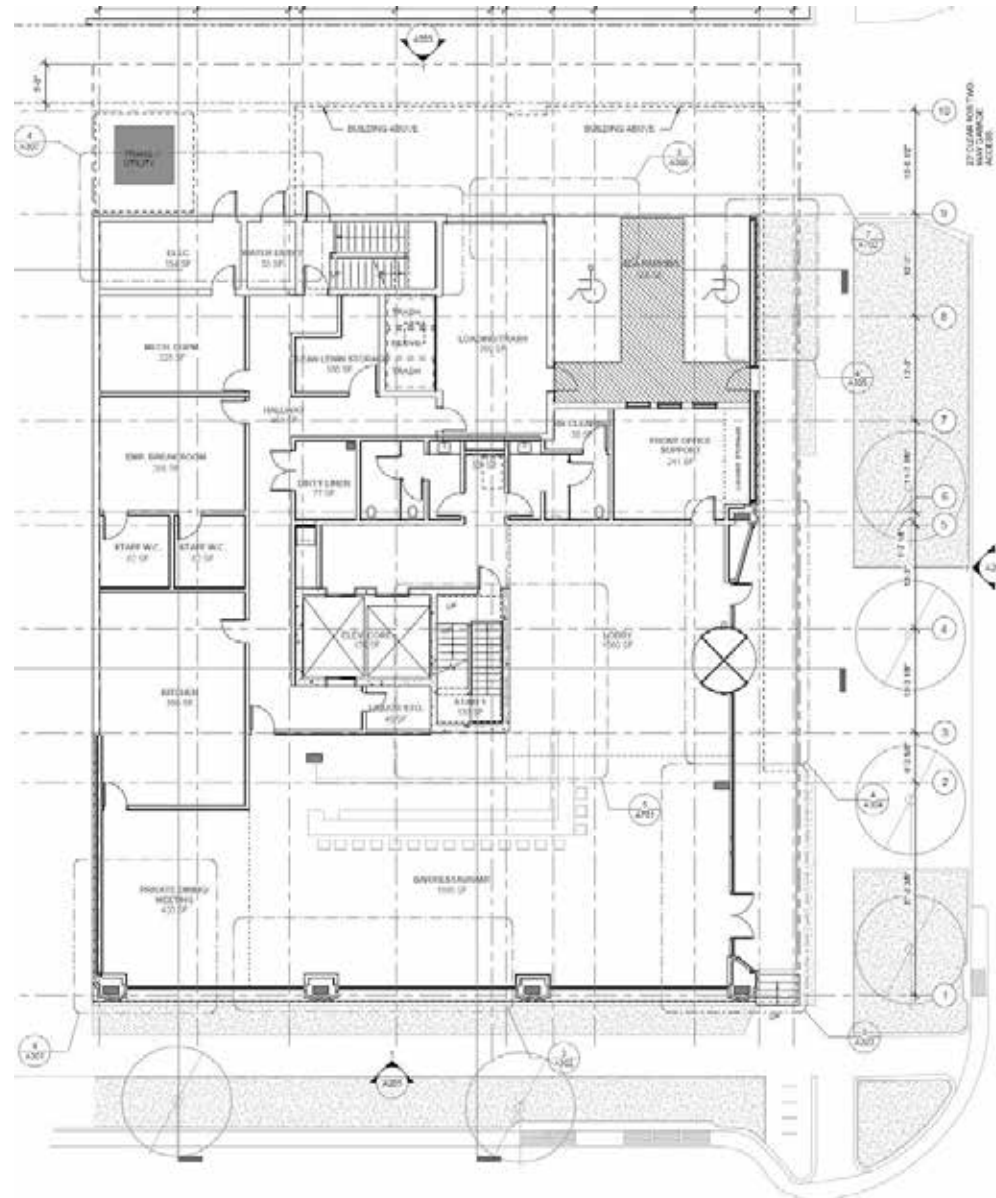




# Hotel Floorplan

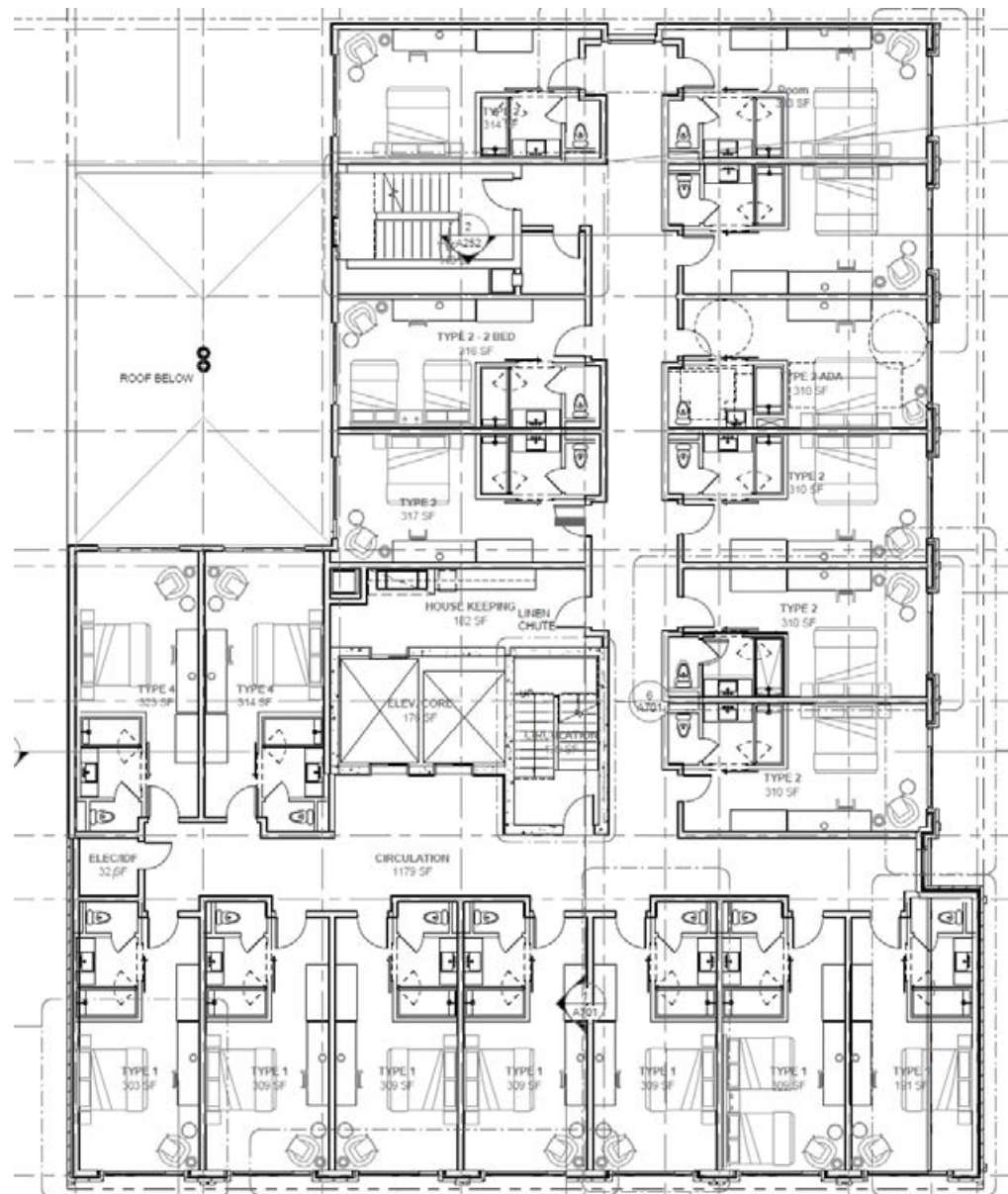
**1763 & 1795**  
CENTRAL STREET

## Level 1





## Level 2-4













### Commercial Uses

Variety of uses are permitted, including:

- Sit Down and Fast Casual Restaurants
- Bar
- Entertainment
- Retail
- Medical/Office
- Bank
- Fitness Center
- Museum/Gallery
- Senior Living
- Dispensary

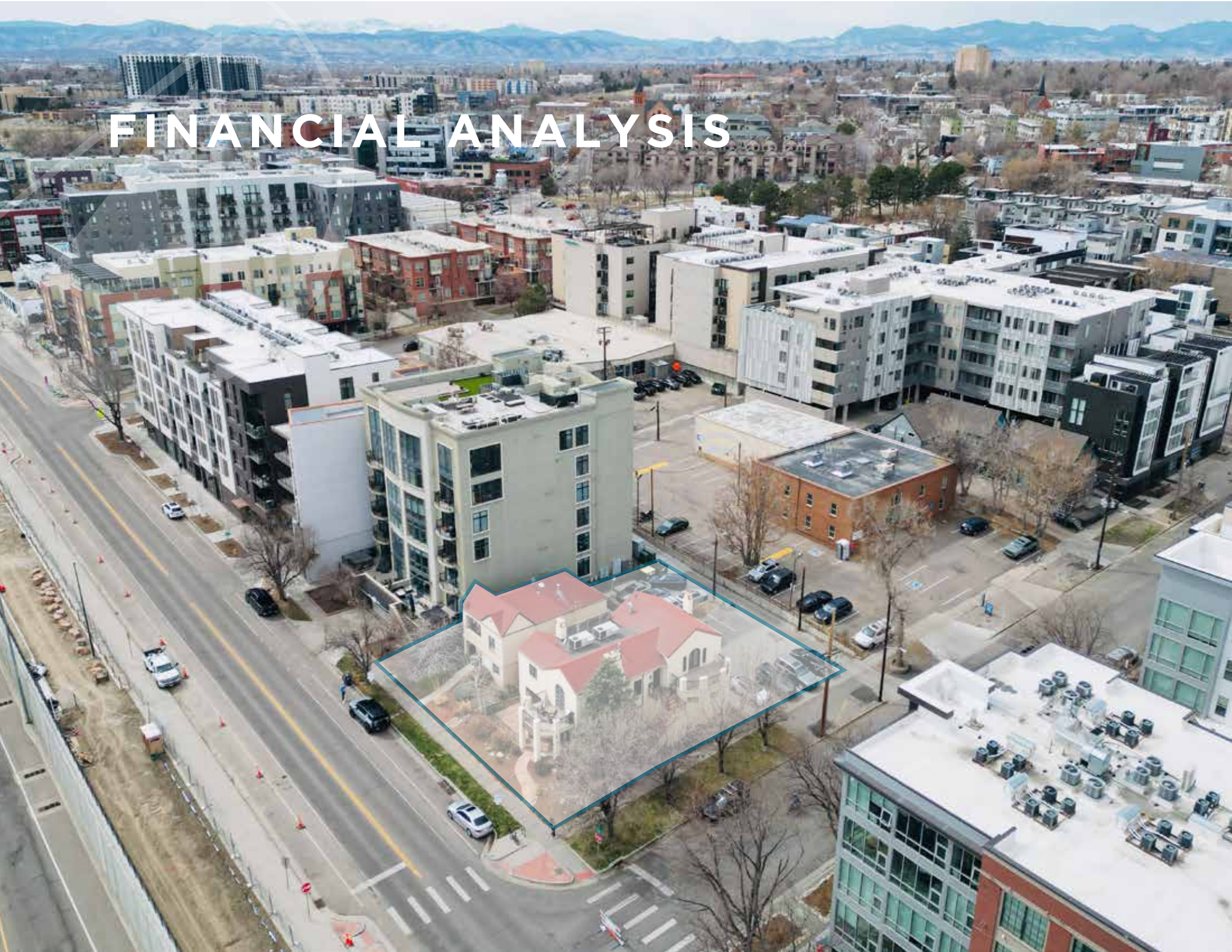
*\*Uses to be verified by Buyer.*



The rendering presented here offers a conceptual visualization of the future development project. It is intended to provide an illustrative representation of the architectural vision and design intent. Please note that this rendering is a preliminary depiction and does not reflect the final appearance or construction details of the building. The actual finished structure may differ in terms of materials, colors, and design elements as the project progresses through various stages of planning, approval, and construction.



# FINANCIAL ANALYSIS





### Commercial Rent Roll

Lease Type	Current Tenant	Square Foot	Current Monthly Rent	Current Annual Rent
NNN	Residential Tenant	1,777	\$3,000	\$36,000
NNN	Aria Integrative Health	3,533	\$7,655	\$91,858
<b>Total/Average</b>		5,310	\$10,655	\$127,858

### Income

	Current
<b>Gross Potential Rent</b>	\$127,858
<b>Vacancy Loss</b>	3% (\$3,836)
<b>Net Operating Income</b>	\$124,022

### Investment Summary

<b>List Price:</b>	\$3,150,000
<b>Total Lot Size:</b>	11,250 SF
<b>Land Price Per SF:</b>	\$280.00
<b>Gross Building SF:</b>	5,414 SF





# LOCATION OVERVIEW









# Location Overview

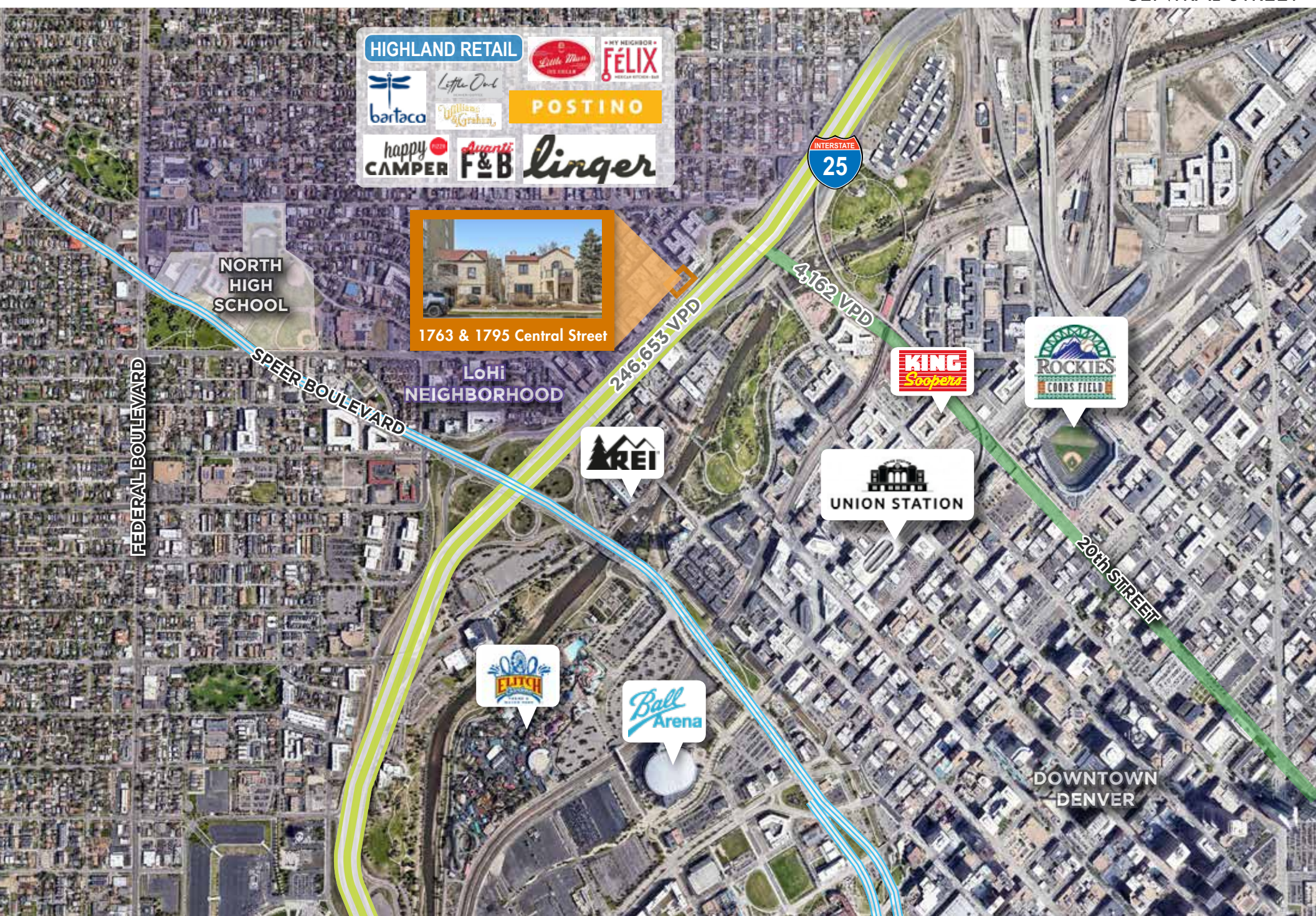
**1763 & 1795**  
CENTRAL STREET





# Location Overview

1763 & 1795  
CENTRAL STREET





# Location Overview

**1763 & 1795**  
CENTRAL STREET

## Lower Highland (LoHi) Overview

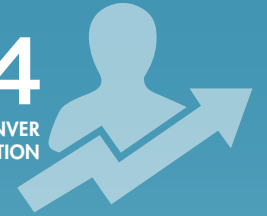
The Lower Highland (LoHi) area of Denver, Colorado, is a vibrant, rapidly growing neighborhood located just northwest of Downtown. Known for its stunning views of the Denver skyline and Rocky Mountains, LoHi offers a unique blend of modern development and historic charm.

Ideally situated northwest of Downtown and near I-25, LoHi provides easy access to the heart of the city. The neighborhood borders the Highlands, River North (RiNo), and trendy LoDo (Lower Downtown) areas, enhancing its appeal with convenient proximity to attractions, restaurants, and cultural venues.

In recent years, LoHi has surged in popularity, becoming one of Denver's most sought-after city-center neighborhoods. This growth is evident in the influx of new businesses, upscale condos, and modern townhomes reshaping its landscape. Home to popular spots like El Five, Little Man Ice Cream's iconic milk jug, boutique shops, and a thriving nightlife scene, LoHi attracts residents who appreciate its lively atmosphere, walkable streets, and strong sense of community.

713,734

TOTAL DENVER  
POPULATION



94

WALK SCORE



95

BIKE SCORE

\$142,114

HIGHLAND NEIGHBORHOOD  
AVERAGE HOUSEHOLD INCOME





# DENVER BY THE NUMBERS

# #1

## BEST BIG AIRPORT

Wall Street Journal

## #2

## MOST HIGHLY EDUCATED STATE

U.S. Census Bureau

# #3

## BEST ECONOMY

*Business Insider*

# #4

# BEST PLACE FOR BUSINESS AND CAREERS

Forbes

# #9

# BEST STATE FOR BUSINESS

Forbes



Denver, affectionately known as the “Mile-High City,” offers a dynamic blend of urban sophistication and outdoor adventure. Nestled at the foot of the Rocky Mountains, Denver boasts a skyline that stretches beneath expansive blue skies, with 300 days of sunshine each year. The city is a cultural hub, featuring the Denver Performing Arts Complex—the nation’s second-largest performing arts center—and a thriving live music scene highlighted by venues like the iconic Red Rocks Park & Amphitheatre. Its walkable downtown is a tapestry of chef-driven restaurants, craft breweries, and diverse neighborhoods, each offering a unique flavor of local life.



Just a short drive away, Denver is perfectly positioned for year-round outdoor adventure. In the winter, world-renowned ski resorts like Breckenridge, Vail, and Aspen are only a few hours away, offering pristine powder and slopes for every skill level. In the summer, the mountains come alive with hiking, biking, and fishing, providing an outdoor playground just outside the city’s doorstep. Whether it’s exploring the vibrant Art District on Santa Fe, savoring farm-to-table cuisine, or catching a game from one of its six professional sports teams, Denver captivates both residents and visitors alike, all while maintaining unparalleled access to some of the best outdoor experiences in the country.





## Commercial Mixed-Use (C-MX-5)

C-MX-5 is one of Denver's most flexible and high-density zoning classifications, permitting a wide range of uses with building heights up to five stories.



## C-MX-5 ZONING INFORMATION

### DENVER COUNTY

#### Section 7.1.1 NEIGHBORHOOD CONTEXT DESCRIPTION

**GENERAL CHARACTER:** The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

**STREET, BLOCK, & ACCESS PATTERNS:** 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.

**BUILDING PLACEMENT & LOCATION:** All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

**BUILDING HEIGHT:** The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

**MOBILITY:** There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property located at 1763 & 1795 Central Street in Denver, Colorado (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 Pinnacle REA or its brokers.

Pinnacle REA 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. Pinnacle REA 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 Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and 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, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA 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. Pinnacle REA 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 the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.

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