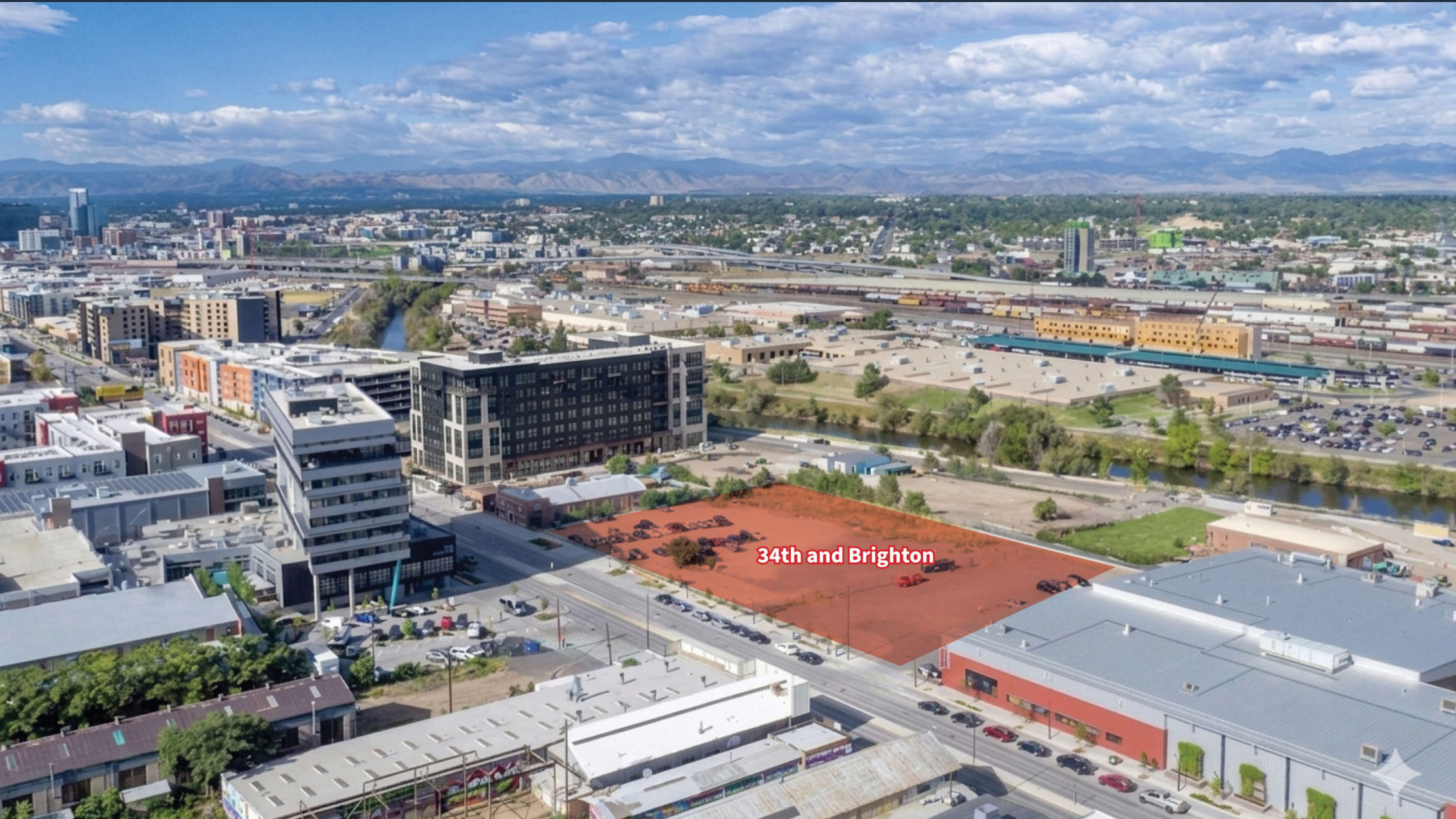


34th and Brighton

2.56-ACRE DEVELOPMENT OPPORTUNITY | RIVER NORTH DISTRICT | DENVER, COLORADO



CONFIDENTIAL OFFERING MEMORANDUM



THE OPPORTUNITY

JLL is pleased to present a premier **2.56-acre development opportunity** at 34th and Brighton in Denver's vibrant **River North (RiNo) Art District**. This high-visibility site is positioned at the epicenter of one of the nation's most successful urban infill transformations.

Zoned **C-MX-8**, with increased height up to 12 stories (**C-MX-12**) allowed through the **Denver density-bonus program**, the property allows for by-right development up to twelve stories, supporting high-density multifamily, office, hotel, and other uses. Situated along the revitalized Brighton Boulevard corridor, the site offers unmatched connectivity to downtown Denver, the A-Line rail, and major interstates.

While recent deliveries are at historic highs in RiNo, new construction starts have slowed and multifamily absorption rates are strong (15,000 over the last 12 months).

This development opportunity provides great potential for early adopters who want to acquire land, build product, and



PROPERTY DETAILS

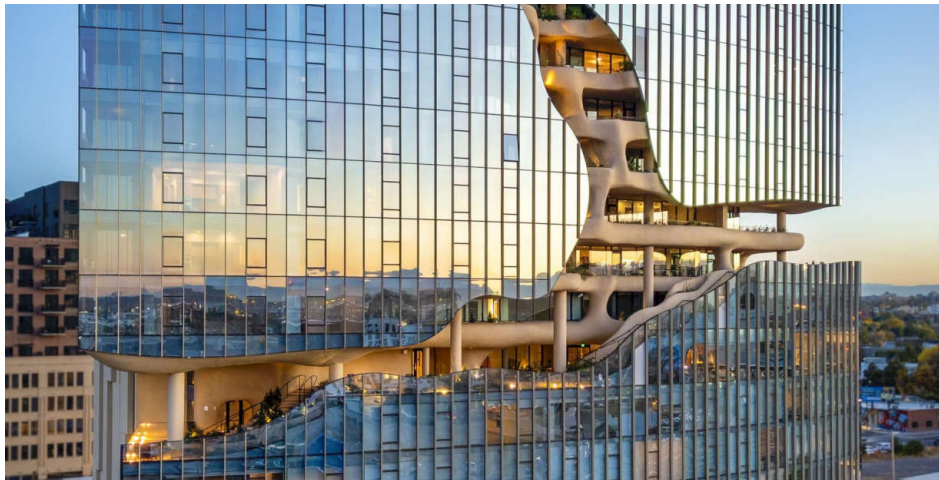
2.56 111,575 SF
ACRES GROSS LAND SF

87.602 C-MX-8 / C-MX-12
2024 MILL LEVY CURRENT ZONING

SCHEDULE NUMBER	0227123019000, 0227123017000
ADDRESS	3395 N Brighton Blvd, 3333 N Brighton Blvd
CITY, STATE, ZIP	Denver, CO, 80216
COUNTY	Denver County
EXISTING USE	Vacant Land Parcel
CURRENT ZONING	C-MX-8 / C-MX-12 w/ Density Bonus
PERMITTED USES	Multifamily, Office, Hotel, Entertainment, Etc.
CURRENT MILL LEVY	87.602 Mills
WATER DISTRICT	Denver Water
SANITATION DISTRICT	Denver Water
GROSS LAND AREA	2.56 Acres 111,575 SF



SITE DEMOGRAPHICS / RENT VS. OWN



The RiNo submarket boasts a strong median household income of \$106,000/yr, 15% higher than the City and County of Denver.

Rental Cost vs. Income

- Median Household Income: \$106,000
- Annual Rental Allowance (1/3 Income): \$35,500
- Monthly Rental Allowance: \$2,944

Ownership Cost vs. Income

- Average Home Value: \$735,930
- Annual Ownership Cost (20% down): \$61,200
- Monthly Ownership Cost: \$5,100

Rent vs. Own

Rental pricing at 100% AMI is **57% more affordable** than home ownership today.

\$106k

MEDIAN HOUSEHOLD INCOME

78.5%

RENTER OCCUPIED UNITS

32.2

MEDIAN AGE

23,485

TOTAL POPULATION

\$735,930

AVERAGE HOME VALUE

SITE LOCATION MAP



TOD LOCATION

34th and Brighton is ideally situated within Denver for easy access to major transit routes, placing it in close proximity to key destinations across the Denver metro area.

The property sits along Brighton Blvd and is just a short drive from I-70 and I-25, providing residents with direct driving access to highways that connect to Downtown Denver, the Denver International Airport, and the Denver Tech Center. This location ensures convenient connectivity to all that the region has to offer.



Walkable

To RiNo Entertainment and Employment



5 Minute Drive

To Downtown Denver, DTC, DIA

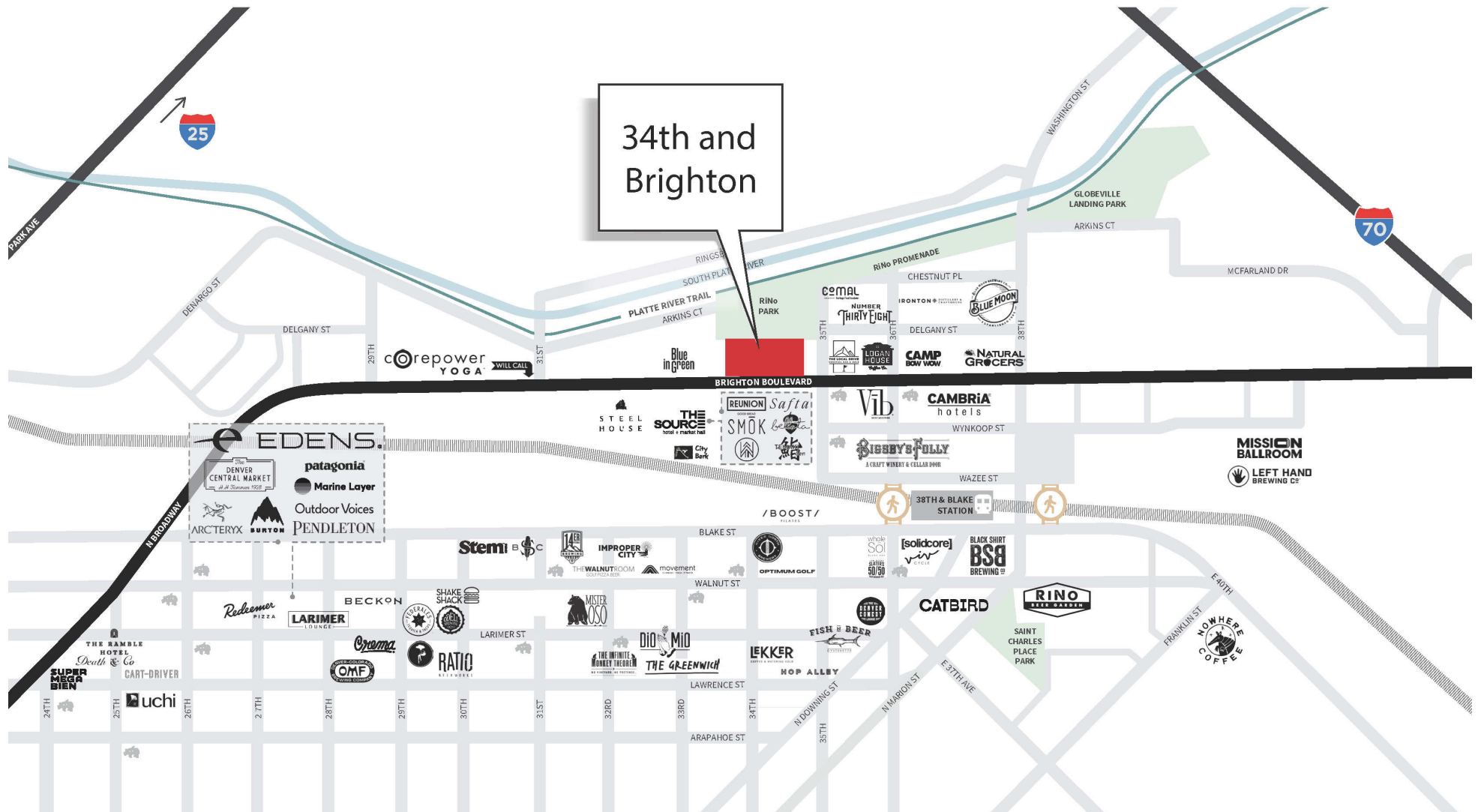


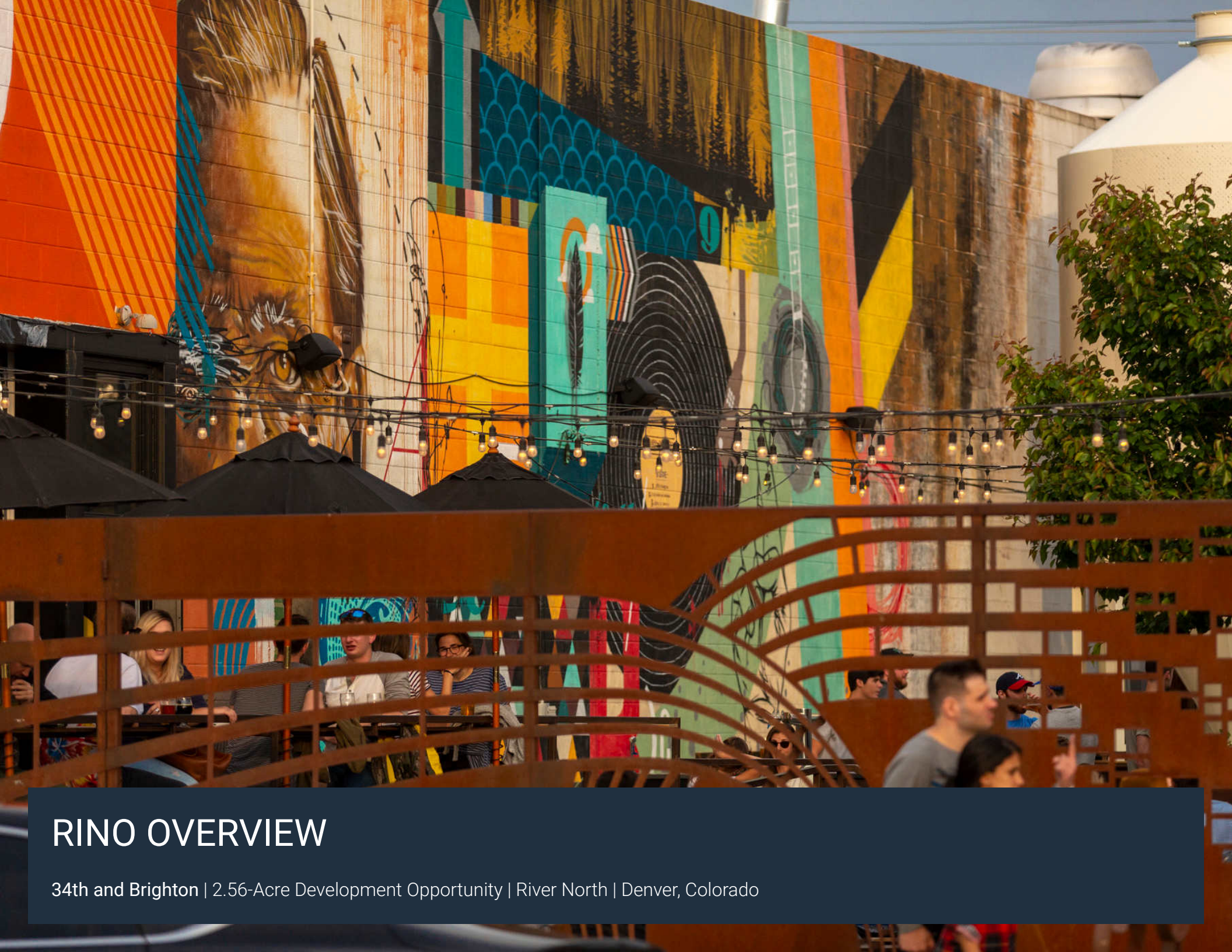
5 - 30 Minute RTD

To Downtown Denver, DTC, DIA



AMENITIES MAP





RINO OVERVIEW

34th and Brighton | 2.56-Acre Development Opportunity | River North | Denver, Colorado

WHY RiNo?

The River North (RiNo) Art District sits one mile north of downtown Denver. The neighborhood blends industrial character with modern urban energy, as repurposed warehouses and factories now house music venues, breweries, art galleries, studios, and restaurants.

Despite substantial multifamily construction in recent years, limited projects are currently underway. With absorption rates at record highs, this presents a strategic opportunity to position for the next development cycle.



Tenants in the Neighborhood



ACCESS TO RECREATION

SOUTH PLATTE RIVER TRAIL

(5 minutes away)

A major urban greenway offering miles of paved paths for biking, running, and walking. The trail follows the South Platte River through the heart of the city, connecting numerous parks, neighborhoods, and the Cherry Creek Trail.

CITY PARK

(10 minutes away)

Denver's premier urban park, spanning 330 acres. It features two lakes, lush lawns, and is home to the Denver Zoo and the Denver Museum of Nature & Science, offering a perfect blend of recreation and culture.

CHERRY CREEK STATE PARK

(25 minutes away)

A massive natural oasis featuring an 880-acre reservoir for boating, fishing, and paddleboarding. The park also includes extensive trails for hiking and biking, a large off-leash dog park, and areas for camping and wildlife viewing.

FRONT RANGE RECREATION

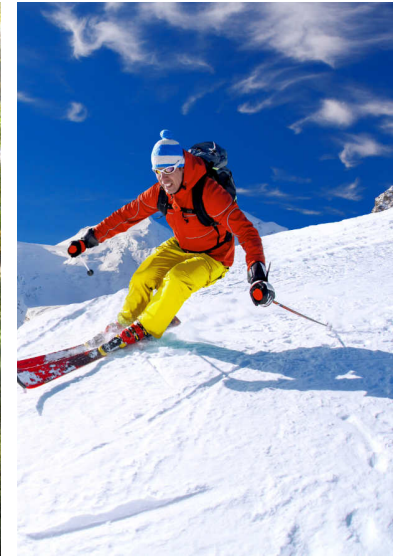
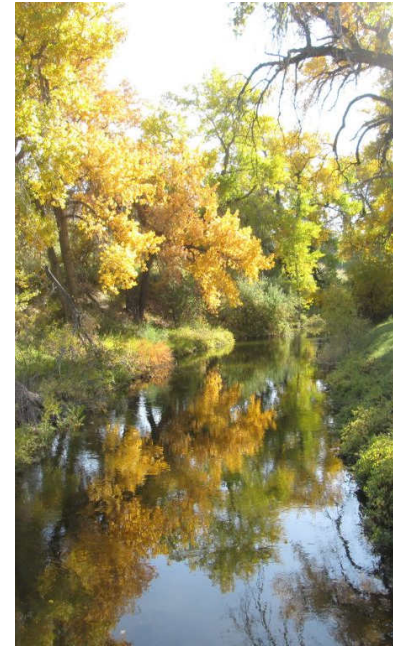
(30-45 minutes away)

Only a short drive away from some of the Colorado's premier natural amenities including Red Rocks, Chautauqua Park, Roxborough State Park, and more

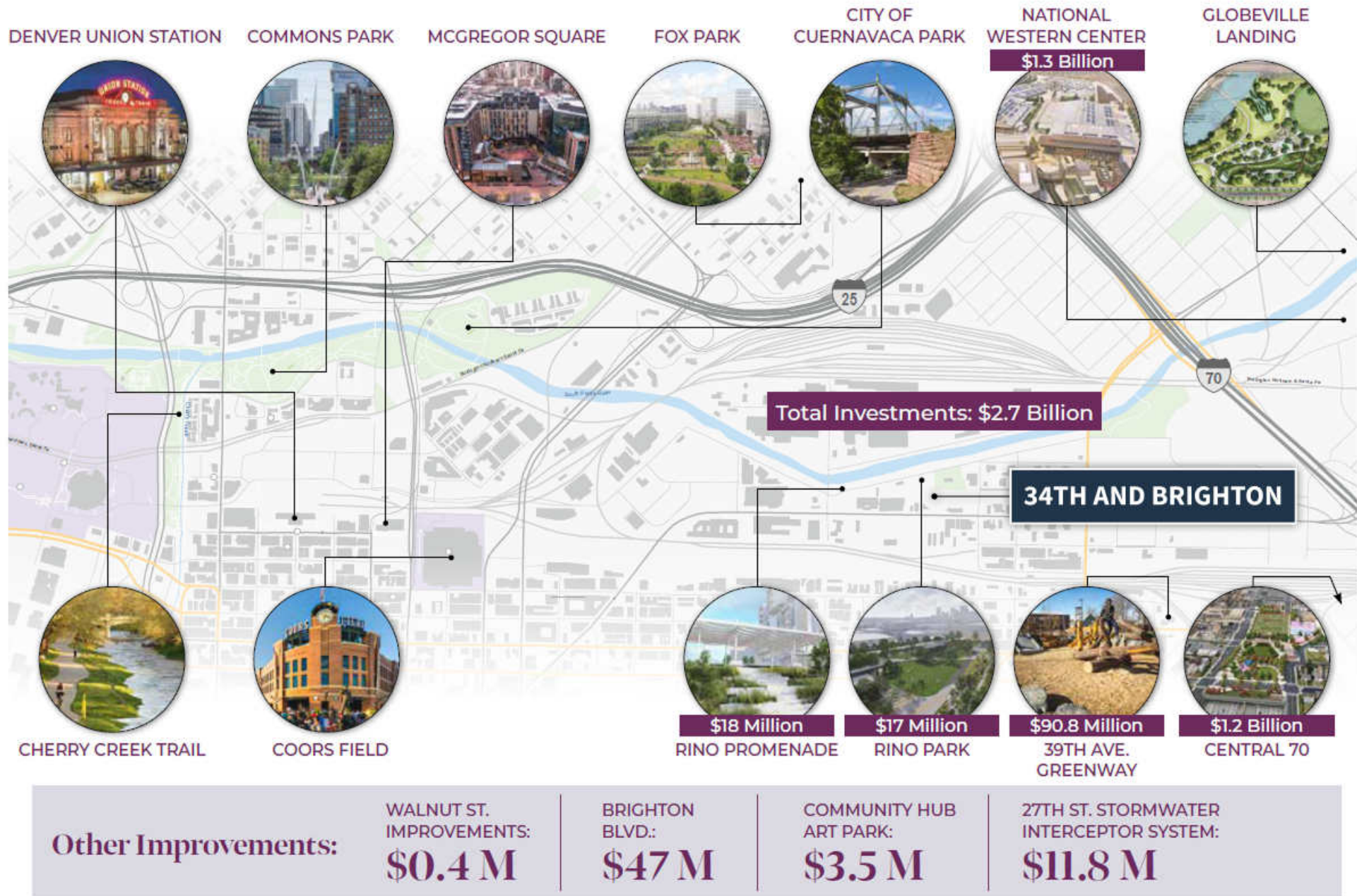
WORLD CLASS MOUNTAIN TOWNS/SKI AREAS

(1.5-2.5 hours away)

Day trip access to Colorado's famous mountain towns and ski areas including Vail, Breckenridge, Winter Park, and more.



RINO'S COMMITMENT TO INVESTMENT



James Roupp

Managing Director

303-217-7947

james.roupp@jll.com

Maddy Stevenson

Vice President

303-542-1514

maddy.stevenson@jll.com

Chris Musselman

Director, Capital Markets

303-808-3711

chris.musselman@jll.com

34th and Brighton



Thank you. If you have any questions, please contact a representative from the deal team.