



7001 Colorado Blvd.
Offering Memorandum

Connor Donahue

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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest

confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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SURROUNDING NEIGHBORHOODS



WESTMINSTER



72nd & Colorado Blvd Light Rail Station

SITE

ADAMS CITY



GLOBEVILLE

NORTHFIELD

SUNNYSIDE



PARK HILL

FOX NORTH

RINO

HIGHLANDS

LODO

DOWNTOWN



7001 Colorado Blvd.

OVERVIEW

| | |
|----------------------|---|
| Property Type | Future Development Site |
| Price | \$1,900,000 |
| Total Land Area (AC) | 3.99 |
| Total Land Area (SF) | 173,966 |
| Zoning | A-1, Adams County |
| Highest & Best Use | Mixed-Use, Residential and/or Commercial Development |

HIGHLIGHTS

- Premier 173,966 SF Transit Oriented Development site sitting on two (2) legally separated parcels
- Located adjacent to the new 72nd & Colorado Light Rail Station
- Great opportunity for Transit Oriented Development
- New N-Line to service Northern suburbs
- Central location for quick & easy access to I-25 & I-70
- The Property is located within a United States designated Opportunity Zone
- The Property is also located in the Adams County Enterprise Zone

**MILLER
RESERVOIR**

E 70TH AVE

72nd &
Colorado Blvd
Light Rail Station

COLORADO BLVD

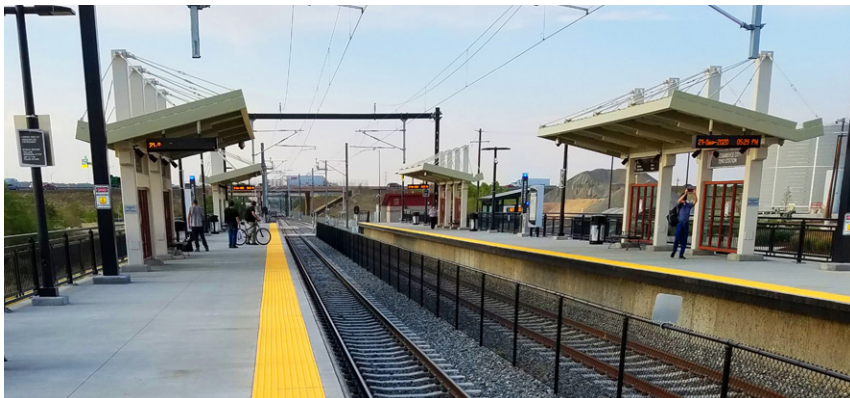




72nd & Colorado Blvd Light Rail Station

Commuter rail service is coming to the city with the construction of the Commerce City – 72nd Avenue station along upcoming RTD’s North Metro Rail Line (N Line). The N Line adds even more commuter rail service to connect the metro Denver region. The first 13 miles of the proposed 18.5-mile line provides service from Union Station through Denver, Commerce City, Northglenn, Thornton, and eventually North Adams County. The remaining 5.5 miles will provide service to SH 7/162nd Avenue Station.

To accommodate more vehicle traffic and improve pedestrian access around the station, the city is improving area streets using grant money obtained from the Denver Regional Council of Governments (DRCOG). Colorado Boulevard will be repaved between E. 70th and E. 72nd avenues and new sidewalks and curbs will be added. An extension of E. 72nd Avenue will be built west of Colorado Blvd. to access the new station.”





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