

# 4001 Jason

## *Offering Memorandum*

4001 JASON STREET DENVER, CO 80211

**BERKADIA**<sup>®</sup>

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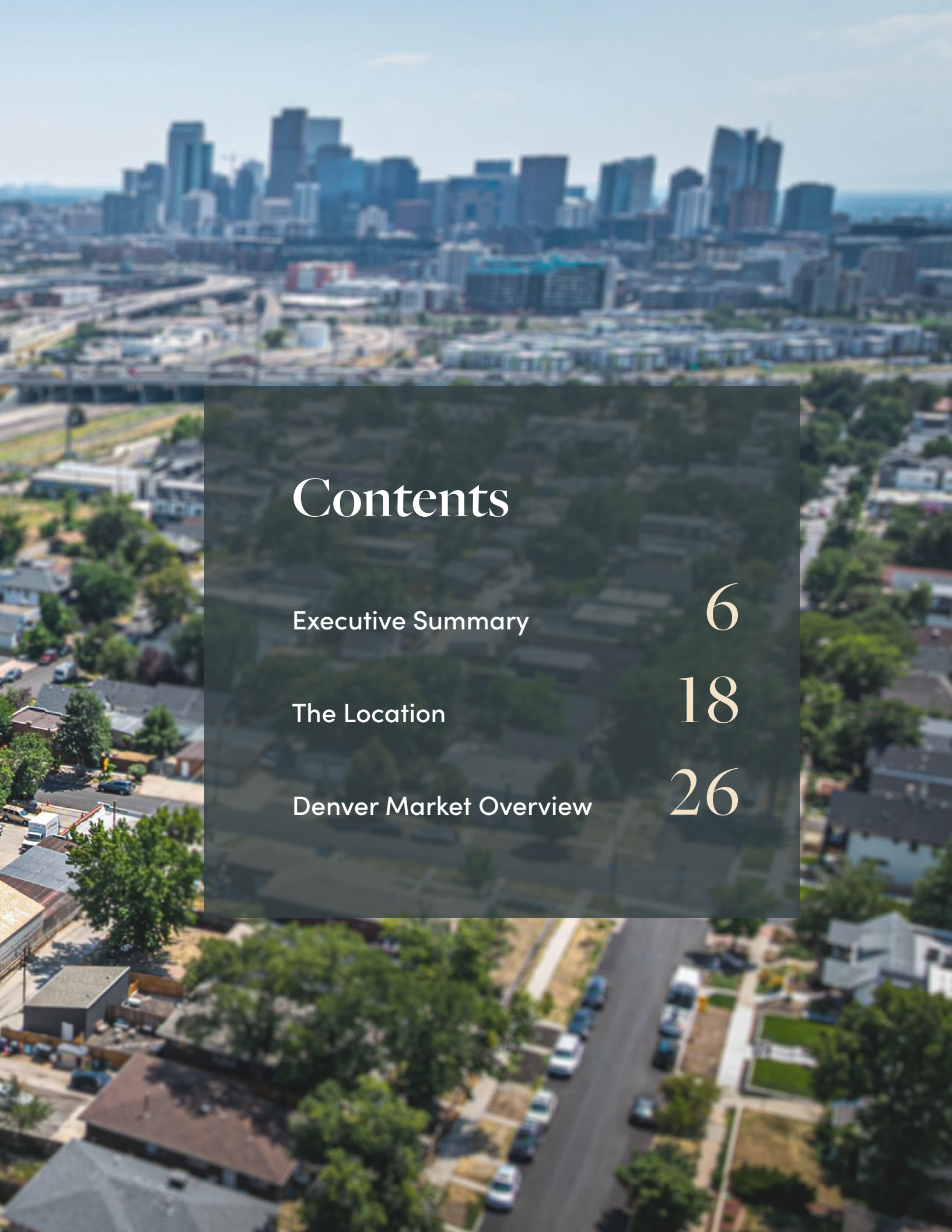
# **BERKADIA**<sup>®</sup>

**Denver Office**

1331 17th Street | Suite 1000

Denver, CO 80202





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# Q1





# *Executive Summary*

An aerial photograph of a residential neighborhood. The central focus is a large, paved industrial lot containing several buildings with various roof types (yellow, grey, and dark blue), a white van, and other vehicles. Surrounding this lot are smaller residential houses with grey roofs and green lawns. The streets are lined with trees and parked cars.

0.48

ACRES

24,165

POPULATION WITHIN 1-MILE

34.2

MEDIAN AGE WITHIN 1-MILE

I-MX-3

(Allows up to 7 stories)

ZONING



## PROPERTY SUMMARY

<b>Address</b>	4001 North Jason Street	<b>Zoning</b>	I-MX-3
<b>City, State Zip</b>	Denver, CO 80211	<b>Existing Improvements</b>	
<b>County</b>	Denver	Office: 2-Story	1,440 SF
<b>Size</b>	0.48 Acres / 20,875 SF	Warehouse: 1-Story	4,590 SF
<b>Parcel ID</b>	02275-06-031-000		
<b>Mill Levy</b>	79.602	Total	6,030 SF

- + Berkadia is pleased to present the exclusive listing of 4001 Jason Street, a 0.48-acre site that offers a prime opportunity for redevelopment in the popular Sunnyside neighborhood. The zoning allows for a wide range of uses and under the Denver Near Northwest Area Plan even greater flexibility is called for. With I-70 as a northern border and the Highlands to the south, this area benefits from both the connectivity of the interstate and spillover into Sunnyside of the vibrant developments in the Highlands.
- + Located less than one mile from Downtown Denver, the site offers convenient access to major attractions such as Coors Field, Mission Ballroom, and the National Western Center. Further, the Downtown area boasts over 145,000 employees, with 10, 600 full-time employees within one mile of 4001 Jason St.
- + The area within a 1-mile radius of the site is poised for explosive growth, with 13.13% growth in population projected by 2030 and 14.82% growth in households. This population is well educated, with 66% holding a bachelor's degree and 84% employed in white-collar jobs. This base results in an average household income within a one-mile radius of \$161,422, making it an attractive location for commercial and residential development.
- + This growth is supported by the Near Northwest Area Plan. With this plan, the Denver Community Planning and Development department, Denver City Council, and local neighborhood groups came together to present a vision and lay the groundwork for vibrant new developments. With a focus on building wealth, access to housing, growing businesses and jobs, and nurturing great places this plan aims to bring lasting investment to the surrounding area.

# Investment Highlights

## Height Bonus

Current zoning allows for 3-story development by right. Under the Near Northwest Area Plan the site is **recommended for height up to 7-stories**.

## Central Location

4001 Jason St benefits from being a centrally location near Downtown Denver employment opportunities, retail and entertainment destinations, and **convenient access to the larger metro area via I-70 and I-25**. With numerous demand drivers, this location offers flexibility for new development.

## Transit Oriented Development

Located just **a 2-minute walk from the 41st & Fox light rail station**, employees and residents can reach Union Station in less than 15 minutes. This central hub then provides access to destinations across the metro area including Denver International Airport and the Denver Tech Center.

## Employment Opportunities

Within just a half-mile radius there are 266 workplaces that employ 2,632 full time employees, suggesting that **53% of the population work within walking distance** of their home. Further, the site is only 1-mile away from Downtown Denver and the more than 145,000 employees that work there.

## Exceptional Demographics

The already strong demographics in the area are expected to continue improving. Currently, 66% of the population holds a bachelor's degree and 57% of households earn over \$100,000 annually. Over the next five years, household growth is projected at 14.8% and the **average household income is expected to grow by 34.6%**, taking a prime location to the top tier of Denver neighborhoods.

## Near Term Income

The existing improvements are leased through January 2027 and provide sufficient income to cover current taxes with funds remaining for debt service and other expenses. With asking rents for similar properties in the area around \$20 per square foot, these improvements offer **flexibility in development timelines** with minimal to no carrying costs.

# 4001 Jason



**35%**

OF POPULATION  
WITHIN 1-MILE IN  
PRIME RENTER  
AGES OF 18-35

*prime renters*



**14%**

POPULATION  
GROWTH WITHIN  
1-MILE SINCE 2020



**\$864,220**

AVERAGE HOME  
VALUE WITHIN 0.5  
MILES

# Convenient Transit

Strategically positioned *adjacent to the Fox & 41st Light Rail Station, the closest stop to Union Station along RTD's G-Line*, 4001 Jason St offers residents unparalleled access to Downtown Denver and key employment hubs across the western metro.

**The G-Line** currently *serves over 1 million annual riders*, significantly expanding the prospective employee and tenant base for 4001 Jason St and enhancing its long-term demand profile. With service frequency scheduled to increase in June 2026, ridership is expected to grow further, reinforcing 4001 Jason St's competitive advantage as a highly connected, transit-oriented asset in one of Denver's most dynamic urban submarkets.



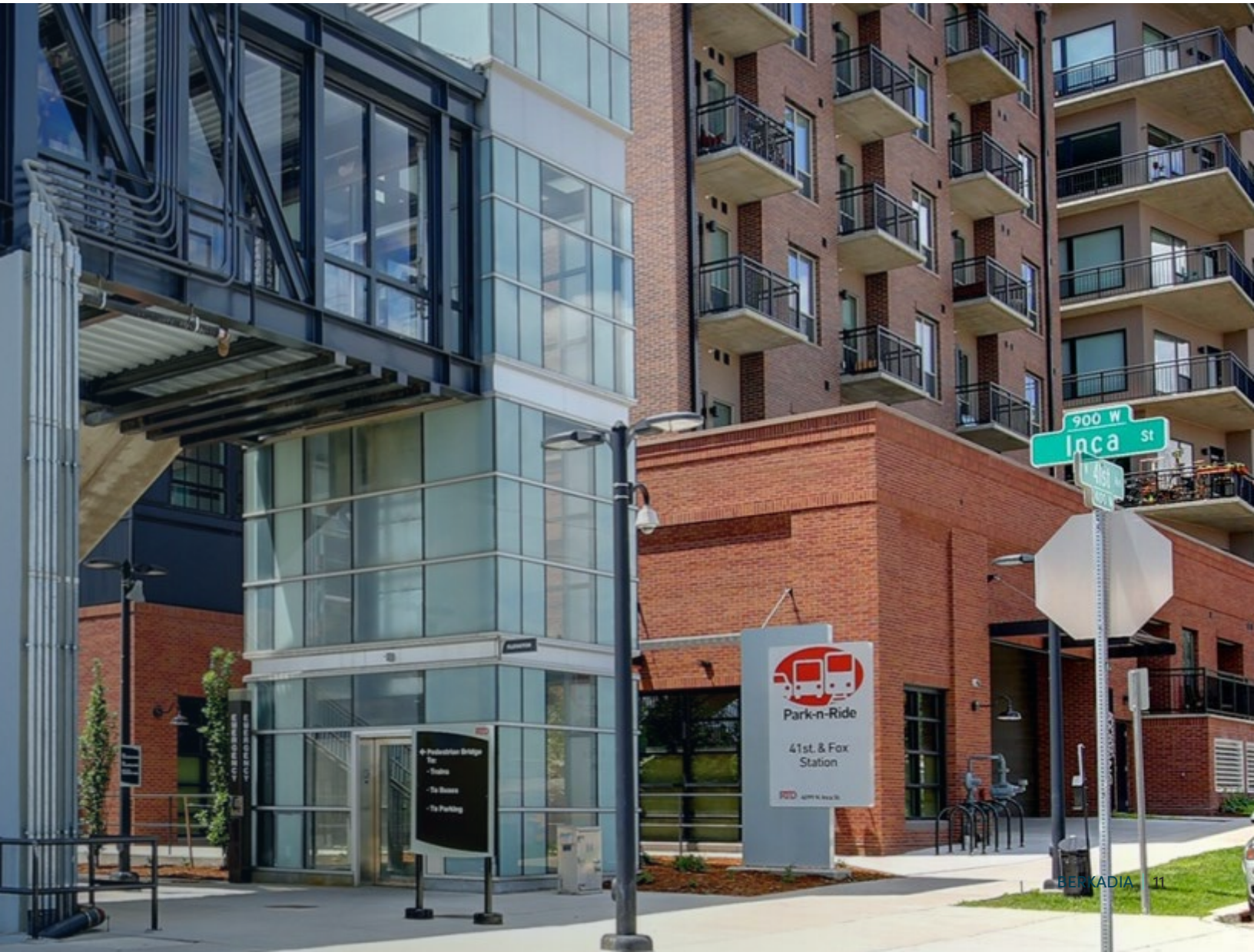
# Zoning

**I-MX-3** Industrial Mixed-Use District

**Allowed Uses** Various Light Industrial, Commercial, Residential, and Civic

**Allowed Forms** General, Industrial, or Town House

**Maximum Height** 3 Stories or 45' by Right  
7 Stories or 95' with Incentives



# Near Northwest Denver Area Plan

The Near Northwest Area Plan (NNWAP), adopted on January 22, 2024, is meant to guide the next 20 years of land use, housing, mobility, parks, quality of life, and economic policy for the Denver neighborhoods of Chaffee Park, Sunnyside, Highland, and Jefferson Park. The plan replaces prior neighborhood plans and is a supplement to Denver's Comprehensive Plan 2040 and Blueprint Denver.

## VISION & GOALS:

Support wealth building and access to diverse, affordable, high-quality housing

Improve health and well-being with equitable access to resources, parks, and healthcare

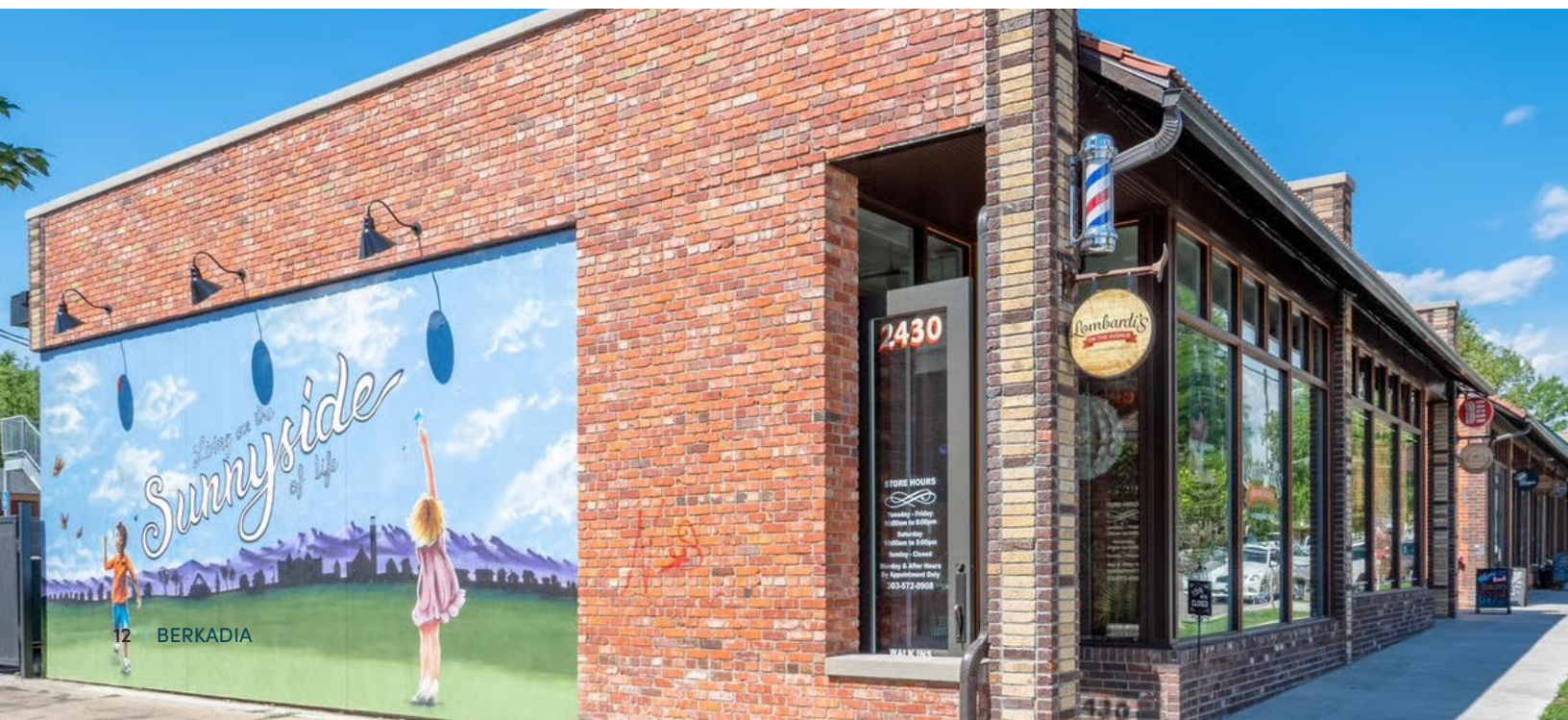
Enhance safety and multi-modal mobility (walking, biking, transit)

Grow businesses and jobs, supporting small and culturally significant businesses

Nurture great places by preserving history and creating vibrant, well-designed public spaces

## BENEFITS FOR 4001 JASON ST

- + **Designation Of Mixed-Use “Regional Center”** - The areas from the intersection of 40th St and Inca St to the intersection of 42nd St and Jason Street are designated for higher intensity, mixed-use development. This designation includes a recommendation that heights of up to 7-stories be approved for new development.
- + **Designation of Jason St as a “Tree Priority Street”** - This recommendation includes planting trees and landscaping along the sidewalks to improve walkability and reduce urban heat island effects.
- + **New Park/Open Space Priority Area at 46th St and Lipan St** - Just 6 blocks from 4001 Jason St, this new open space would add a desirable amenity within a short distance from the site.
- + **Aztlan Recreation Center** - Redevelopment or renovation of the Aztlan Recreation Center would add or improve community amenities such as a public pool and expanded programming opportunities.



# Sunnyside Neighborhood Details

## LAND USE

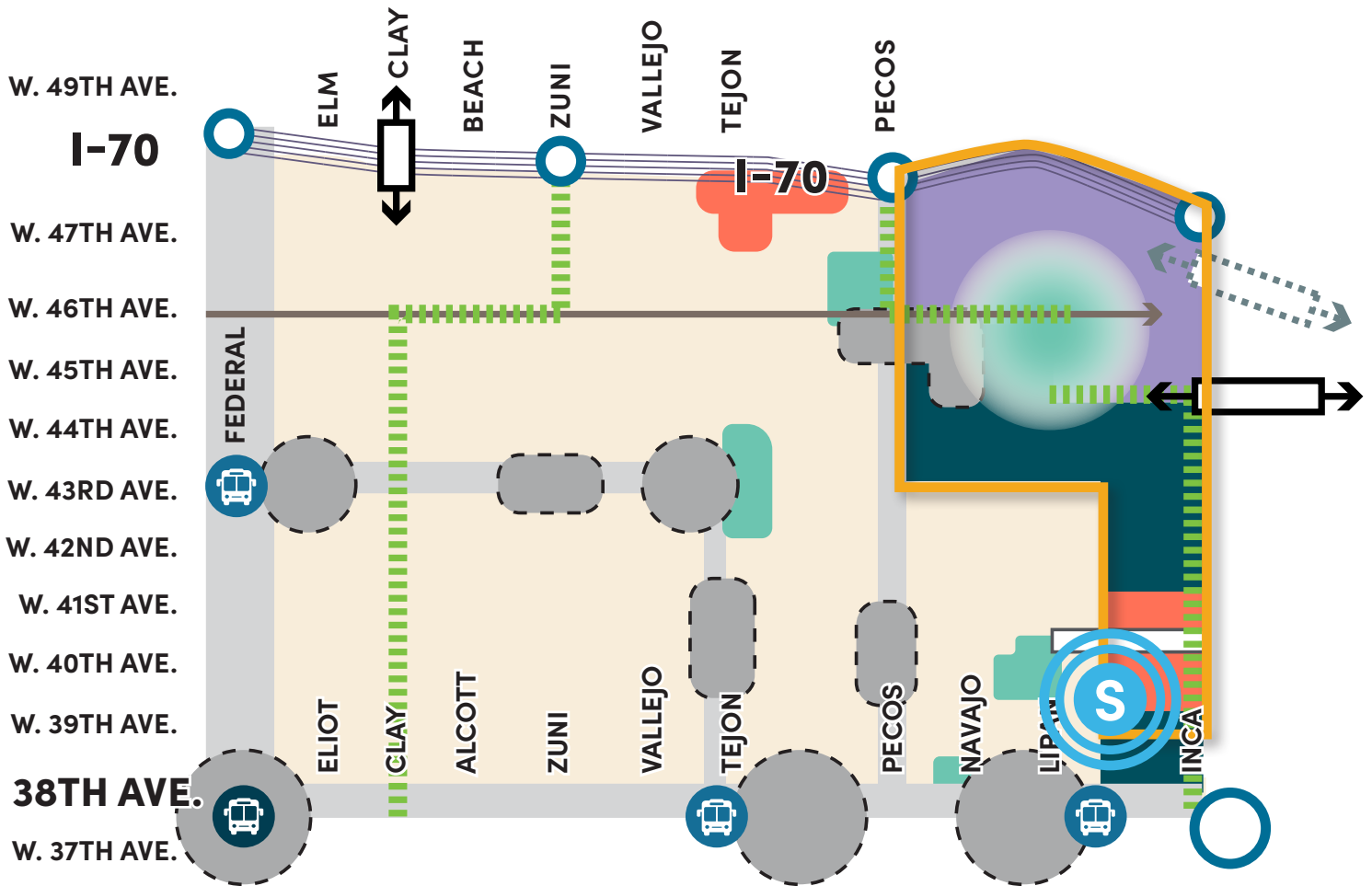
- Low & Low Medium Residential
- High & High-Medium Residential
- Industrial Areas
- Mixed Use Areas
- Major Corridors with Mixed Use Nodes
- Minor Corridors with Mixed Use Nodes
- Parks & Open Space

## MOBILITY

- Barriers
- Improved Overpass/Underpass
- Future Connection (exact locations TBD)
- Approved Future 47th Bridge
- R Proposed Regional Mobility Hub
- L Proposed Local Mobility Hub
- Shared Street
- Contemporary Parkway

## QUALITY OF LIFE

- NNW Connectivity Loop
- New Park/Open Space Priority Areas
- Focus Area



# Aerial Map



on St Aerial  
© 2018

PARK AVE W  
BROADWAY

COORS FIELD

RiNo

INTERSTATE  
25

41ST & FOX ST  
LIGHT RAIL STATION

S

FOX PARK  
DEVELOPMENT

**CENTRAL BUSINESS DISTRICT**

**LoDo**

**AURARIA CAMPUS**

42,000 Students  
5,000 Employees

**BALL ARENA**



**ELITCH GARDENS**

**UNION STATION**

Commons Park

Fishback Park

Cuernavaca Park



**LoHi**

**38TH AVENUE**

02



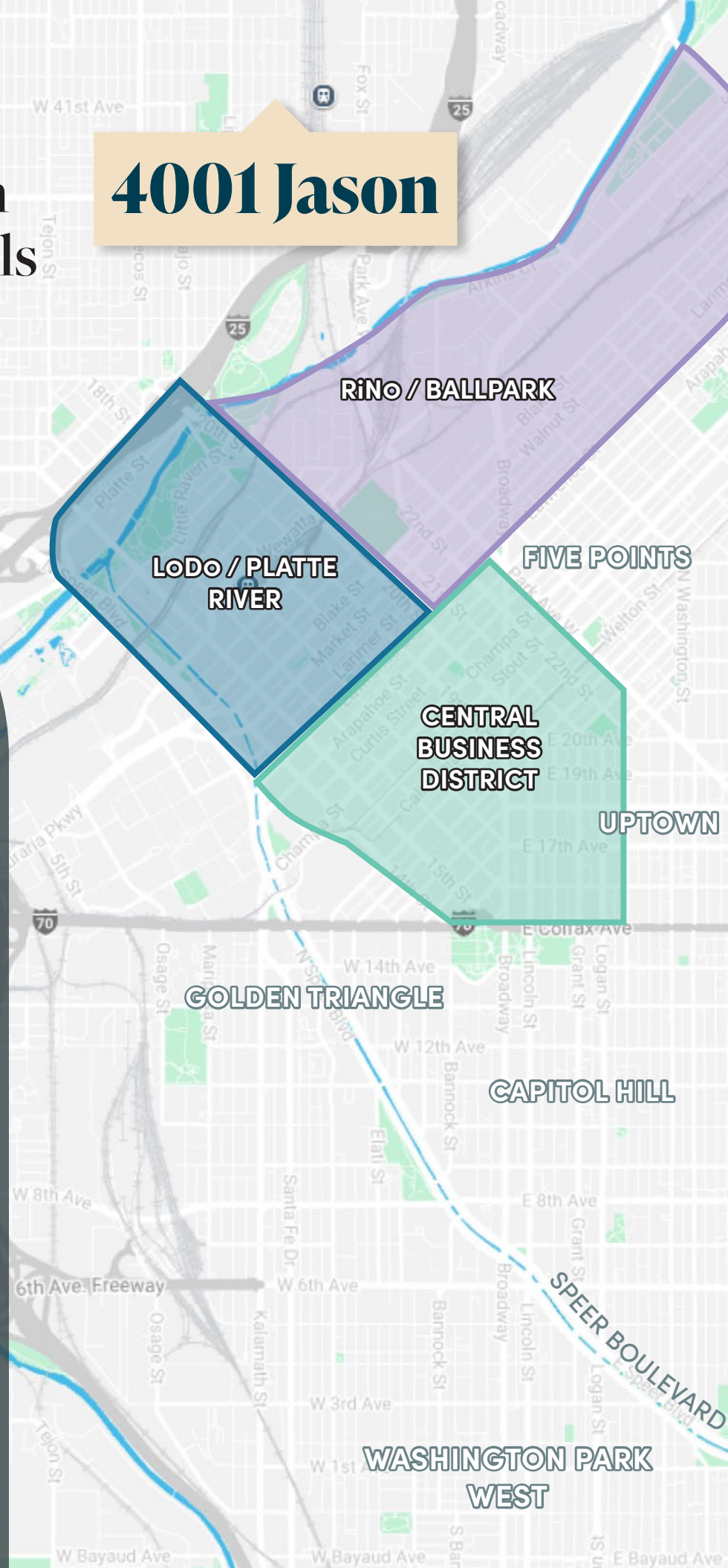


# *The Location*

NEARBY EMPLOYMENT

# Prime Location for Professionals

# 4001 Jason



*8 Fortune 500  
Companies*



*35+ million SF  
of Office Space*

WITHIN 10 MINUTES



*145,000+  
Employees*

WITHIN 10 MINUTES

## RiNo / Ballpark

2 million SF of office space



±680 Employees

±1,200 Employees



±250 Employees



±2,600 Employees



±1,500 Employees



±2,580 Employees



±2,460 Employees

## LoDo / Platte River

10 million SF of office space



±780 Employees



±1,690 Employees



±700 Employees



±1,500 Employees



±2,490 Employees



±500 Employees

## CITY PARK

## CITY PARK WEST

## CONGRESS PARK

## Central Business District

23 million SF of office space



±1,200 Employees



±1,000 Employees



±930 Employees



±725 Employees



±610 Employees

## Cherry Creek

3.9 million SF of office space



±730 Employees



±150 Employees



±150 Employees



±400 Employees\*  
\*Coming 2026



±150 Employees

## CHERRY CREEK

NEIGHBORHOOD AMENITIES

# Nearby Retail

WILLIS CASE GOLF COURSE

TENNYSON STREET



LOWER HIGHLANDS (LOHI)

32ND AVE CORRIDOR



EDGEWATER PUBLIC MARKET

EDGEWATER PUBLIC MARKET

EMPOWER FIELD



SLOAN'S LAKE

SLOAN'S LAKE



EDGEWATER PUBLIC MARKET



# 4001 Jason

COORS FIELD

RIVER NORTH (RINO)

CENTRAL BUSINESS DISTRICT



ART DISTRICT

160+ BARS & RESTAURANTS

25+ BREWERIES, WINERIES & DISTILLERIES

45+ ART STUDIOS & GALLERIES

## LOWER HIGHLANDS



POSTINO

EST. 2015  
The HAMPTON SOCIAL



## NEIGHBORHOOD AMENITIES

# Fox Park Development

Just steps from residents' doors, a new employment and entertainment destination is rising over the course of the next several years. The Fox Park master-planned development encompasses 41-acres and will expand the urban core of metro Denver. This development envisions a vibrant mix of uses including nearly 2 million square feet of office space, 300,000+ square feet of retail, a 241-key Virgin hotel, numerous apartment units, and 50,000 square feet of cultural spaces.

Fox Park's dedication to creating a living, breathing, urban landscape has resulted in a plan that places all parking and vehicular traffic underground, freeing up 14 acres for parks and dedicated open space. Construction on the World Trade Center Complex, which anchors the master development, has begun and will deliver a 270,000 square foot hub for the 21st-century workforce. Once completed, Fox Park is expected to draw employers and visitors to the northern side of Downtown Denver and spur further revitalization.



4001 Jason





# FoxPark

## DENVER

# demograph

	0.5-MILE	1-MILE	3-MILE	DENVER MSA
<b>2025 Estimated Population</b>	4985	24,165	188,634	3,076,842
<b>2030 Projected Population</b>	5380	27,338	203,480	3,247,892
<b>Projected Growth</b>	7.9%	13.1%	7.9%	5.6%
<b>2025 Estimated Households</b>	1882	11,793	96,429	1,209,326
<b>2030 Projected Households</b>	2054	13,541	103,612	1,272,177
<b>Projected Growth</b>	9.1%	14.8%	7.4%	5.2%
<b>Median Age</b>	32.7	34.2	36	39
<b>Average Household Income</b>	\$156,277	\$161,422	\$149,817	\$151,841
<b>2030 Projected Household Income</b>	\$210,800	\$217,196	\$203,473	\$197,029
<b>Projected Growth</b>	34.9%	34.6%	35.8%	29.8%
<b>Population w/ Bach. Degree or Higher</b>	60.0%	66.0%	62.0%	48.0%
<b>Workplace Establishments</b>	266	1,006	14,580	123,544
<b>FTE Employees</b>	2632	10,600	173,785	1,273,249

## Key Takeaways



### POPULATION

The population within one mile is projected to grow 13.1% over the next five years.



### LIMITED SITES WITH SIMILAR DENSITY

The Sunnyside neighborhood is primarily low-density residential. Under the Near Northwest Denver Plan, 4001 Jason St is one of a only a few sites recommended for development of up to 7-stories.



### AFFLUENT HOUSEHOLDS

The average HHI within one mile is projected to reach \$217,196 by 2030, equating to a 34.6% increase from 2025.

57% of households in the TMA earn \$100,000 or more annually.



### SOPHISTICATED WORKFORCE

66% of residents within one mile (age 25+) have obtained a bachelor's degree or higher, compared to 48% metro wide.

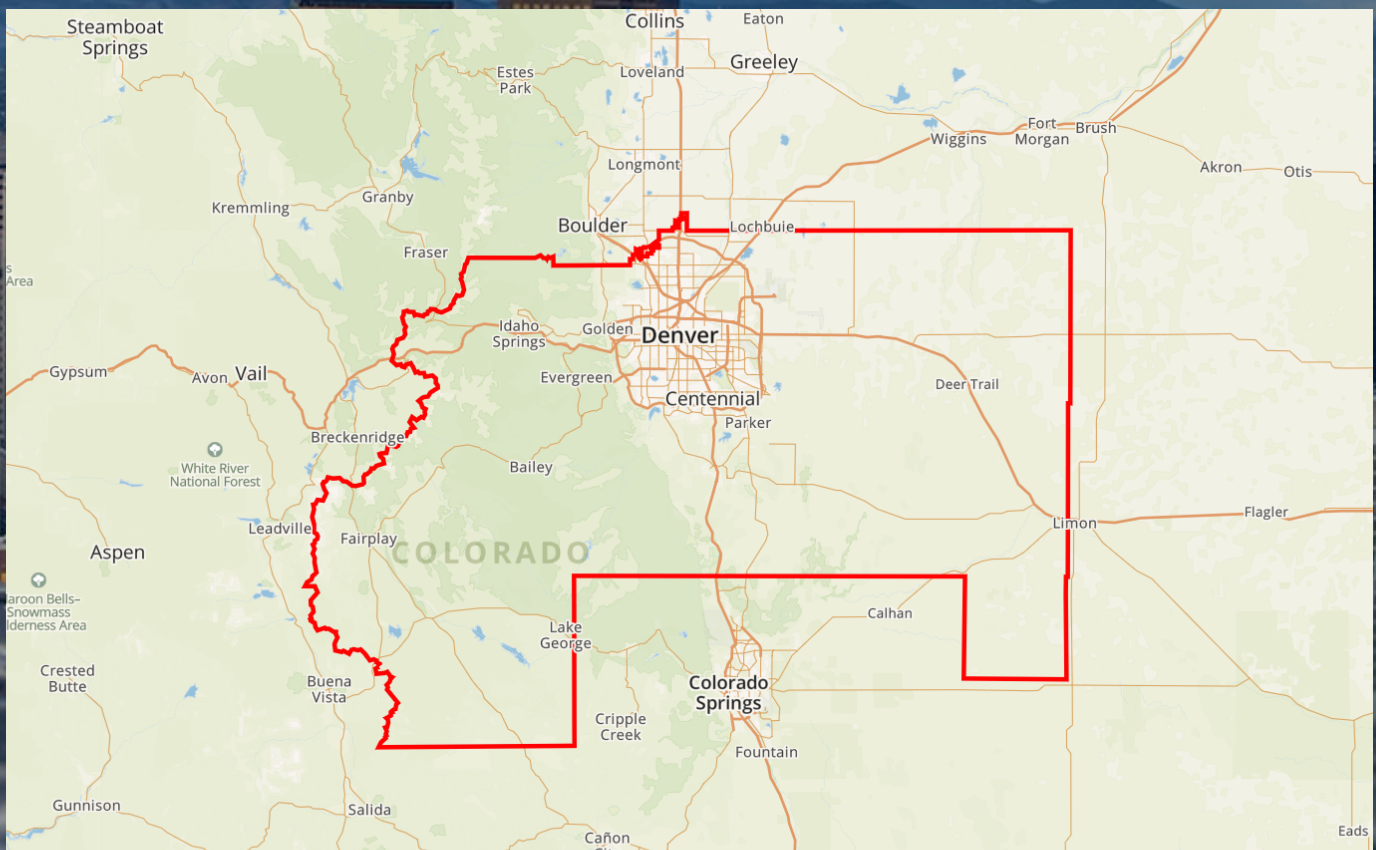
# *Denver Market Overview*



# Introduction

The 10-county **Denver-Aurora-Lakewood, CO, Metropolitan Statistical Area (MSA)** is collectively referred to as Greater Denver. The area sits at the foot of the Rocky Mountains, providing locals and tourists alike the chance to enjoy sweeping views of the Front Range and access to some of the best outdoor amenities in the United States.

The laid-back reputation and **high quality of life** in Denver has attracted a population of talented and highly educated people, leading to an increasingly diversified economy that continues to grow its corporate presence. Among these are **eight Fortune 500 companies** and an expanding list of corporations that choose the Denver metro as a home base or regional hub. In recent years, a host of West Coast-based **tech firms opened operations in Denver**, or, in several cases, relocated to the metro entirely. A handful of major tax-incentive packages recently approved by the Denver Office of Economic Development involving thousands of high-paying jobs supports Denver's path to continued economic growth.



## Millennial Hot Spot

Denver ranked No. 3 among the "Top 10 Cities Where Millennials are Moving"  
- SmartAsset, 2025

## Best Place for Renters

Denver ranked among the top 25 "Best Places for Renters to Live"  
- RentCafe

## Major Tech Hub

Denver ranked No. 8 in the country for projected net tech employment growth in 2024, ahead of Boston, Washington, D.C., Phoenix, Miami, and Houston  
- CompTIA, 2024

## World-Class Entertainment

Denver ranked No. 6 among the "Coolest Cities in America," ahead of Nashville, Washington, D.C., Los Angeles, Austin, and San Diego  
- Betway.com

# Demographics

695K

KEY RENTER AGE GROUP  
18 TO 35 YEARS OLD

72%

OF WORKERS ARE IN  
**WHITE-COLLAR**  
POSITIONS METROWIDE

39.3K

PROJECTED NET MIGRATION  
FROM 2026 TO 2031



5.6%

Greater Denver's **population** is forecast to grow **5.6%** by 2030 to nearly 3.2 million residents, outpacing the projected national growth rate of 3.1%



48%

of residents age 25 years or older hold a **bachelor's degree or higher**, compared to 35% nationally



57%

of Metro Denver **households** earn **\$100,000 or more annually**, well above the national average of 44%



33%

of housing units in the metro area are **renter occupied**, compared to 32% nationwide



\$154.5K

Metro Denver's **median household income** is projected to reach \$154,500 by 2030 up **33.8%** from 2025













\$637.7K

The **median home price** for metro Denver and an average home price of \$713,358

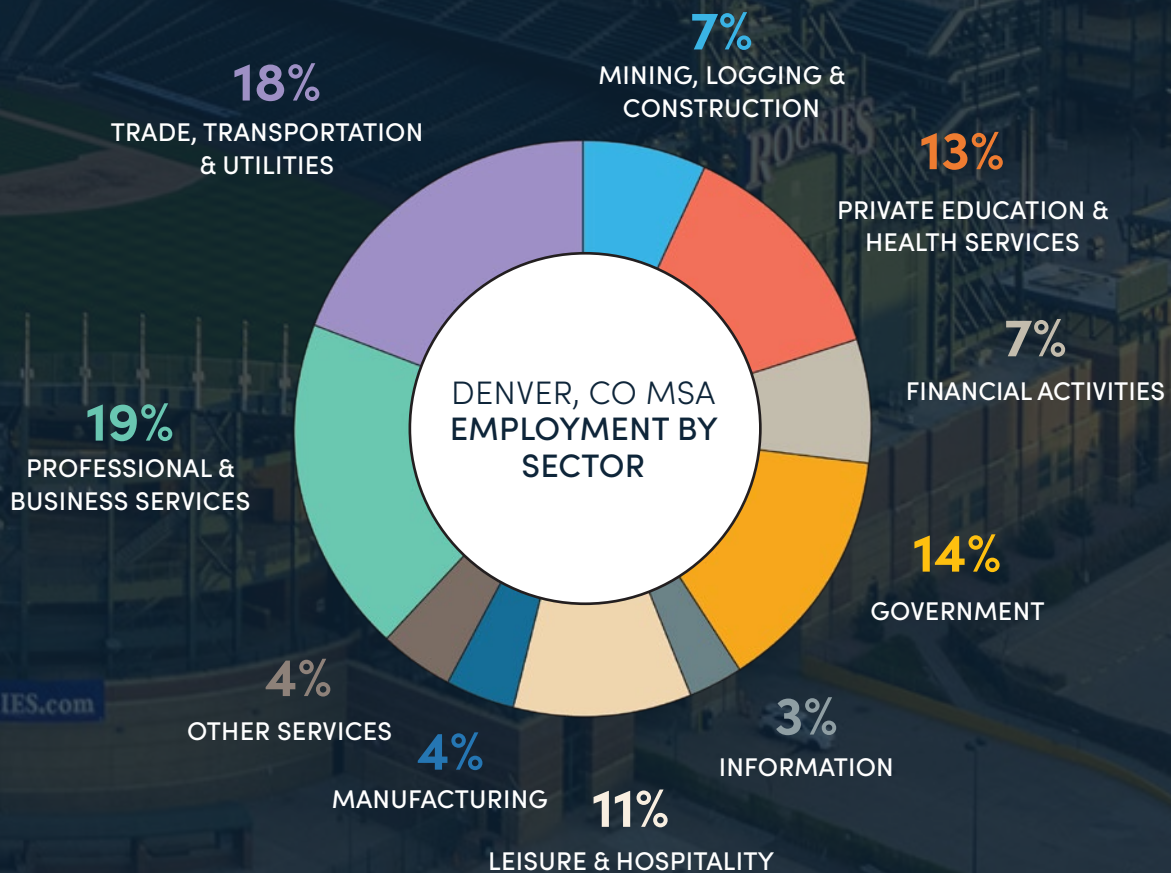
# Metro Industry Breakdown

Denver's emergence as a top-tier technology market has garnered a reputation for being a hot destination for young, educated workers. The metro's highly sophisticated workforce and modern digital infrastructure have enabled a great degree of worker flexibility in the form of telecommuting.

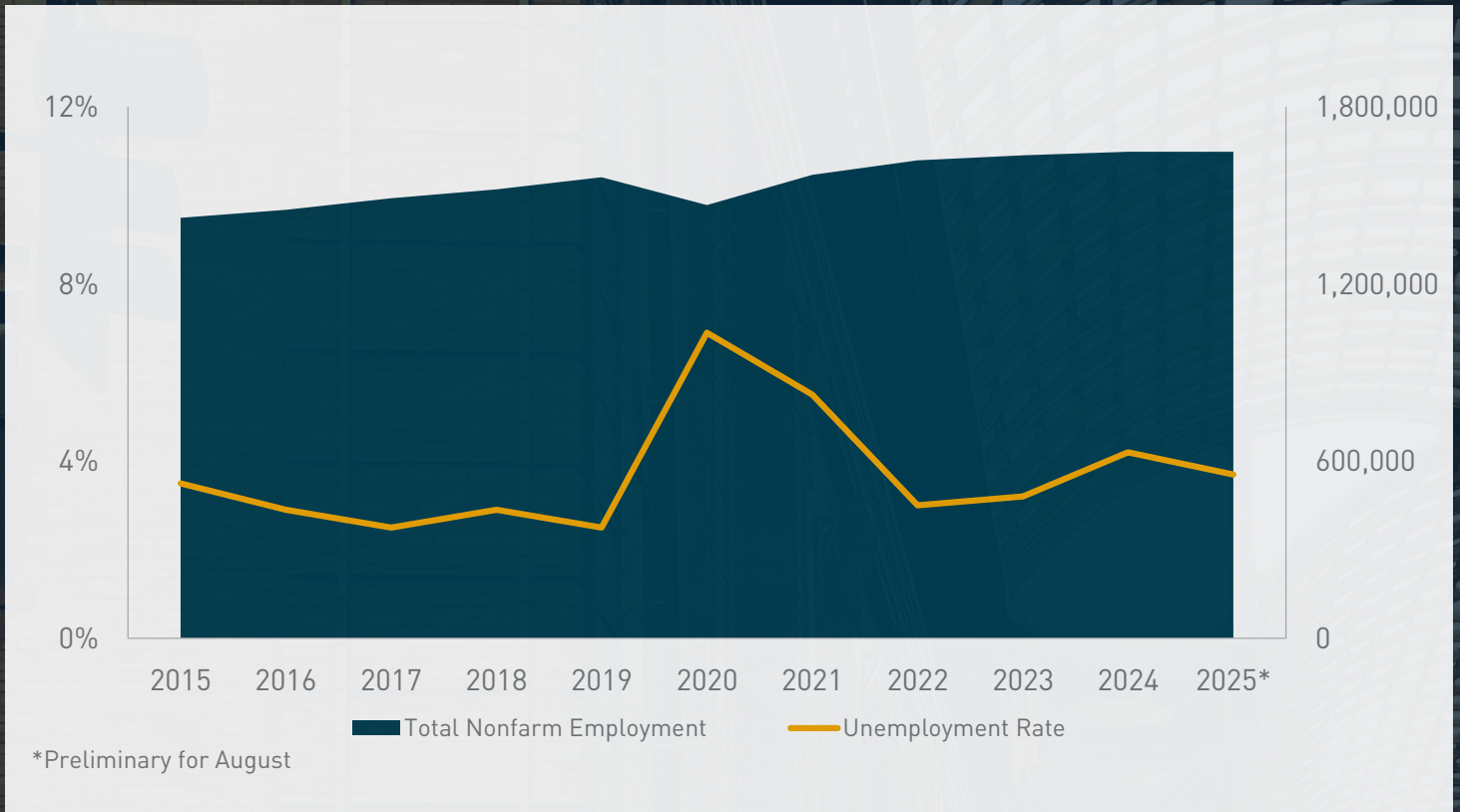
## Average Annual Wage By Occupation

	Management	<b>\$163.9k</b>		Educational Instruction & Library	<b>\$64.2k</b>
	Computer & Mathematics	<b>\$119.8k</b>		Construction & Extraction	<b>\$62.6k</b>
	Health Care Practitioners & Technical	<b>\$104.2k</b>		Transportation & Material Moving	<b>\$54.5k</b>
	Business & Financial Operations	<b>\$95.8k</b>		Office & Administrative Support	<b>\$53.4k</b>
	Sales & Related	<b>\$70.7k</b>		Food Preparation & Serving Related	<b>\$39.8k</b>

Source: BLS Occupational Employment Statistics Survey



# Metro Employment Trends



## DENVER, CO, MSA

### LARGEST PUBLIC EMPLOYERS

State of Colorado	55,500
U.S. Government	28,700
Denver Public Schools	15,000
University of Colorado Denver / Anschutz	14,000
Jefferson County Public Schools	14,000
City and County of Denver	14,000
Douglas County School District	8,500
Cherry Creek School District No. 5	8,400
Denver Health	8,200
Aurora Public Schools	4,900

### LARGEST PRIVATE EMPLOYERS

UCHealth	13,200
Amazon.com Inc.	12,400
HealthONE Corporation	12,200
Centura Health	10,700
Intermountain Healthcare	10,000
United Airlines Inc.	10,000
Lockheed Martin Corporation	9,300
Comcast Corporation	8,100
Kaiser Permanente	7,100
Children's Hospital Colorado	7,000

Source: Metro Denver Economic Development Corporation 2022; Denver Public Schools; Jefferson County Public Schools; Douglas County Public School District; Aurora Public Schools; U.S. Bureau of Labor Statistics; University of Colorado System; City and County of Denver.

## AEROSPACE

Greater Denver is the hub for Colorado's aerospace industry, with nearly 80% of the state's aerospace employees working in the 10-county region. The area ranks first in private-sector aerospace employment concentration among the nation's 50 largest metropolitan areas. The local aerospace industry is anchored by four military commands, nine major space contractors, including Lockheed Martin, Ball Aerospace, and Boeing, as well as the National Aeronautics and Space Administration (NASA) research and development center.



LOCKHEED MARTIN



NORTHROP GRUMMAN



**36,870**

Jobs Supported in Colorado



**\$135,550**

Average Annual Salary

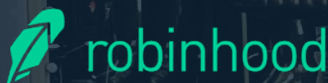


**1 of 13**

Licensed Space Ports in the U.S.

## FINANCIAL SERVICES

Metro Denver is the largest financial center between Chicago and the West Coast, with strong concentrations in several subsectors, including the rapidly growing fintech industry. Approximately 115,800 residents living in the region work in the financial activities sector boasting an average annual salary of \$95,760. Top-ranked MBA programs at CU Denver and the University of Denver are expected to continue driving growth in the coming years. Additionally, Denver is home to one of only six U.S. Mint locations and the Federal Reserve Bank of Kansas City's Denver Branch, which connects Colorado, Wyoming, and New Mexico to the central bank.



**115,800**

Jobs Supported



**36,300+**

Companies in the Denver / Boulder Region



**\$95,760**

Average Annual Salary

# Relocations & Expansions



Online sports betting company **bet365** chose Denver for its U.S. headquarters. The firm created **300 new jobs in 2024** and will create **nearly 1,000 jobs over the coming years**.



**Philip Morris International** is developing a **\$600 million manufacturing facility** in Aurora that **will create 500 jobs** when fully operational in 2026.



**United Airlines** hired **700 workers in 2024** as it expands operations at Denver International Airport. In 2023, the company expanded its Denver workforce by 2,300 employees.



In December 2024, **Astro Digital** announced plans to expand into Littleton creating new good-paying jobs.



In 2022, **SnapDNA** announced that it will **create 144 jobs over eight years** at its new headquarters in Broomfield. New positions will be earning an average annual salary of \$124,573.



In 2022, **Humanitix** announced that it will establish its U.S. headquarters in Denver, creating **136 new jobs over five years** and potentially more than **210 jobs over the next eight years**.



**Elsmere Education's** expansion is expected to create **138 jobs over eight years** in Denver County.



Announced in 2021, **Tipico Sportsbook** will create **441 jobs over eight years** at its new Denver Technology Hub.



In 2021, **Genapsys** announced plans for a second location in Westminster that will create **up to 250 life science jobs** with an average wage of \$111,369.

Source: Metro Denver EDC; Colorado Office of Economic Development and International Trade; Mile High CRE; The Denver Gazette, Business Wire; Yahoo! Finance; 9News; Denver Business Journal; SportsbookWire; The Denver Post; Bloomberg.



Completed in 2024, **VSK Energy Inc.'s** new \$250 million solar factory in Brighton will employ **more than 900 workers**.

**DOLLAR GENERAL**

**Dollar General** opened a \$172 million warehouse in Aurora in early 2024, which will create **400 jobs at full capacity**.



In 2022, space resources startup **Karman+** picked Denver for its headquarters expansion in 2022, with plans to create **150 jobs** at an average annual wage of \$110,620.



**ViewRay Inc.**, a medical device manufacturing company, announced an expansion in 2019 that will bring **274 new jobs to Denver over eight years**.



Announced in 2022, **Naked Wines'** new headquarters in Downtown Denver will add **250 new jobs over eight years**. The average salary for the positions will be around \$121,016.



Business and technology firm **RevGen** relocated their corporate offices to the Denver CBD in 2023 with a goal of creating **200 new positions over the coming years**.



**Amprius Technologies** chose Brighton for its new \$190 million, 775,000-square-foot factory, which is expected to create **332 new jobs upon completion in 2025**.



New Zealand-based **FileInvite** landed on Denver for its U.S. headquarters. The software-as-a-service company plans to hire **144 local workers by 2029**.



Australian fintech company **Finder Inc.** selected Denver for its second hub in the U.S. The hub will have **198 workers** earning an average annual salary of \$84,222.

# Investment Sales

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