



DOWNTOWN GATEWAY
 2323-2345 7TH STREET
 DENVER, CO 80211
 +/- 0.83 ACRES (+/- 36,090 SF)

C-MX-5 ZONING **ARA**[®]



- Existing Light Rail
- Existing Park-n-Ride
- Existing Station
- Future Light Rail
- Future Park-n-Ride
- Future Station



- In place zoning allowing multiple uses
- Prime location at the Interstate 25 and W. 23rd Street interchange
- Excellent visibility from Interstate 25
- Adjacent to Denver's Children's Museum and the Downtown Aquarium
- Direct access to downtown Denver

ZoomAerialPhotos.com
 303-893-3303

Walk Score
74
 Out of 100

DEVELOPMENT HIGHLIGHTS

ARA Colorado is pleased to present to qualified developers the opportunity to purchase **Downtown Gateway**. Referred to as the “Doorstep to Downtown”, this +/- 0.83 acres of land is located within one of the last under developed access corridors to Denver’s Lower Downtown (LoDo) neighborhood.

DEVELOPMENT HIGHLIGHTS

- The site is zoned **C-MX-5** which allows **mixed-use development with reduced parking requirements**. C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where building scales are one to five stories. The adjacent parcels are zoned C-MU-10 and are designed to promote high-density, pedestrian friendly development.
- The City of Denver has created the **South Platte Redevelopment Plan**, and is envisioning this area to become a **gateway to downtown Denver** and an extension of the Platte Street Entertainment Corridor currently anchored by the REI Flagship Store and the Confluence Park system.
- **Downtown Gateway offers unparalleled access and visibility from Interstate 25**, metro Denver’s major north/south thoroughfare. Over 208,000 vehicles pass this location per day.
- **Spectacular views of the downtown Denver skyline**, Mile High Stadium, and the Platte River Greenway.
- **Downtown Denver remains the center of activity in the greater metro area** boasting approximately 112,000 employees, 17,000 residents, and 44,000 university students. Downtown experienced over \$3.5 billion of non-residential development in the last 10 years, while currently an additional \$1 billion in public and private sector projects are under construction and scheduled for completion in 2013 and 2014.

SITE INFORMATION

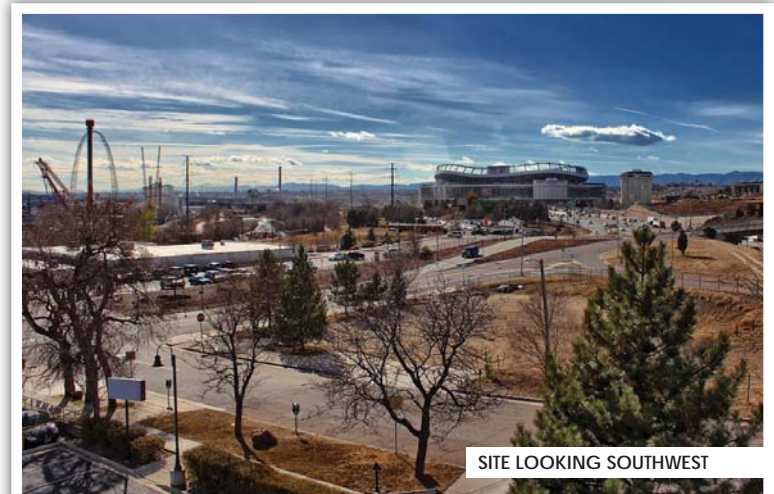
OFFERING PRICE	Contact listing broker for details
SIZE	+/- 0.83 Acres (+/- 36,090 S.F.)
LOCATION	2323-2345 7th Street
CITY	Denver
COUNTY	Denver
ZONING	C-MX-5 which allows for mixed-used development with reduced parking requirements (hotel / office / multifamily / restaurant / retail)
UTILITIES	To site perimeter
MILL LEVY	71.307
ACCESS	Existing access from 7th Street & immediate access off of 23rd St Exit from I-25
TRAFFIC COUNTS (VEHICLES/DAY)	I-25 north/south: 208,000

- **Downtown’s population increased 25%** over the past year, employment is growing at a strong pace, and redevelopment near Union Station is booming.

VICINITY HIGHLIGHTS

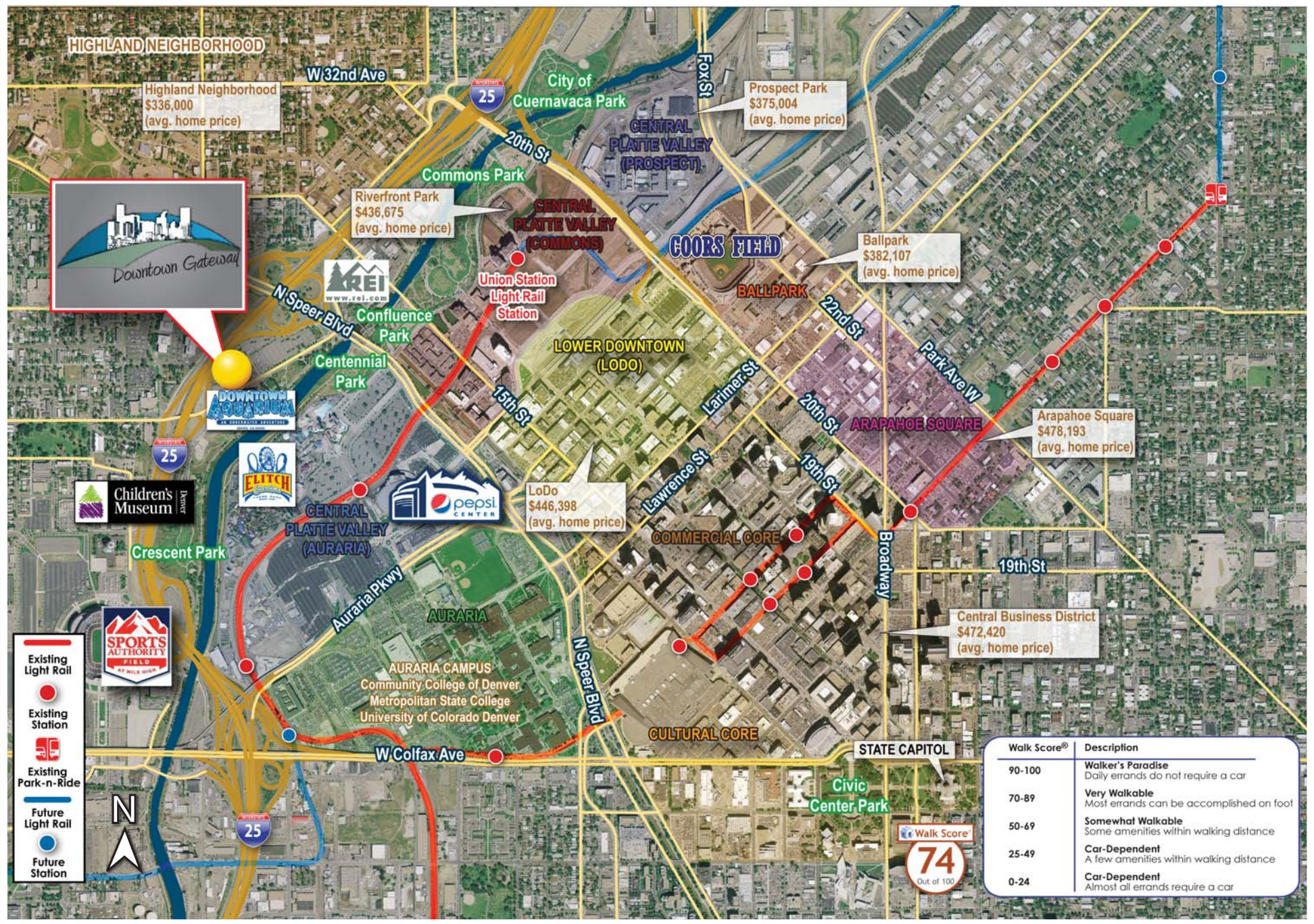
- Downtown Gateway is surrounded by attractions such as **Elitch Gardens and Sports Authority Field at Mile High**, and is adjacent to the **Children’s Museum of Denver, Platte Valley Trolley**, and the popular **Downtown Aquarium** which has a full-service restaurant and bar, a fully equipped ballroom, aquatic & geographic exhibits, and shopping.
- **The Platte Street Entertainment Corridor, just blocks from the site**, has become a trendy pocket catering to the Colorado lifestyle. Upon completion of the Highland Pedestrian Bridge in 2006 the neighborhood quickly attracted trendy restaurants, boutique shops, and active outdoor outfitters, which enticed young professionals looking to live, work and play in downtown Denver.

- **The nationally recognized REI** flagship store is less than five minutes walking distance from Downtown Gateway, complimenting the Colorado lifestyle. Additionally, the Platte River Trail system is steps from the site. This multi-use trail stretches 28.5 miles along the South Platte River from Englewood to Thornton.



SITE LOOKING SOUTHWEST

NEIGHBORHOOD MAP



HIGHLAND NEIGHBORHOOD
 Highland Neighborhood
 \$336,000
 (avg. home price)

Riverfront Park
 \$436,675
 (avg. home price)

Prospect Park
 \$375,004
 (avg. home price)

Ballpark
 \$382,107
 (avg. home price)

LoDo
 \$446,398
 (avg. home price)

Arapahoe Square
 \$478,193
 (avg. home price)

Central Business District
 \$472,420
 (avg. home price)

- Existing Light Rail
- Existing Station
- Existing Park-n-Ride
- Future Light Rail
- Future Station

Walk Score®	Description
90-100	Walker's Paradise Daily errands do not require a car
70-89	Very Walkable Most errands can be accomplished on foot
50-69	Somewhat Walkable Some amenities within walking distance
25-49	Car-Dependent A few amenities within walking distance
0-24	Car-Dependent Almost all errands require a car

Walk Score
74
 Out of 100

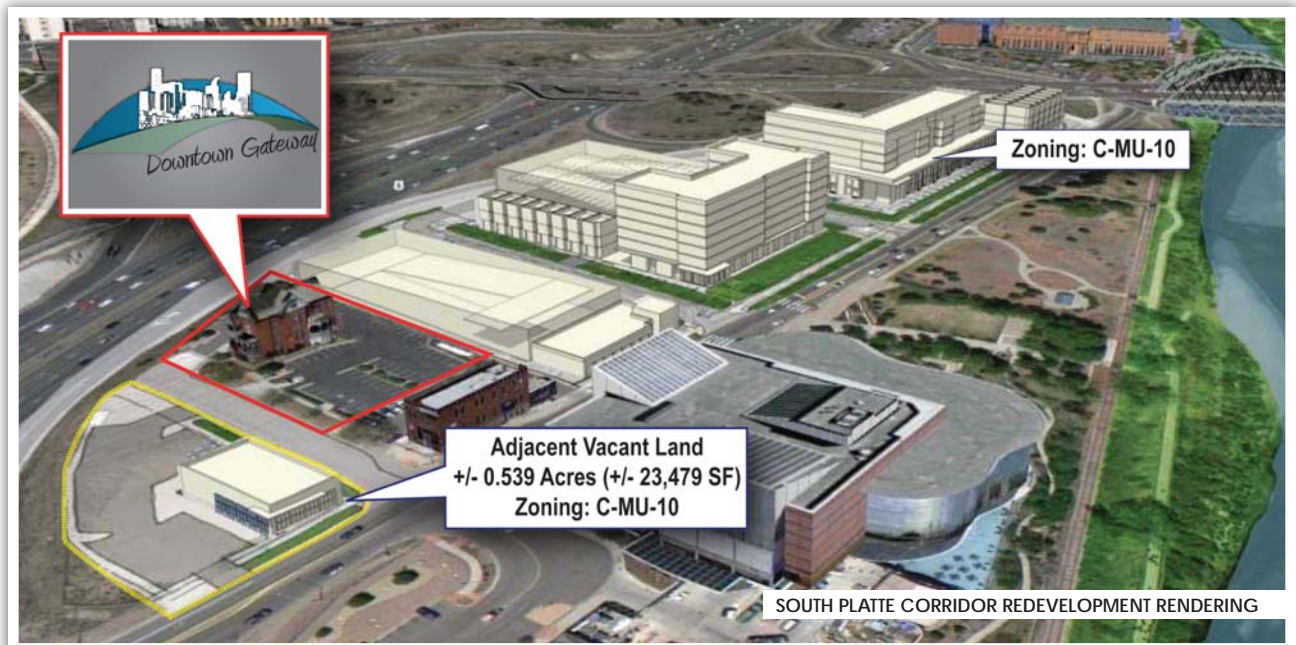
SOUTH PLATTE CORRIDOR REDEVELOPMENT CONCEPT

The City of Denver understands that the South Platte Corridor is experiencing a resurgence of activity. Evidence of this is seen in the activity of the boutique retail and restaurant environments. Existing shops expanded, and countless others opened for business with new and trendy ideas at the forefront.

In order to guide economic growth and development the City of Denver has enacted a study of the South Platte River corridor. The study's comprehensive approach is geared towards bringing about multiple public benefits, including:

- Economic development associated with new construction that grows both jobs and housing along the river
- Community revitalization associated with connecting appropriate new development to existing neighborhoods
- Beautification and environmental sustainability achieved through regional storm water management and improved connectivity to an enhanced river greenway and park system

The end result of these efforts will be the identification and conceptual planning of a catalytic site, such as the 7th Street Parcel and surrounding land, with significant opportunity to impact the South Platte Corridor in a publicly beneficial light.



Source: South Platte Corridor Study. 15 Nov. 2012
<http://www.denvergov.org>

AREA OVERVIEW

JEFFERSON PARK NEIGHBORHOOD

Historically Jefferson Park is Denver's first suburb, and strong entertainment staples nearby has resulted in a significant amount of redevelopment and growth in the neighborhood. Located across Speer Boulevard from the Highland neighborhood, new restaurants and retail are attracting young professionals to the area, and the infill of new residential properties blends with historical landmarks.

Entertainment is abundant near Jefferson Park. Sports Authority Field at Mile High is located on the south side of the neighborhood where the Denver Broncos, Outlaws, and large concerts can be seen, while the Downtown Aquarium and Children's Museum of Denver are located along Water Street. Elitch Gardens, the only amusement park located within a metropolitan downtown area, and the Pepsi Center where the Denver Nuggets and Colorado Avalanche play are right across the river.

PLATTE STREET CORRIDOR

The 23rd/Platte Street corridor is one of the last of five entrances into downtown Denver that remains undeveloped. Platte Street and 23rd Avenue create the entry to downtown from the trendy Jefferson Park and Highland neighborhoods, and the corridor will emerge as the next thriving community for urban development. Located on the east side of Interstate 25 and the gateway to Mile High from downtown, the corridor is perfect for residents without a motor vehicle. Pedestrians can easily walk, bike or take the light rail to nearby destinations. Easy access makes this corridor primed for new retail, employment, and housing opportunities. Retail and restaurant options are progressively moving south along Platte Street, including REI's Denver Flagship Store, My Brother's Bar, Natural Grocers, Denver Beer Company, Proto's Pizza, and Colt & Gray. As the south entrance to LoDo and downtown, the Platte Street corridor will take shape as one of the best downtown neighborhoods for residents in the coming years.

SOUTH PLATTE STREET PARKS, TRAILS & ATTRACTIONS

Platte Street runs between Interstate 25 and the South Platte River. This allows excellent access to several parks, including the City of Cuernavaca Park, Denver Skate Park, Commons Park, Confluence Park, and Centennial Park. Together these parks account for more than 80 acres, and the South Platte River Trail provides access to nearly one hundred miles of trails that connect Henderson to Franktown via connections to the Cherry Creek Trail. Also located in the S. Platte Corridor is the historic Platte Valley Trolley, offering a convenient and affordable mode of transport to and from Sports Authority Field at Mile High during home games, as well as family fun and entertainment throughout the year.

DOWNTOWN DENVER SUBMARKET DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2011 Population	18,598	195,266	414,273
2016 Population	21,884	220,052	454,953
2011 Avg. Household Income	\$83,672	\$58,603	\$67,943
2011 Avg. Household Size	1.9	2.1	2.2
Renter Occupied Percentage	52.8%	56.9%	49.9%
Median Age	33.7	32.1	32.6
Total Daytime Employment	30,662	231,662	367,855

Source: Gadberry Group

DOWNTOWN DENVER

Downtown Denver is the hub of both business and entertainment within the Rocky Mountain region. Downtown remains established for residents, providing 1,000 shopping and dining establishments, and the revamped "Marketplace on the Mall" initiative has allowed vendors to line the 16th Street Pedestrian Mall. New additions include a variety of vendors including Gigi's Cupcakes, Maui Wowi, LOL Caricature, Taste of the Philippines, Spice India, and Donut Maker. The Lower Downtown district (LoDo) maintains a historic vibe and many of the best restaurants in Denver are located in Larimer Square. Notable restaurant additions to downtown including The Kitchen, ChoLon, Ocean Prime, and Lucky Pie.

Downtown also has a multitude of entertainment options. Sporting events can be found at the Pepsi Center, Coors Field, and Sports Authority Field at Mile High. One of downtown's largest attractions is the Denver Center for the Performing Arts (DCPA). The DCPA is the second largest performing arts center in the world and has an annual attendance of 750,000. In addition, downtown is home to several museums and added the History Colorado Center and Clyfford Still Museum in the past year.

Due to its central location in the country, the Colorado Convention Center attracts large scale events from across the nation. The complex expanded in 2004 that added the Wells Fargo Theatre which has hosted musical artists including Bruce Springsteen, Elton John, Alicia Keys, and Sting. Of the 400 events per year, the Colorado Convention Center's largest attraction remains the Great American Beer Festival that brought more than 460 breweries and 49,000 attendees in 2011.

UNION STATION REDEVELOPMENT

UNION STATION REDEVELOPMENT

The Union Station redevelopment is the most highly anticipated, high-profile urban redevelopment project in Denver in the past 50 years. It will be the central hub of the voter-approved \$7.8 billion FasTracks program, Denver's 122-mile expansion of its commuter rail system. At completion, the Union Station redevelopment will connect downtown Denver, via train, with the rest of the metropolitan area, including Denver International Airport, the Southeast Business Corridor and Boulder.

While trains may be the first thing that come to mind, Union Station is much more than a train station. It's a new downtown neighborhood that will serve as the central nervous system of the region—powered by transit and embraced by people. Ultimately, it's a city-building of the highest standard. The sites around and above the transit facility will accommodate the development of 1.2 million square feet of retail. The historic station will be renovated to its former glory.

As the heart of regional transit and the undeniable soul of the city, the Union Station Neighborhood will be as robust and alive as any in the region. Steeped in historical legacy and inspired by an evolving history, it will thrive with authenticity and momentum. Fueled by the energy of people in motion, the engines that move Denver will blend with the stuff of real life—work, friends, family, business, visitors, errands, fun, cultural complex, and meaningful connections.



AREA OVERVIEW

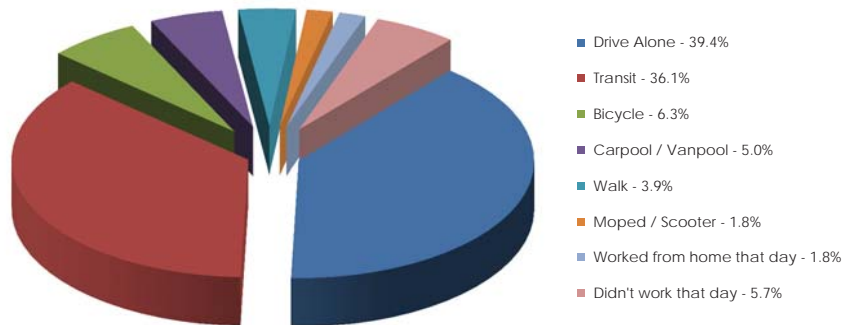
DOWNTOWN DENVER KEY FACTS

- 17,000 residents, up 25% over the last year
- 60% of downtown residents work in the city and county of Denver
- 17 million pedestrians pass by Denver Pavilions per year
- Over half of commuters use transit, bicycle, walk or share the ride to work
- The 16th Street Mall is a pedestrian and transit mall that is the centerpiece of downtown with more than 48,000 riders daily on the free shuttles.

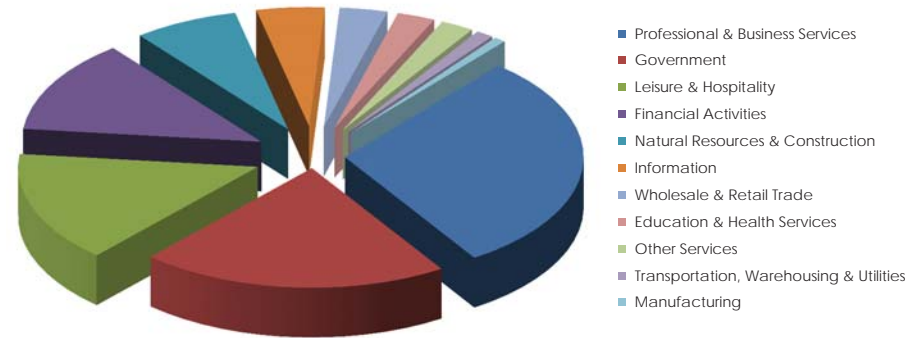
DOWNTOWN EDUCATION

Downtown Denver maintains its vibrant atmosphere from a highly-educated workforce, in large part from the Auraria campus. The campus is home to three higher-education institutions, The University of Colorado-Denver, Metropolitan State University of Denver, and the Community College of Denver. In 2011, these schools combined have 44,000 students enrolled. Higher education is ingrained in the residential population of downtown, as 57% of those who live in downtown have a Bachelor's degree or higher.

HOW DOWNTOWN DENVER EMPLOYEES GET TO WORK



DOWNTOWN EMPLOYMENT



DOWNTOWN EMPLOYMENT

The recent growth in the oil and gas industry has had a significant impact on downtown Denver's office leasing. Approximately 3.2 million square feet are occupied by some of the largest oil and gas employers in downtown, including Encana Oil & Gas, Anadarko Petroleum Corporation, and Newfield Exploration. The industry is expected to expand further which could equate to 200,000 square feet of office absorption over the next 18 months.

- 112,000 employees work in downtown Denver, or one-third of the jobs in the City and County of Denver
- 27.4 million square feet of office space
- Fortune 500 companies located downtown include Wells Fargo, CenturyLink, and DaVita
- Companies that have recently relocated to downtown include Jacobs Engineering and SendGrid
- The U.S. Patent and Trademark Office will open a satellite office in downtown in 2013 that will add 125 employees.
- ReadyTalk, an audio and web-conferencing company located in downtown, was named "The 2012 Best Place to Work in the United States" by Outside Magazine.

DOWNTOWN COMMERCIAL DEVELOPMENTS

COMMERCIAL DEVELOPMENT

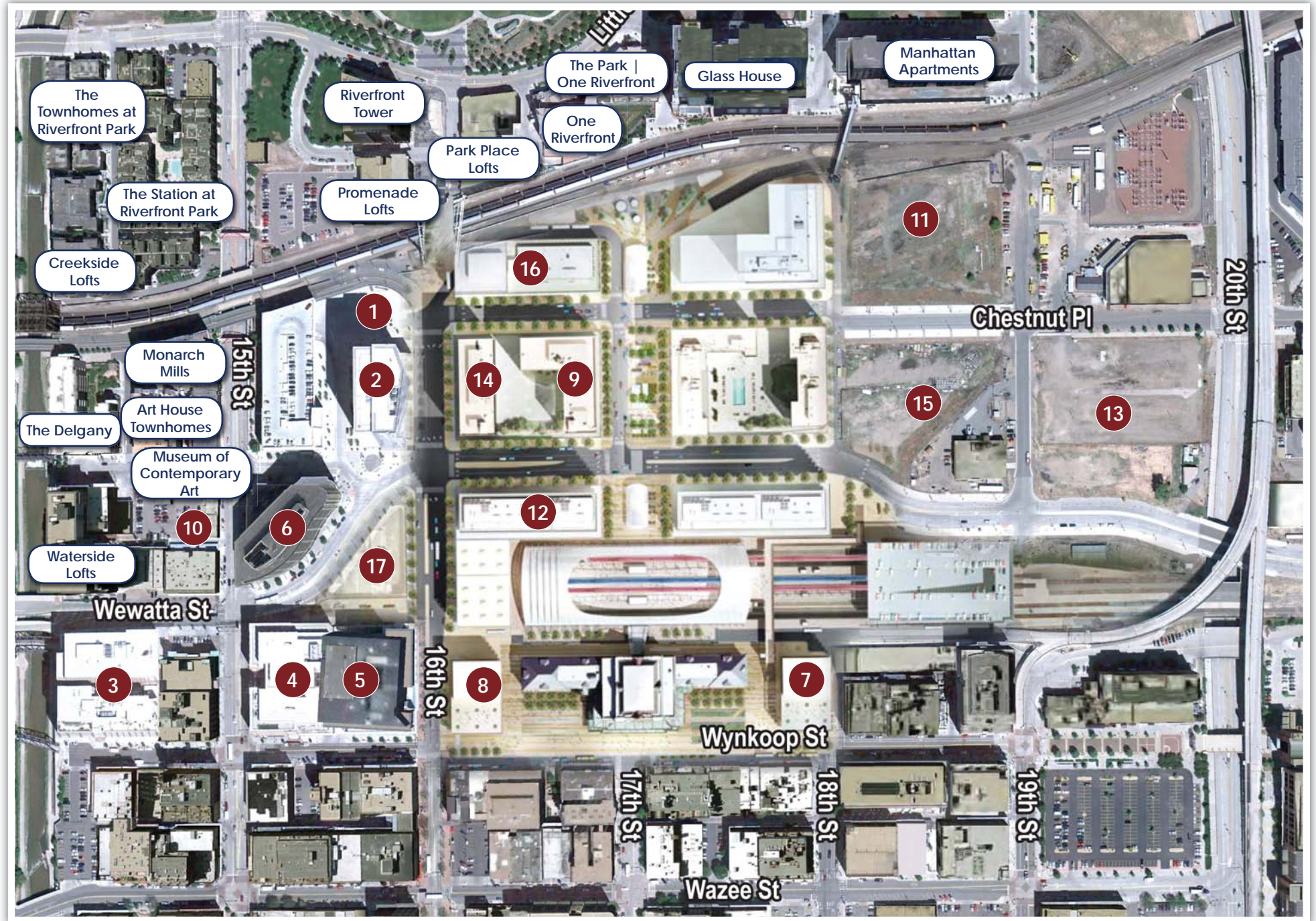
Due to the Union Station improvements to transit on the horizon, the main focus of new commercial development in downtown Denver has transitioned to LoDo and the Central Platte Valley area. New office buildings continue to appear, the most recent of which is the 270,000 square foot DaVita headquarters completed earlier this year. Millions of additional square feet of office space are in the pipeline, including buildings on each side of the Union Station building that are under construction. The 112,000-square foot IMA Financial Center will be the first building completed in the Union Station redevelopment, and One Union Station broke ground in the third quarter of 2012 and will house Antero Resources and others in the 91,000 square foot building.

New development started in the late 2000s in the area, as six new buildings with nearly 1.8 million square feet reaching completion in the past several years. Another 1.5 million square feet are in the planning stages as completion of Union Station gets closer. Demand continues to grow as the submarket is 90.5% leased, and now receives the highest rents in Denver.

With development in the Union Station Neighborhood continuing for the next several years, more and more people will look to the Highland neighborhood as a perfect location.

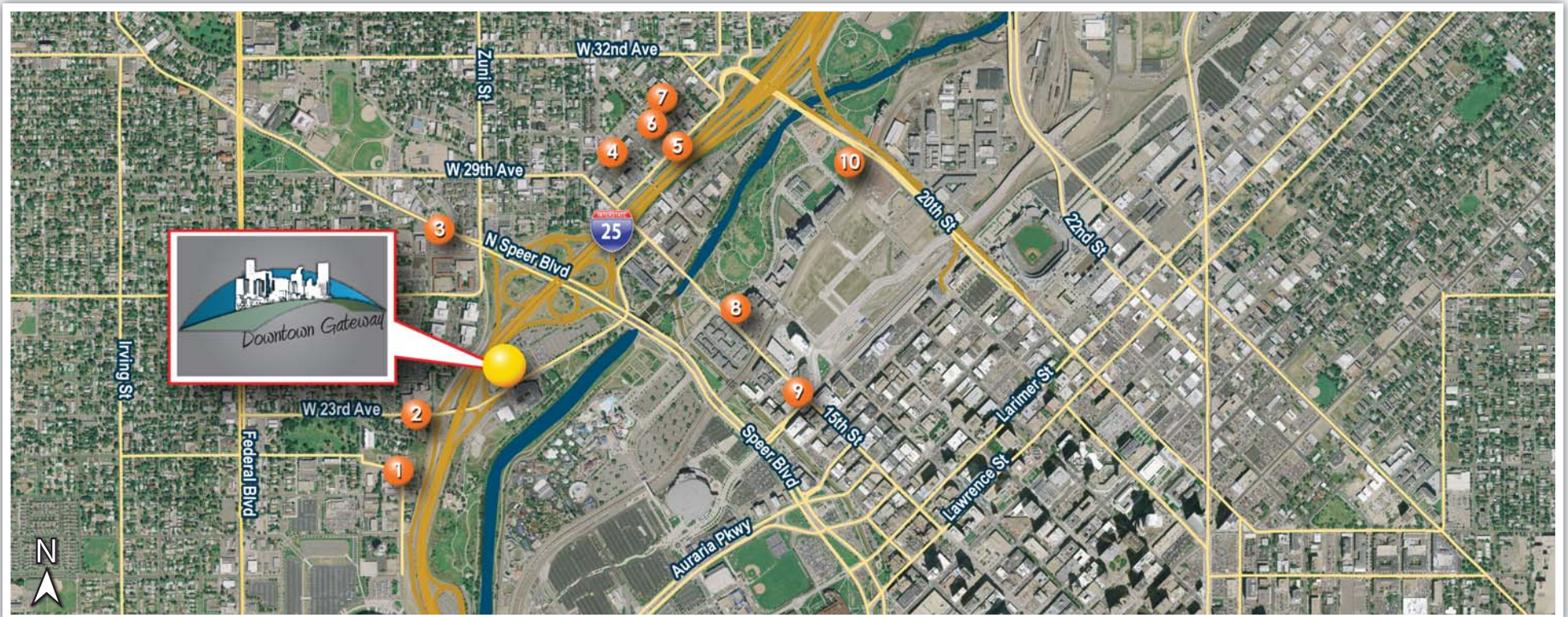
COMMERCIAL DEVELOPMENTS			
	Property/Location	Description	Completion
1	DaVita Headquarters	270,000 SF office	Completed
2	1900 Sixteenth Street	400,000 SF office	Completed
3	1400 Wewatta	Two building complex with 310,000 SF office; 10,000 SF retail; 20,000+ SF residential	Completed
4	1515 Wynkoop	300,000 SF office with ground floor retail	Completed
5	EPA Region 8 Headquarters Building	250,000 SF office	Completed
6	Gates Corp. World Headquarters	280,000 SF office	Completed
7	IMA Financial Center	112,000 SF office; 31,000 SF speculative office & retail space	4Q 2013
8	One Union Station	90,645 SF office	2014
9	Cadence	Under construction; 220-unit apartment community; developed by Zocalo Development	1Q 2014
10	15th & Delgany	Under construction; 272-unit apartment community; developed by Opus Development Group	2Q 2014
11	ALTA City House	Proposed to be a 280-unit apartment community; developed by East West & Wood Partners	Start of construction 4Q 2012
12	Union Station Holland	Proposed to be a 292-unit apartment community; developed by Holland Partners	Start of construction 4Q 2012
13	Chestnut Place	Proposed to be a 314-unit apartment community with ground floor retail; developed by Greystar	TBD
14	1601 Wewatta	280,000 SF office	TBD
15	Wewatta Plaza	200,000 SF office	TBD
16	Chestnut Building	320,000 SF office	TBD
17	16 Wewatta	230,000 SF office	TBD

DOWNTOWN COMMERCIAL DEVELOPMENTS



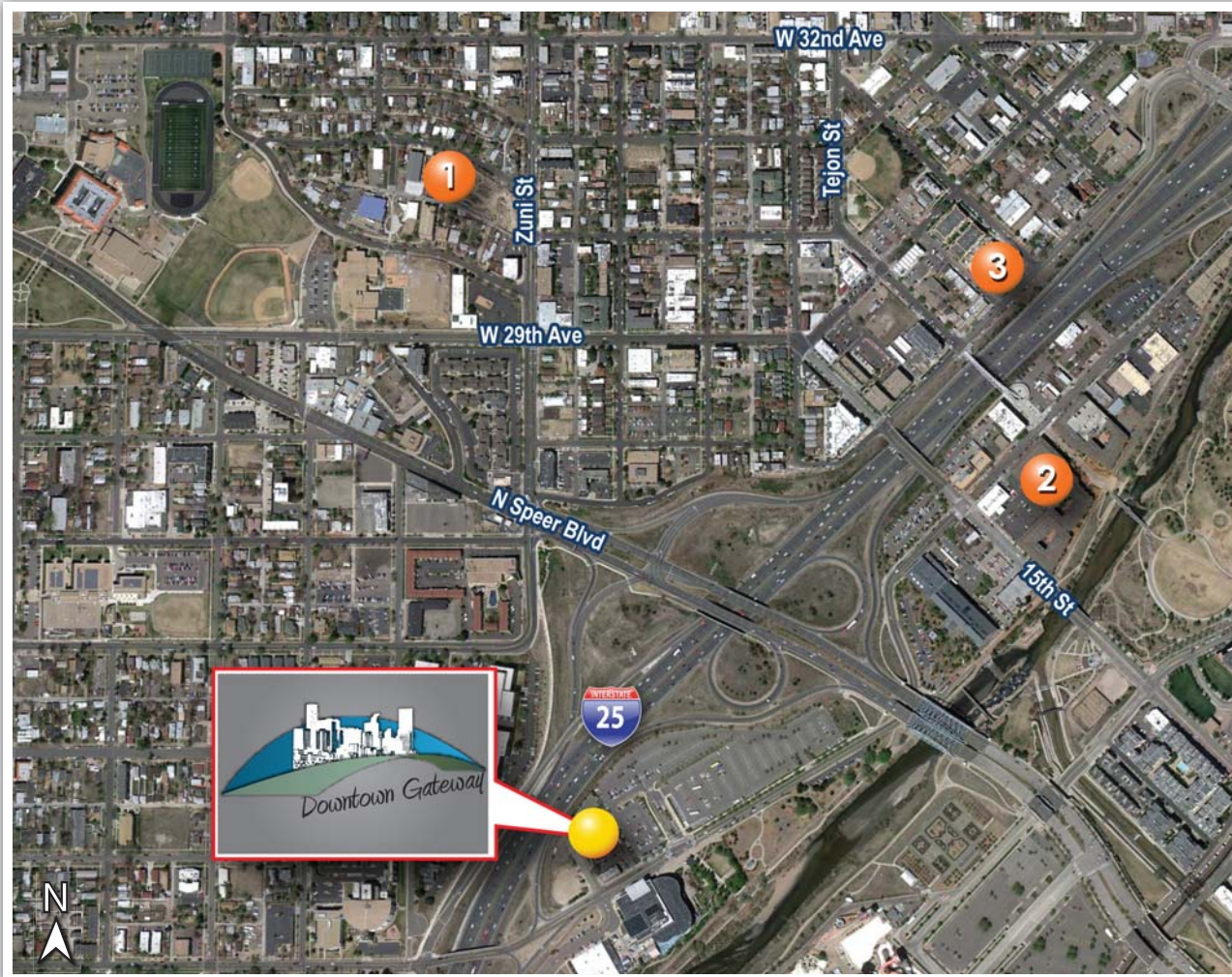
COMPARABLE LAND SALES

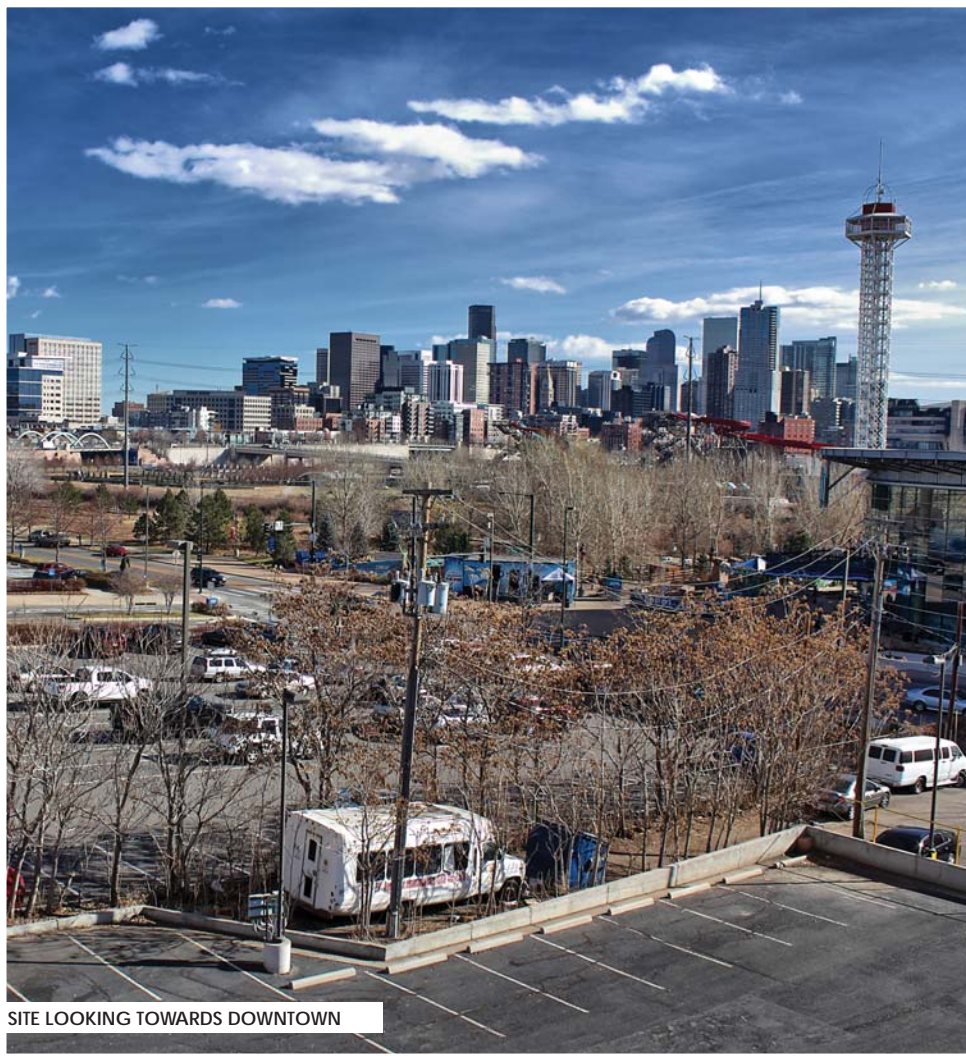
APARTMENT NAME		UNITS	SALE PRICE	\$/UNIT	ACRES	\$/SF	DENSITY	SALE DATE	CITY
DOWNTOWN GATEWAY		TBD	TBD	TBD	0.83	TBD	TBD	—	Denver
1	2600 Frontview Crescent	40	\$1,900,000	\$47,500	0.76	\$57.70	52.91	Jan-08	Denver
2	Element 47	265	\$10,340,382	\$39,020	6.53	\$36.33	40.56	Jun-07	Denver
3	The Highland	311	\$9,779,100	\$31,444	3.24	\$69.39	96.13	Dec-07	Denver
4	Highland Bridge Flats	130	\$4,750,000	\$36,538	1.02	\$106.91	127.45	Oct-11	Denver
5	Prospect on Central	57	\$1,870,000	\$32,807	0.55	\$78.05	103.64	Mar-12	Denver
6	LoHi City View	100	\$1,870,000	\$18,700	0.50	\$85.69	199.60	Mar-12	Denver
7	B Street LoHi	73	\$1,200,000	\$16,438	0.46	\$60.55	160.44	Nov-11	Denver
8	15th & Little Raven	232	\$9,400,000	\$40,517	2.19	\$98.54	105.94	Feb-12	Denver
9	15th & Delgany	284	\$9,250,000	\$32,570	1.085	\$195.77	261.75	Jan-12	Denver
10	AMLI Riverfront	242	\$9,000,000	\$37,190	2.669	\$77.41	90.67	Dec-11	Denver



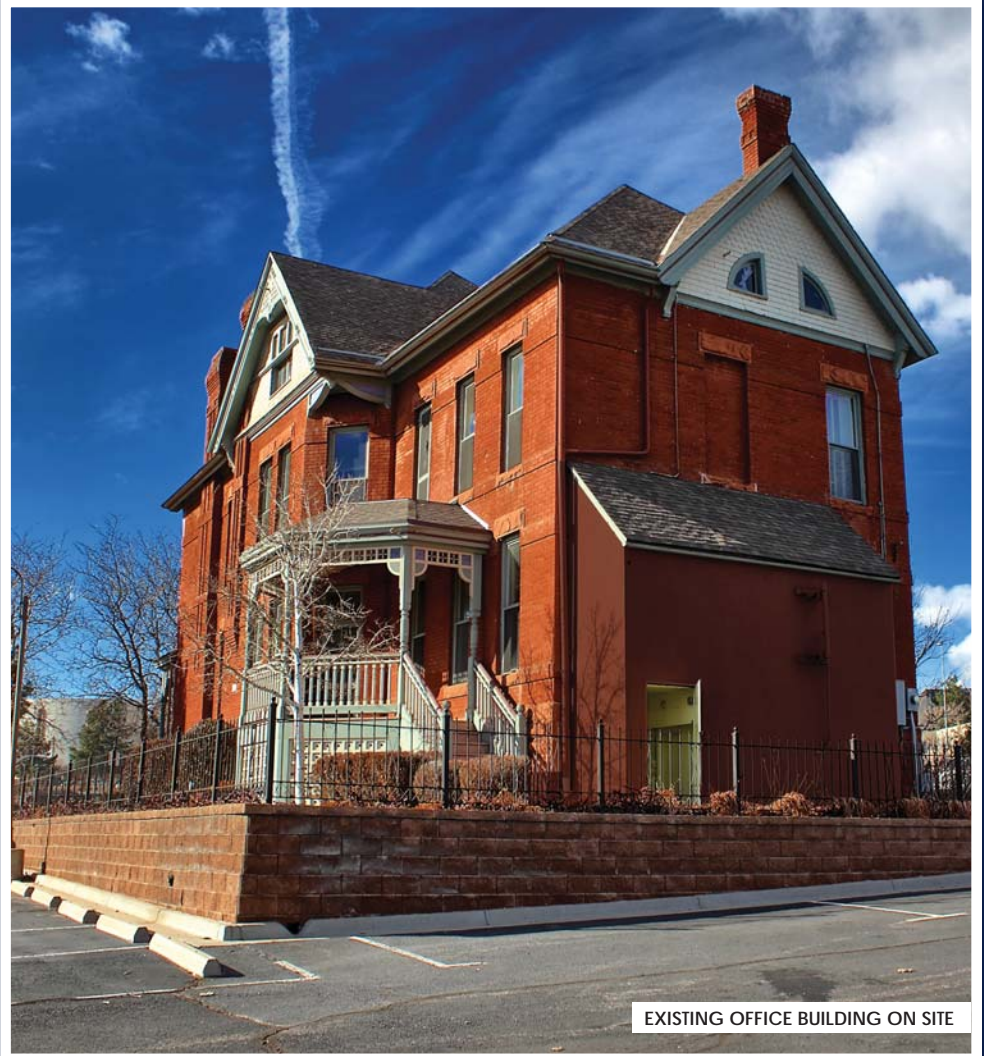
RENTAL COMPARABLES

	APARTMENT NAME	YOC	UNITS	OCCUPANCY	AVG. SF	MARKET RENT	RENT/SF	EFFECTIVE RENT	EFFECTIVE RENT/SF
1	Highland Park	2012	125	100%	688	\$1,540	\$2.24	\$1,540	\$2.24
2	Commons Park West	1999	337	96%	851	\$1,800	\$2.11	\$1,800	\$2.11
3	Prospect on Central	2012	55	In Lease-Up	928	\$1,650	\$1.78	\$1,650	\$1.78





SITE LOOKING TOWARDS DOWNTOWN



EXISTING OFFICE BUILDING ON SITE

Information for **Downtown Gateway** is available on our website at:
www.ARAusa.com/DowntownGateway

For instant access to the Downtown Gateway website, scan the QR Code below with your smart phone.

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