

31 W Evans Ave, Denver, CO 80223
Sales Price: \$1,200,000

Ruby Hill Park

Overland Golf Course



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By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

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If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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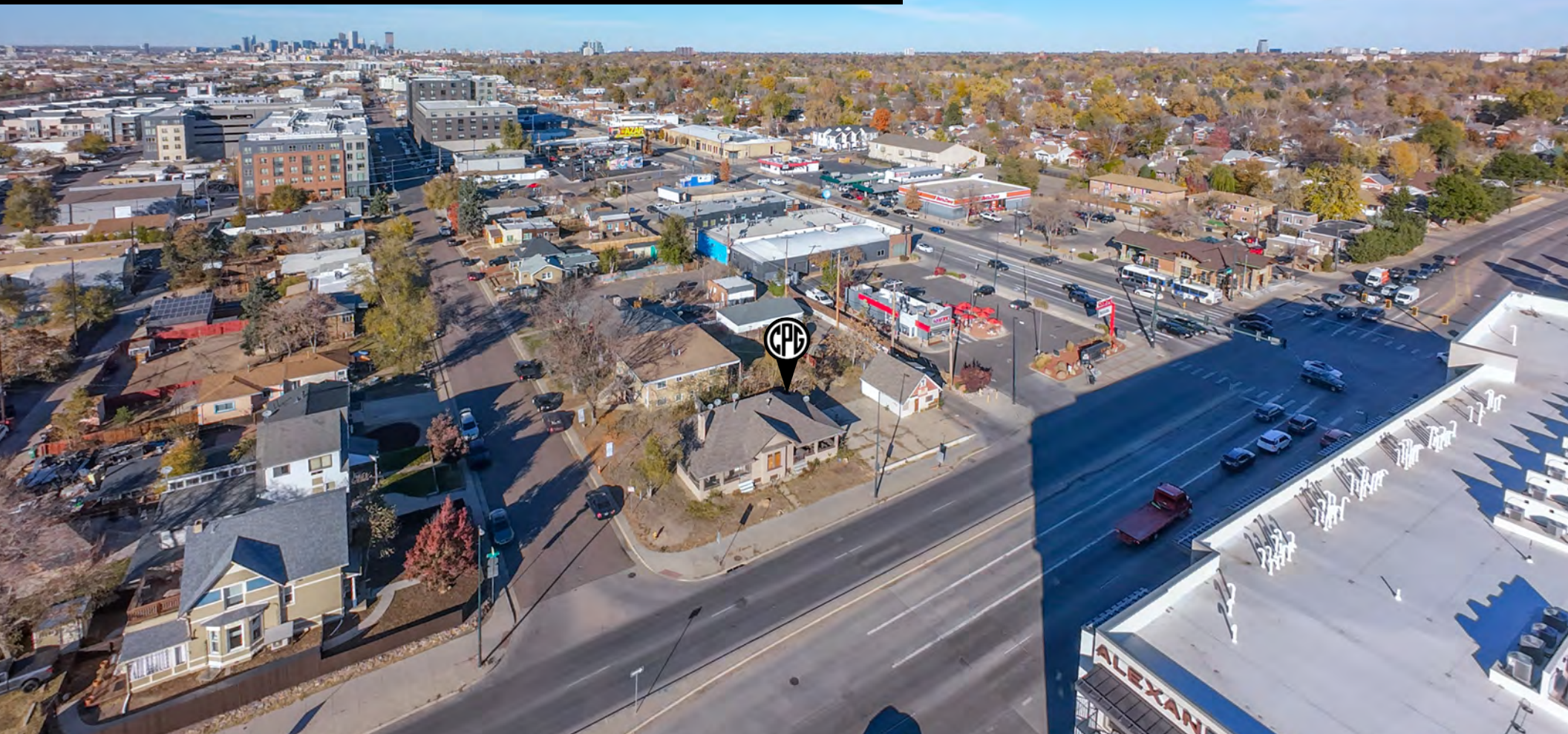
Prime Investment 25-Unit Apartment Development Opportunity

31 W Evans Ave, Denver, CO 80223

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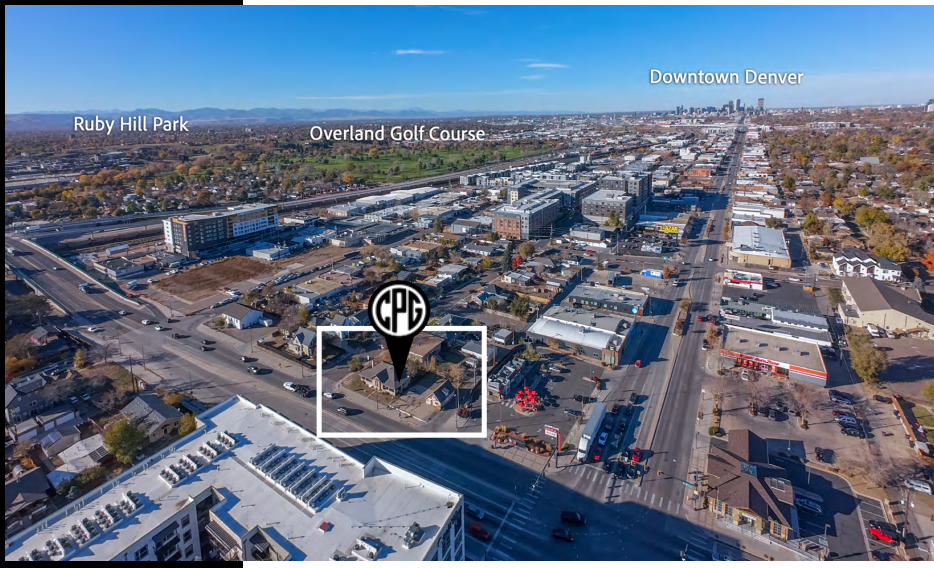
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31 W Evans Ave, Denver, CO 80223



Property
Overview

Property Photos



Property Photos



Property Photos



Property Details

LOCATION

Property Address	31 W Denver Ave
City, State, Zip	Denver, CO 80223
County	Denver County

PROPERTY

Lot Sq Ft	9.375 SF
Zoned	C-MX-3
Building Type	Vacant Building

ASKING PRICE

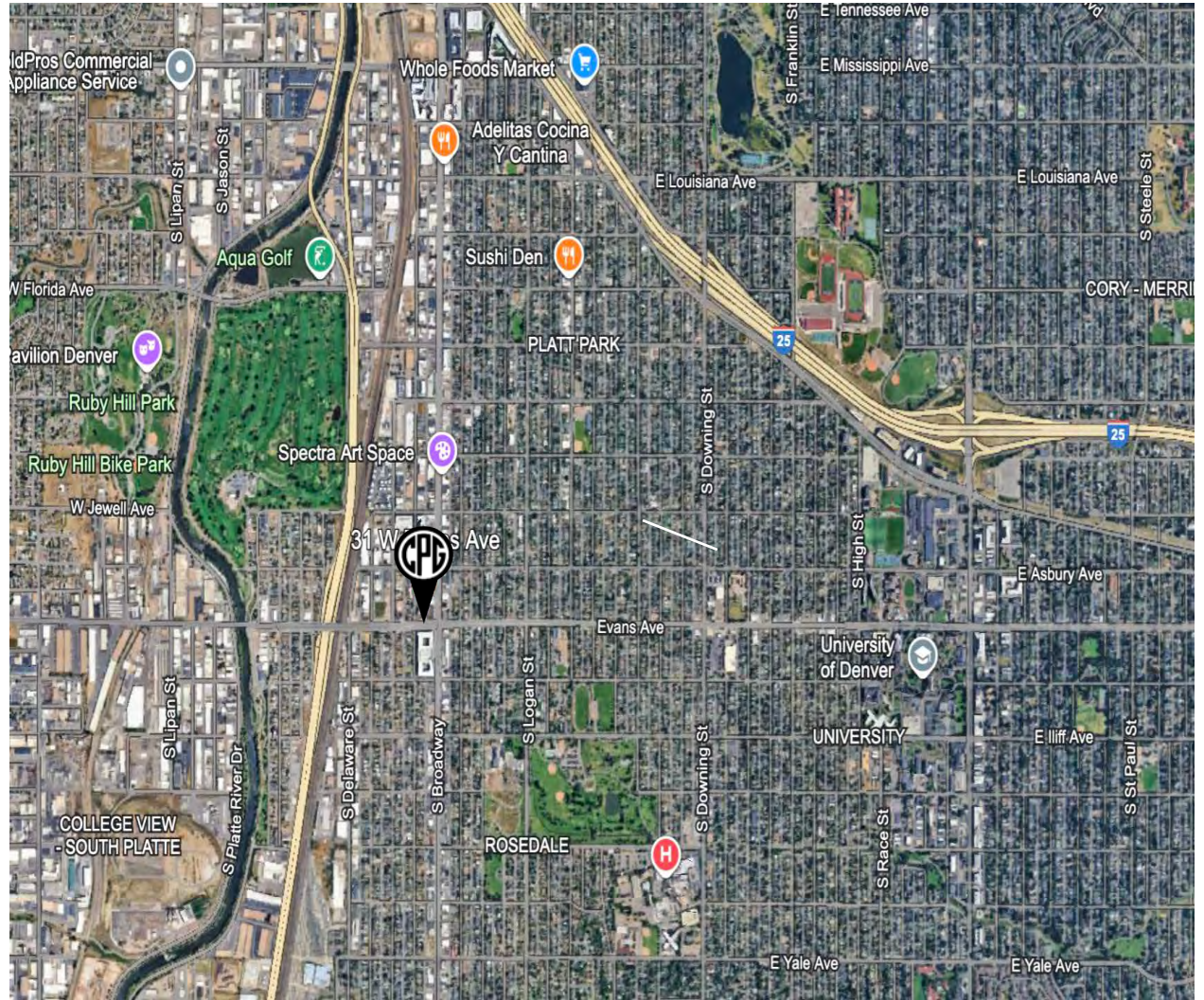
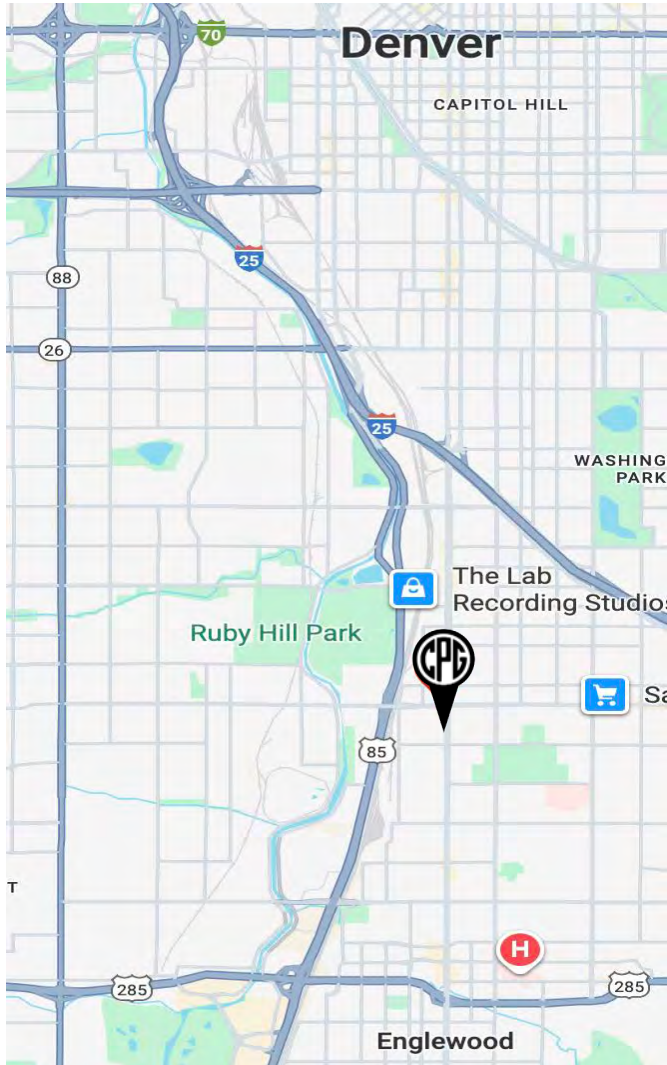
Now	\$1,200,000
Entitled	\$1,600,000

DEVELOPMENT FEATURES

- Proposed 25-unit apartment building.
- 17 Parking Spaces.
- 4 Stories with ground floor parking.
- Unit mix: Studios and 1-2 beds.
- Average unit size of 620 SqFt.
- Near RTD Transit and Denver University.



Location



Denver, CO



Denver Downtown



Location Overview

DENVER, CO

ABOUT

In 2020, Denver, CO had a population of 716k people with a median age of 34.6 and a median household income of \$72,661. Between 2019 and 2020 the population of Denver, CO grew from 705,576 to 715,878, a 1.46% increase and its median household income grew from \$68,592 to \$72,661, a 5.93% increase.

The largest universities in Denver, CO are University of Denver (4,408 degrees awarded in 2020), Metropolitan State University of Denver (3,481 degrees), and Regis University (2,338 degrees). In 2020, the median property value in Denver, CO was \$427,600, and the homeownership rate was 50.4%.

Most people in Denver, CO drove alone to work, and the average commute time was 25.7 minutes. The average car ownership in Denver, CO was 2 cars per household.

ECONOMY

The economy of Denver, CO employs 408k people.

The largest industries in Denver, CO are Professional, Scientific, & Technical Services (53,340 people), Health Care & Social Assistance (50,154 people), and Educational Services (36,242 people), and the highest paying industries are Management of Companies & Enterprises (\$102,400), Mining, Quarrying, & Oil & Gas Extraction (\$92,774), and Utilities (\$74,903).

Males in Colorado have an average income that is 1.3 times higher than the average income of females, which is \$57,644. The income inequality in Colorado (measured using the Gini index) is 0.467, which is lower than the national average.

2020 POPULATION

715,878

1.46% 1-YEAR GROWTH

2020 MEDIAN AGE

34.6

0.29% 1-YEAR INCREASE

2020 EMPLOYED POPULATION

408,318

1.56% 1-YEAR GROWTH

2020 MEDIAN HOUSEHOLD INCOME

\$72,661

5.93% 1-YEAR GROWTH

2020 MEDIAN PROPERTY VALUE

\$427,600

9.47% 1-YEAR GROWTH

Coors Field, Denver



Location Overview

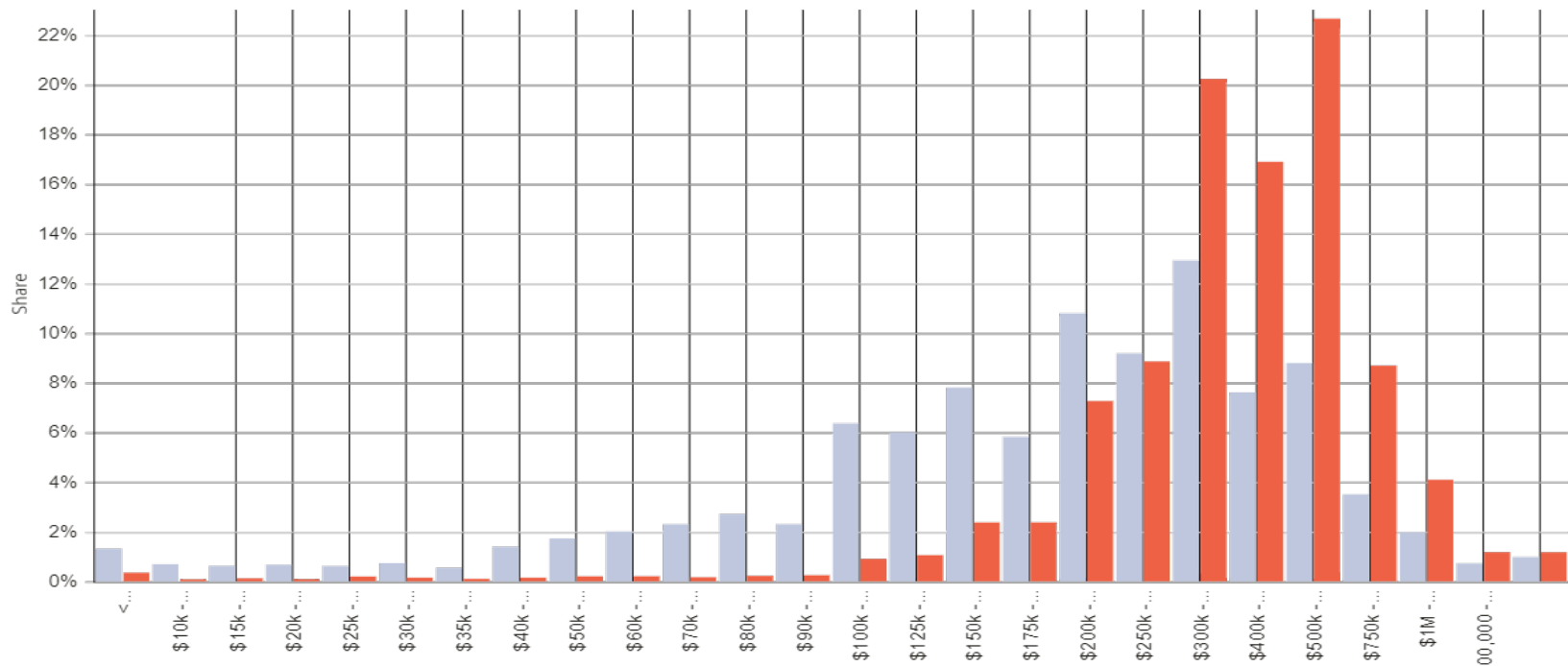


The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Denver, CO the largest share of households have a property value in the \$500k - \$750k range.

The chart underneath the paragraph shows the property value in Denver, CO compared to it's parent and neighbor geographies.

\$427,600
2020 MEDIAN
PROPERTY VALUE
+ \$4,241

\$145,172
2020 MEDIAN
PROPERTY TAXES
+ \$2,785



Location Overview

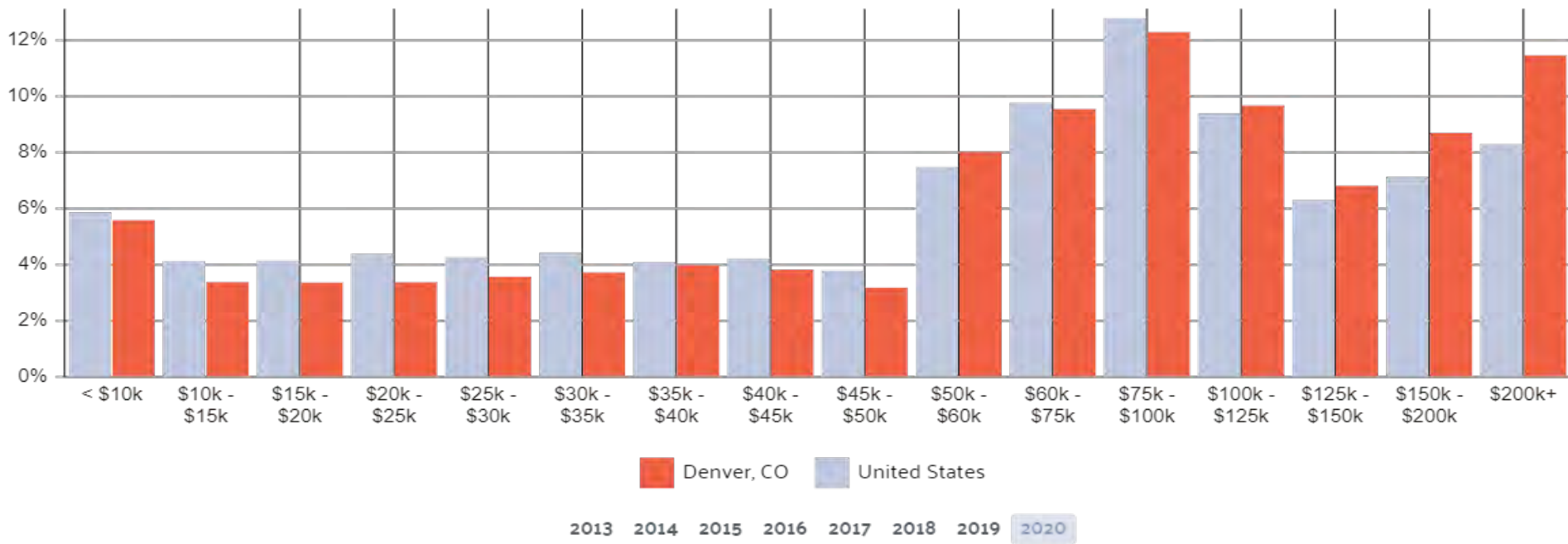


\$72,661
MEDIAN
HOUSEHOLD INCOME
+ \$1,246

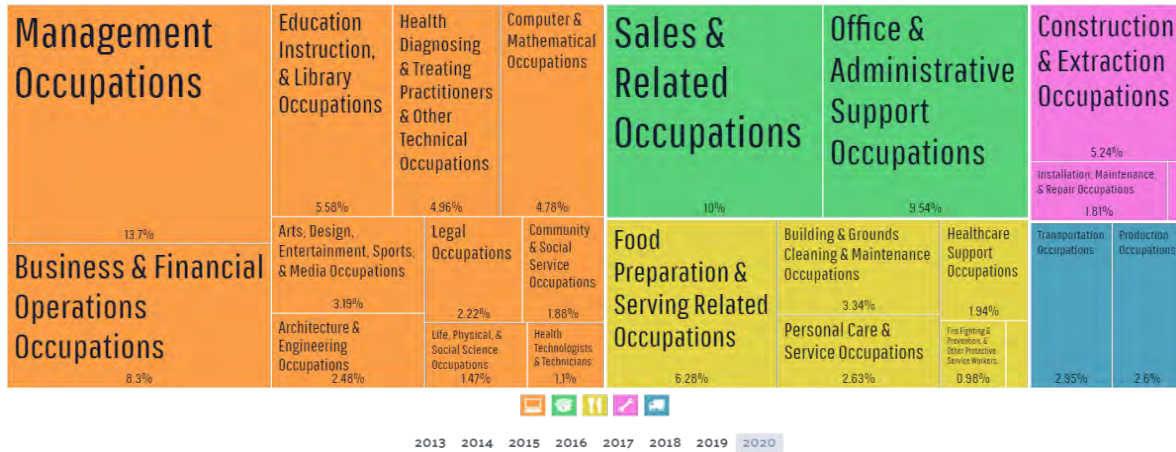
288k
NUMBER
OF HOUSEHOLDS
+ \$4,219

In 2020, the median household income of the 288k households in Denver, CO grew to \$72,661 from the previous year's value of \$68,592.

The following chart displays the households in Denver, CO distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.



Employment Overview



EMPLOYMENT OCCUPATION

408k 2020 VALUE + 5,392

From 2019 to 2020, employment in Denver, CO grew at a rate of 1.56%, from 402k employees to 408k employees.

The most common job groups, by number of people living in Denver, CO, are Management Occupations (55,883 people), Sales & Related Occupations (40,897 people), and Office & Administrative Support Occupations (38,971 people). This chart illustrates the share breakdown of the primary jobs held by residents of Denver, CO.



EMPLOYMENT INDUSTRY

408k 2020 VALUE + 5,392

From 2019 to 2020, employment in Denver, CO grew at a rate of 1.56%, from 402k employees to 408k employees.

The most common employment sectors for those who live in Denver, CO, are Professional, Scientific, & Technical Services (53,340 people), Health Care & Social Assistance (50,154 people), and Educational Services (36,242 people). This chart shows the share breakdown of the primary industries for residents of Denver, CO, though some of these residents may live in Denver, CO and work somewhere else. Census data is tagged to a residential address, not a work address.



CITY OF DENVER NOTABLE RANKINGS



**#55 CITY IN NATION's
ANNUAL BEST PLACES TO LIVE**
(U.S News and World Report 2022-23)

**139 TH BEST PLACES
TO RETIRE**
(U.S News and World Report 2022-23)

**#3 Best U.S. Destinations for
2022**
(Travel Plus)

**#20 BEST PLACE
TO Travel IN 2021**
(Harper Bazaar 2021)

**1 OF TOP 10 CITIES
BEST-POSITIONED TO
RECOVER FROM
CORONAVIRUS**
(Forbes.com 2022)

**#8 BEST CITIES IN
AMERICA**
(Resonance Consultancy's 2021 Amer-
ica's Best Cities list 2022)

**#9 BEST PLACES TO LIVE
IN COLORADO**
(Travel and Leisure 2022)

**1 OF TOP 25 GLOBAL
DESTINATIONS
ON THE RISE**
(National Geographic 2022)



CITY OF DENVER NOTABLE LOCATIONS

John F Kennedy Golf Course
Denver Country Club
Pinehurst Country Club
North Marston Filtration Plant
Overland Park Municipal Golf Course
Sports Authority Field at Mile High

Denver Zoo
Mira Vista Golf Course
University Hills Plaza
Chamberlain Observatory
Wellshire Municipal Golf Course
Green Valley Ranch
Mountain View Golf Course

Roydale
Park Hill Golf Club
Denver Union Stockyard
Russell Square
Denver Coliseum
National Western Complex
Stapleton Redevelopment Site



Denver Zoo, Denver

CITY OF DENVER TOURIST ATTRACTIONS

Wings Over the Rockies Air and Space Museum
Denver Firefighters Museum
Washington Park
United States Mint
Molly Brown House Museum
Cheesman Park
16th Street Mall
Grant-Humphreys Mansion
Colorado History Museum
Tiny Town
Elitch Gardens Theme Park
Mount Evans
Byers-Evans House/Denver History Museum
City Park – Denver
Children's Museum of Denver
Colorado Convention Center
JW Marriott Denver at Cherry Creek
The Ritz-Carlton
Brown Palace Hotel
The Westin Tabor
Hotel Monaco Denver
Hotel Teatro
The Denver Center for the Performing Arts
The Timbers Hotel

Denver Marriott City Center
Hyatt Regency Denver at Colorado Convention Center
Courtyard by Marriott Denver Downtown
Residence Inn Denver City Center
The Warwick Denver Hotel
Grand Hyatt Denver Downtown
Sheraton Denver Downtown Hotel
Denver Art Museum
Magnolia Hotel Denver
Renaissance Denver Hotel
Loews Denver Hotel
Oxford Hotel
The Curtis
Crowne Plaza
Hampton Inn & Suites Denver Downtown
Denver Botanic Gardens
Colorado State Capitol
Larimer Square
Rocky Mountain Arsenal National Wildlife Refuge
Union Station
Forney Transportation Museum
The Burnsley All-Suite Hotel

Denver's Red Rocks Amphitheatre
Cherry Creek Mall
Coors Field in Denver
Museum that Helps People Explore Science
Denver Zoological Gardens
Elitch Gardens
Invesco
Lakeside Amusement Park
Landry's Downtown Aquarium
Museo De Las Americas
Northfield Stapleton
Pepsi Center
Foothills Golf Course
Four Mile House Historic Park
Gart Sports Castle
Genesee
Germinal Stage Denver
Hammond's Candy
Fillmore Auditorium
Heavenly Daze Brewery
Hunger Artists Ensemble Theatre
Impulse Theater
Inverness Golf Course
Ivy Chapel at Fairmount Cemetery
Denver Marriott Tech Center

Union Station, Denver



CITY OF DENVER TRANSPORTATION



Major highways and roads

Interstate 25 runs north-south from New Mexico through Denver to Wyoming. Interstate 225 traverses neighboring Aurora. I-225 was designed to link Aurora with I-25 in the southeastern corner of Denver, and I-70 to the north of Aurora. Most of Denver has a straightforward street grid oriented to the four cardinal directions.



Mass Transportation

Mass transportation throughout the Denver metropolitan area is managed and coordinated by the Regional Transportation District (RTD). RTD operates more than 1,000 buses serving over 10,000 bus stops in 38 municipal jurisdictions in eight counties around the Denver and Boulder metropolitan areas.



Airport

Denver International Airport commonly known as DIA, serves as the primary airport for the Front Range Urban Corridor surrounding Denver. DIA is the 3rd busiest airport in the world with 58.8 million passengers in 2021



Fast Tracks

FasTracks is a commuter rail, light rail, and bus expansion project approved by voters in 2004, which will serve neighboring suburbs and communities.



Bicycling and Electric Scooters

The League of American Bicyclists rated Colorado as the sixth most bicycle-friendly state in the nation for 2014. Spin and Razor each were permitted to add 350 scooters.



Flatiron Flyer

An express bus service, known as the Flatiron Flyer, serves to connect Boulder and Denver.



Walkability

2017 rankings by Walk Score placed Denver twenty-sixth among 108 U.S. cities with a population of 200,000 or greater.[169] City leaders have acknowledged the concerns of walkability advocates that Denver



Bustang

Bustang provides intercity transportation to Colorado Springs. It is part of the South and Outrider lines, which connect to Denver and to Lamar. There is an additional line that connects Colorado Springs directly to the Denver Tech Center.

Meet the Team



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Downtown Denver

Ruby Hill Park

Overland Golf Course



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