

Railyard Marketplace

3460-3480 Park Ave. West
Denver, CO 80216



**INVESTMENT
OFFERING**

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Sr. Vice President / Principal
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Broker Associate
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Denver, CO 80216



Offering Memorandum Disclosure

3460-3480 Park Ave. West
Denver, CO

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that David Gagliano and Steve Peters of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

Please note: All showings must be arranged in advance and accompanied by one of the listing brokers.



PROPERTY SUMMARY

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Address: 3460-3480 Park Ave. West, Denver

County: Denver

Lot Size: 2.32± Acres / 101,059± SF

Parking: 80 Spaces - 3.11/1:000

Zoning: R-MU-30 City of Denver

The R-MU-30 district is a primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations. Supporting commercial development, such as consumer retail and service uses and small-scale office uses, is encouraged to create a truly mixed-use environment. No maximum residential density is prescribed. Instead, maximum height, setbacks, and open space requirements determine the scale of buildings. (Ord. No. 598-99, eff. 8-13-99)

Traffic: 7,877 vehicles per day

Sales Price: \$9,500,000

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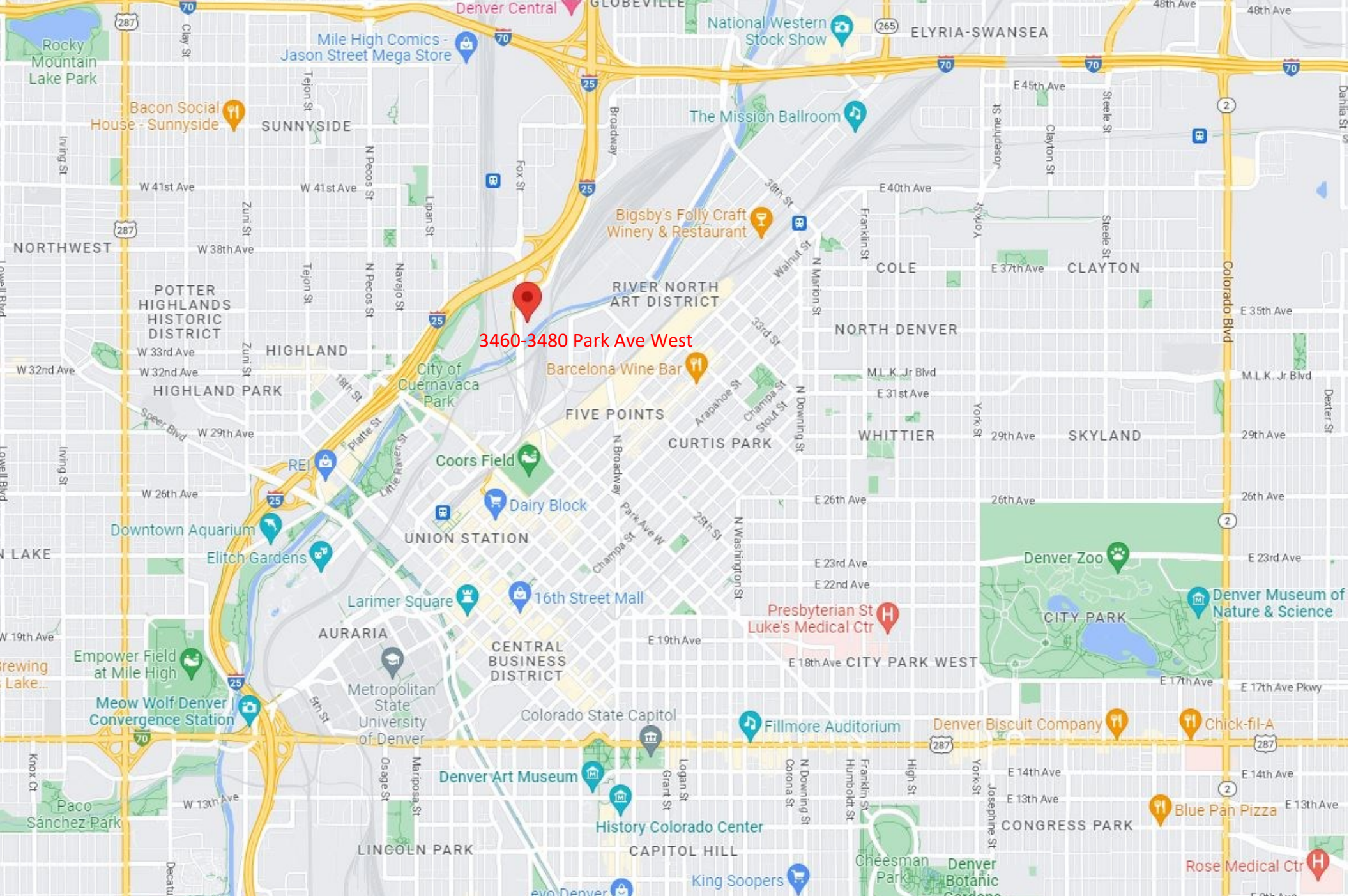
SUBJECT PROPERTY

Globeville Rd.

Park Avenue West

3460-3480 Park Ave. West
Denver, CO 80216

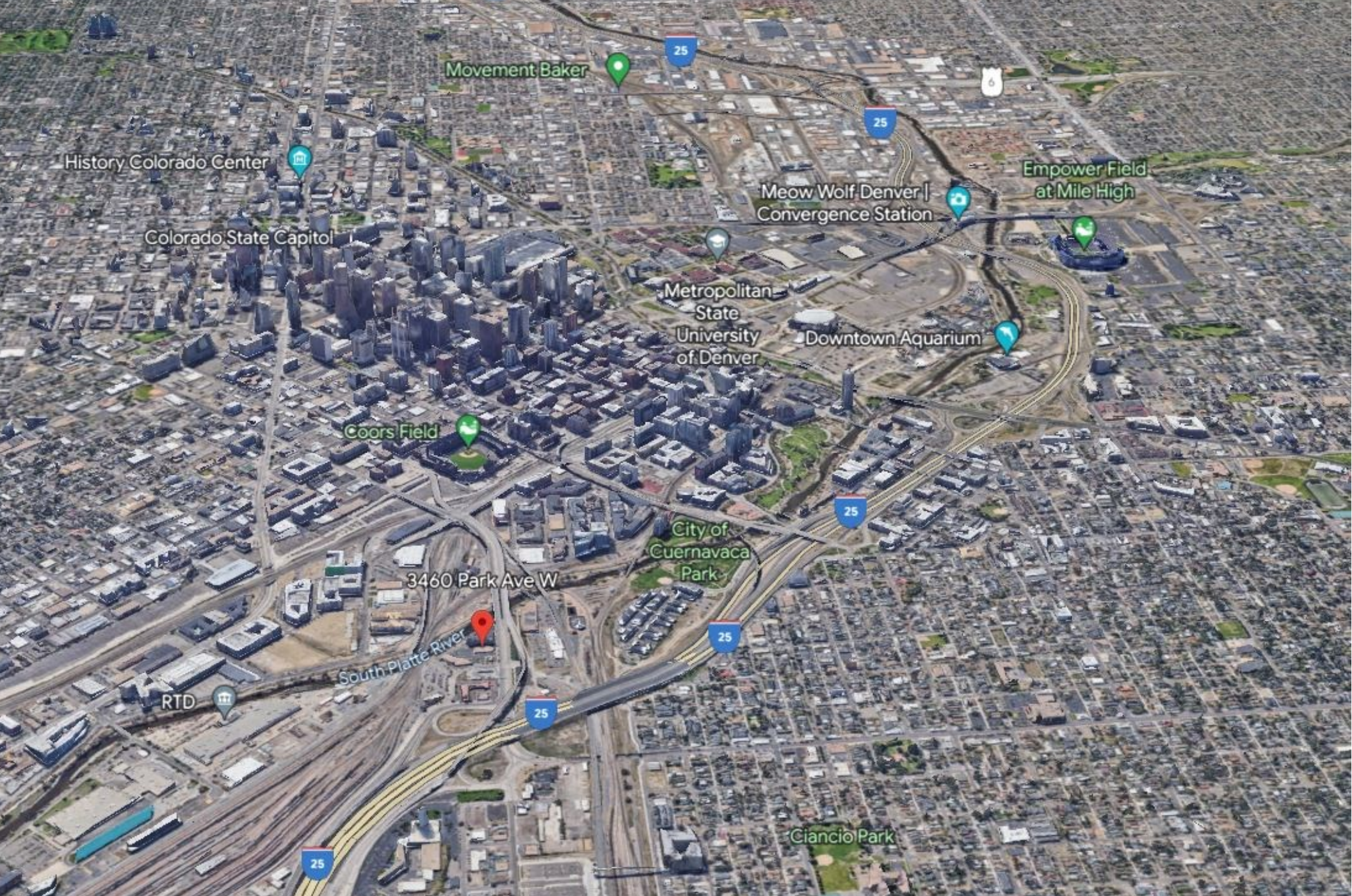
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Location Map

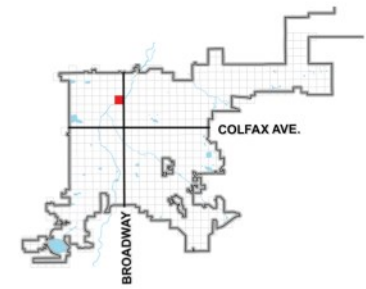
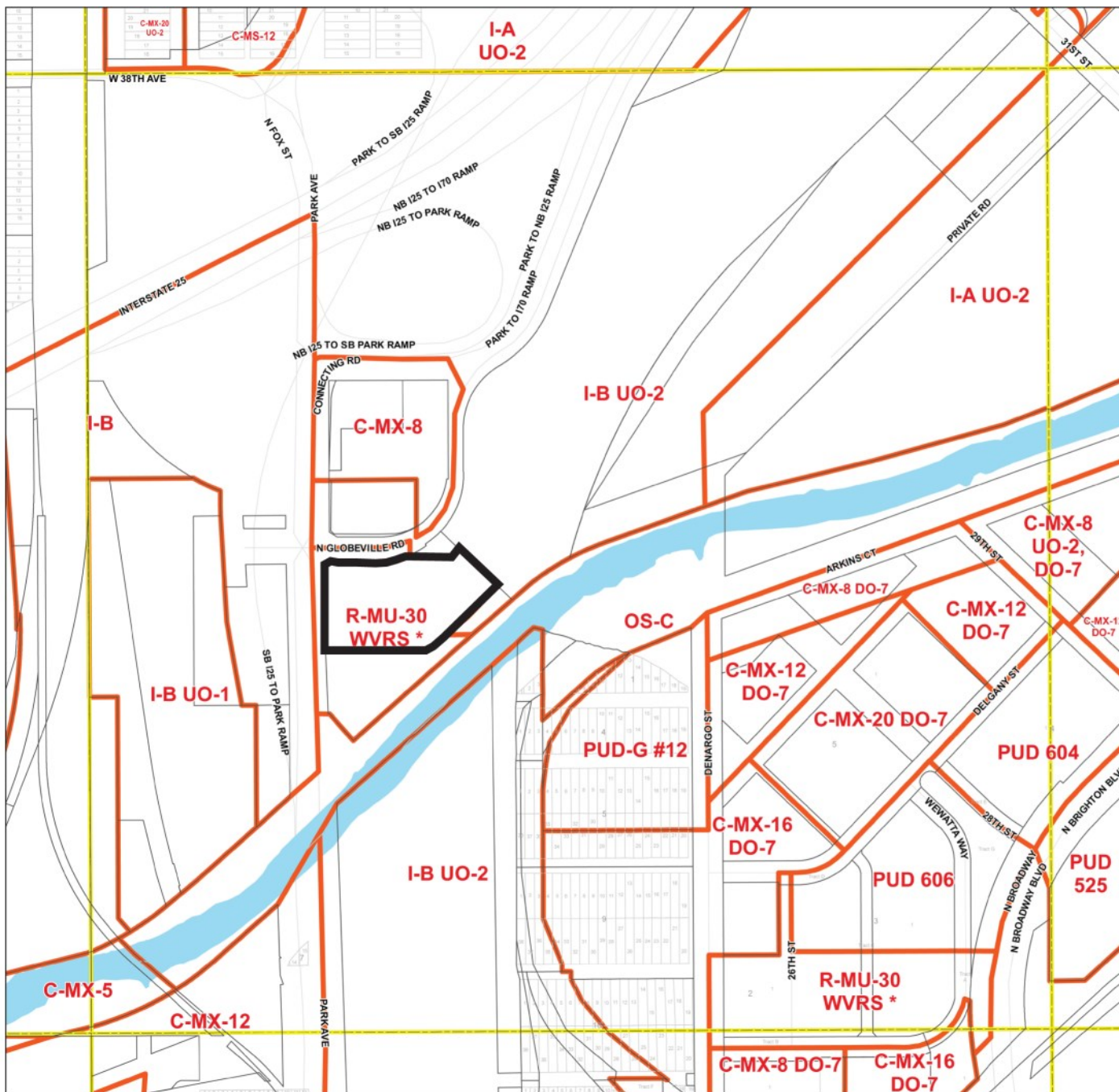




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Satellite Map

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Quarter Section Index

NW_030	NW_029	NE_045
NW_027	NW_028	NE_044
NW_016	NW_015	NE_023

Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: NW_028



Scale 1" = 200'
When printed at 17"x22"



Jan 01, 2023

City and County of Denver
Community Planning and Development
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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Zoning Map

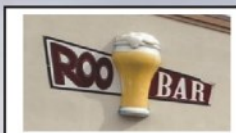




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Tenants





DEN.CO

VACANT
1,874 SF

Park Avenue
Wine & Spirits

VACANT
4,906 SF



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Tenants





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Tenants





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Tenants





Domino's Pizza, Inc. - Source: Wikipedia

Domino's, is a Michigan-based multinational pizza restaurant chain founded in 1960 and led by CEO Russell Weiner. The corporation is Delaware-domiciled and headquartered at the Domino's Farms Office Park in Ann Arbor Township, near Ann Arbor, Michigan. As of 2018, Domino's had approximately 15,000 stores, with 5,649 in the United States, 1,500 in India, and 1,249 in the United Kingdom. Domino's has stores in over 83 countries and 5,701 cities worldwide.



Starbucks - Source: Wikipedia

As of November 2021, the company had 33,833 stores in 80 countries, 15,444 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, caffe latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store. Depending on the country, most locations provide free Wi-Fi Internet access.

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2027 Projection	42,676	243,974	508,534
2022 Estimate	37,310	220,619	467,292
Growth 2022-2027	14.38%	10.59%	8.83%
HOUSEHOLDS			
2027 Projection	22,543	123,221	234,584
2022 Estimate	19,606	111,146	214,802
Growth 2022-2027	14.98%	10.86%	9.21%
HOUSEHOLD INCOME			
2022 Average	\$120,212	\$104,526	\$103,899
2022 Median	\$94,767	\$77,865	\$75,559
HOUSING VALUE			
<\$100,000	45	439	1,475
\$100,000-\$200,000	57	692	2,675
\$200,000-\$300,000	193	2,538	8,281
\$300,000-\$400,000	789	7,963	21,227
\$400,000-\$500,000	1,279	8,550	18,425
\$500,000-\$1M	3,308	17,731	34,573
\$1,000,000+	743	3,176	9,341
2022 MEDIAN HOME VALUE			
	\$627,569	\$510,222	\$477,831
Median Age	36.40	36.20	36.60
Average Age	36.60	36.80	37.60



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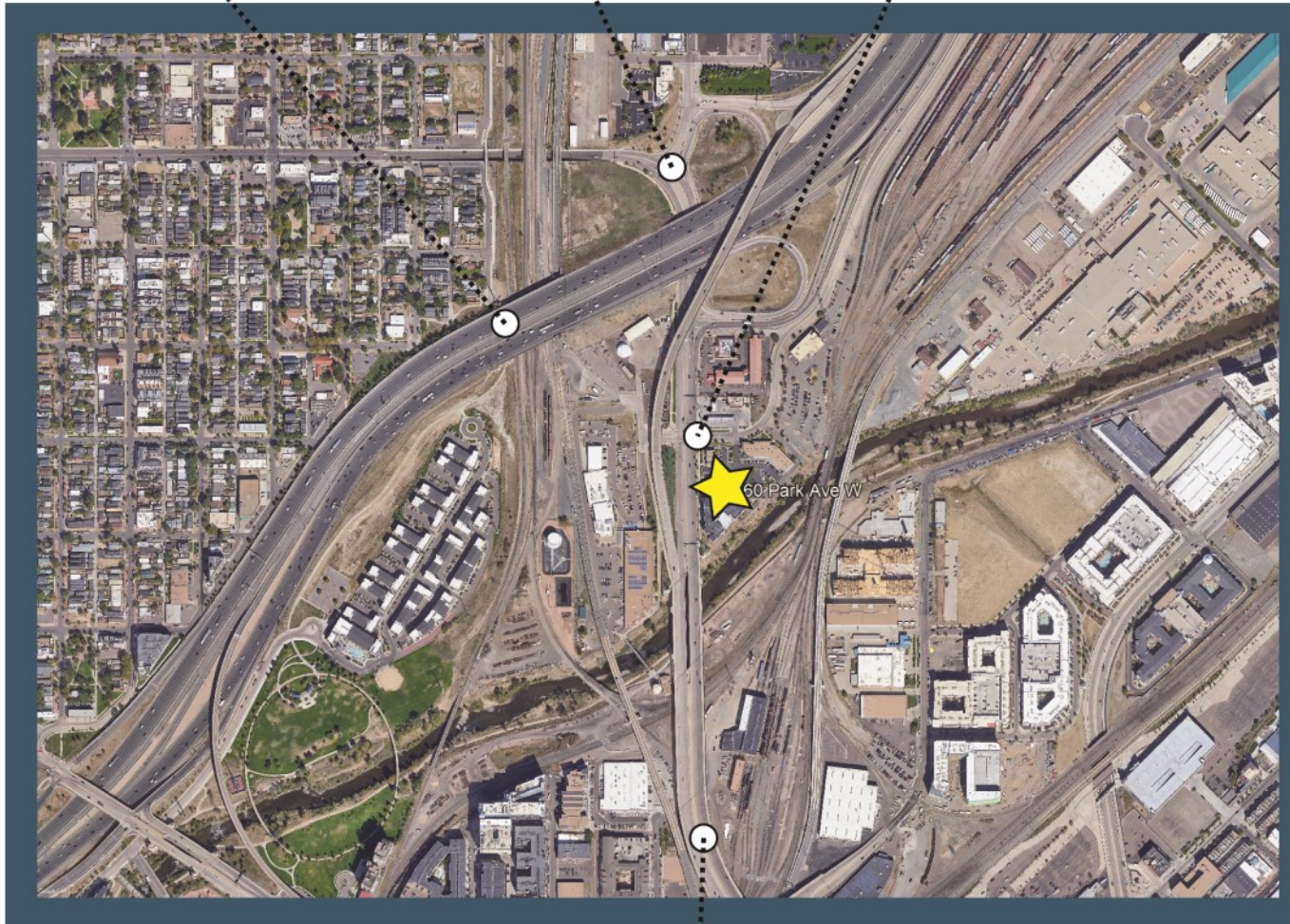
Demographics



I-25 @ Fox - 268,043 vpd

Fox @ I-25 - 20,016 vpd

Park Ave. West @ 23rd - 37,176 vpd



Globeville @ Park Ave. West - 7,877 vpd

Source: CoStar 2022

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Traffic Counts



OFFERED BY

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Fuller Real Estate, LLC
5300 DTC Pkwy, #100
Greenwood Village, CO 80111
(303) 534-4822

The printed portions of this form, except **differentiated additions**, have been approved by the Colorado Real Estate Commission. (BDB 10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

3460-3480 Park Ave. West, Denver
or real estate which substantially meets the following requirements:
N/A

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

- ☒ **Multiple Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

- ☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker, intends to perform the following list of tasks:
☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- ☐ **Customer for Broker's Listings - Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGEMENT:

Buyer acknowledges receipt of this document on _____.

Buyer _____

Buyer _____

BROKER ACKNOWLEDGEMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for the Broker's records.

Brokerage Firm's Name: Fuller Real Estate, LLC




Broker N/A



www.ezContract.com
BDB24-10-9 Brokerage Disclosure to Buyer

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