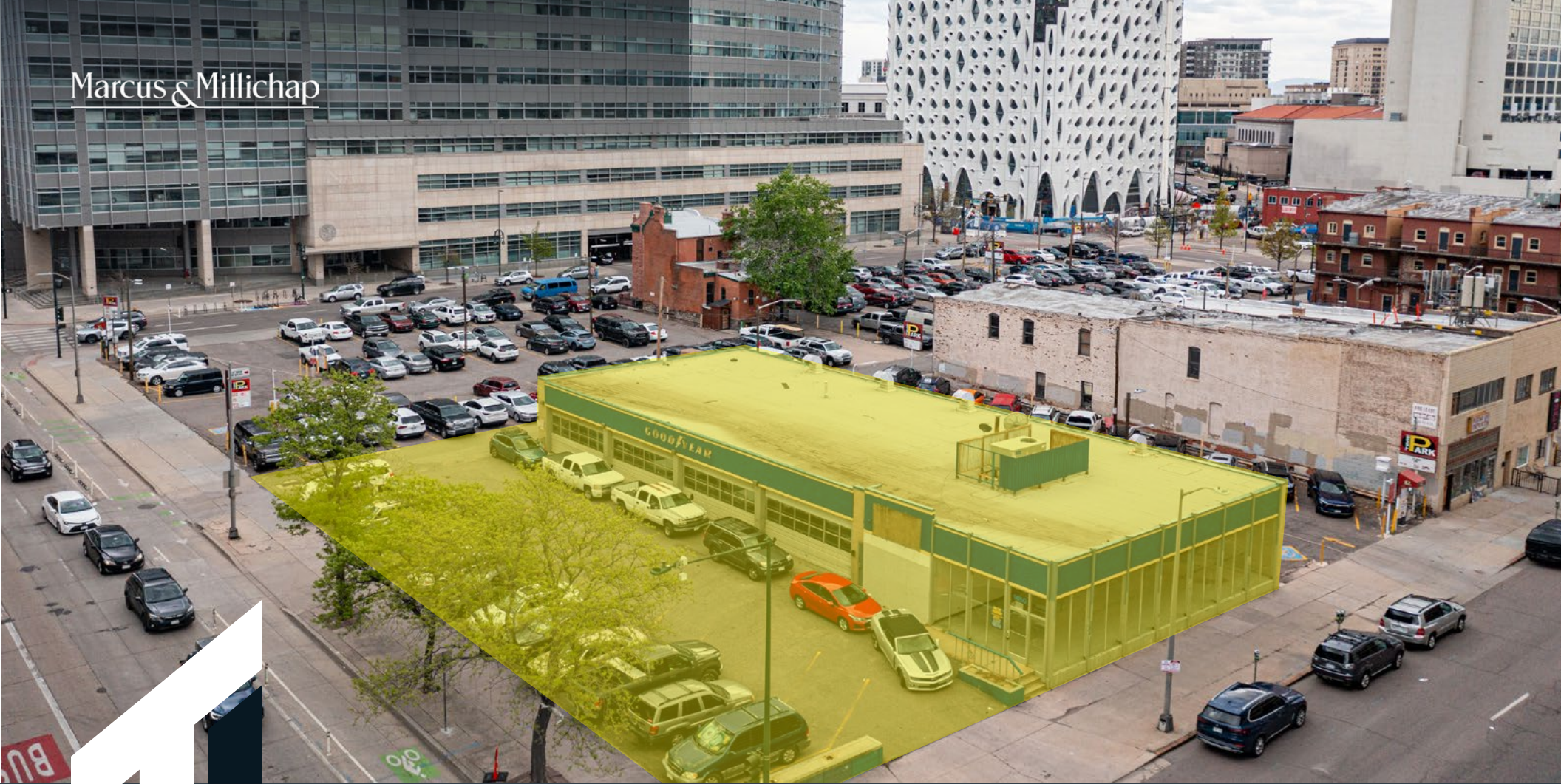


Marcus & Millichap



# 1460 TREMONT

PLACE

PRIME DEVELOPMENT OR OWNER-USER OPPORTUNITY AT THE SIGNALIZED INTERSECTION OF TREMONT PLACE AND 15TH STREET IN DOWNTOWN DENVER, COLORADO



BRANDON MICHAELS  
GROUP



DOWNTOWN DENVER



# 1460 TREMONT PLACE

EXCLUSIVELY LISTED BY

## BRANDON MICHAELS

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

## STEVEN SCHECHTER

First Vice President Investments  
Director, National Retail Group  
Tel: 818.212.2793  
steven.schechter@marcusmillichap.com  
CA License: 01089464

## ADAM LEWIS

Broker of Record  
1225 17th St, Ste. 1800, Denver, CO  
Tel: 303.328.2000  
CO License: 01089464  
Firm License: EC. 100048709



# TABLE OF CONTENTS

---

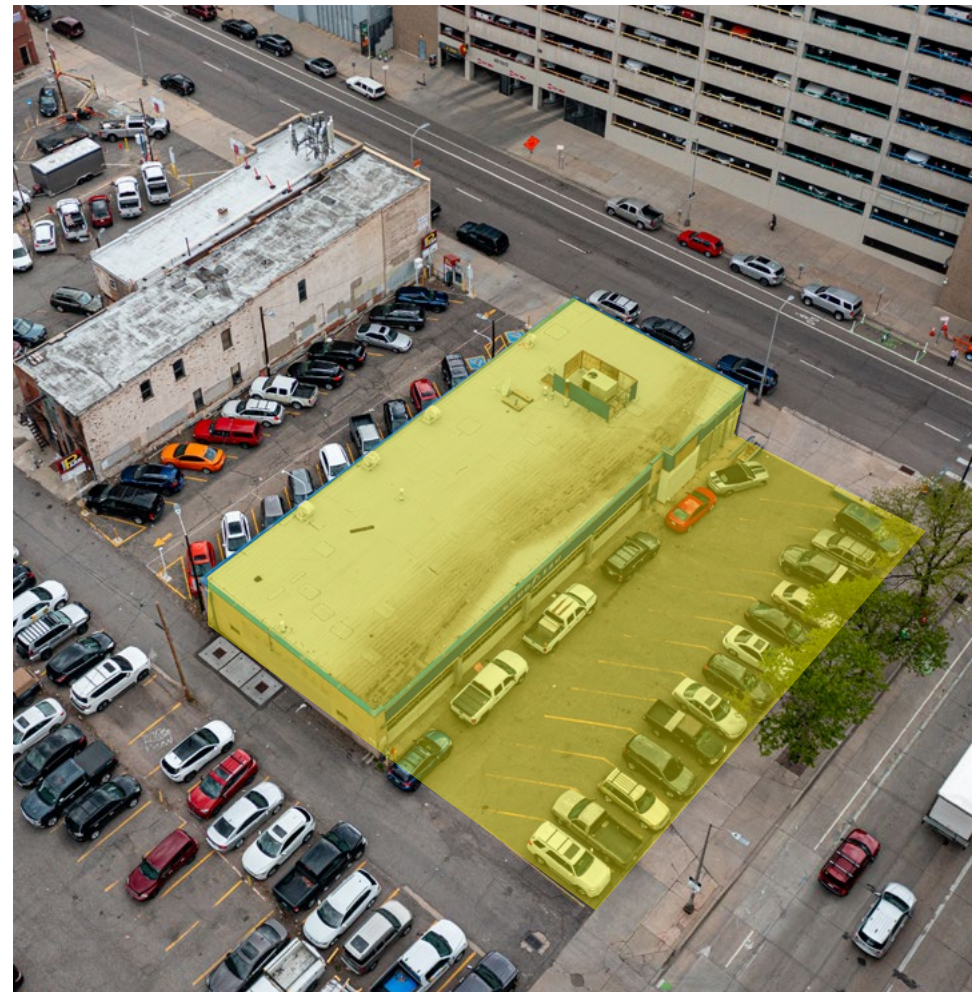
1460 TREMONT PLACE DENVER, CO 80202

**6** PROPERTY SUMMARY

**8** INVESTMENT HIGHLIGHTS

**10** AREA OVERVIEW

**12** DEMOGRAPHICS



## HOTELS

- 1 Sheraton Denver
- 2 Sonesta Denver
- 3 Hyatt Place
- 4 Homewood Suites
- 5 Hilton Garden Inn
- 6 Hyatt Regency
- 7 Le Meridien
- 8 Embassy Suites

## RESTAURANTS

- 1 The Lockwood
- 2 5280 Burger
- 3 Earl's Kitchen & Bar
- 4 Maggianos Little Italy
- 5 Yardhouse
- 6 Appaloosa Grill
- 7 La Loma
- 8 Territory Kitchen & Bar

## SHOPPING

- 1 Downtown Shopping Mall
- 2 Denver Pavillions Mall
- 3 I Heart Denver
- 4 Hudson's Bay Center
- 5 Wild West America
- 6 Simply Colorado

# CAPITOL HILL

COLORADO STATE CAPITOL

CIVIC CE

7

5

3

1

4

6

DENVER PAV

# DOWNTOWN

# LINCOLN PARK

# 1460 TREMONT PLACE

CENTER PARK

CONVENTION CENTER

PERFORMING ARTS COMPLEX

MILIONS MALL

# WINDENVER





PRIME DEVELOPMENT OR OWNER-USER OPPORTUNITY AT THE SIGNALIZED  
TREMONT PLACE AND 15TH STREET IN DOWNTOWN DENVER, COLORADO

# 1460 TREMONT PLACE



AND INTERSECTION OF  
DO

## PROPERTY SUMMARY

ADDRESS	1460 Tremont Place Denver, CO 80202
PRICE	\$3,500,000
BUILDING SIZE	6,120 SF
PRICE PER SF (BUILDING)	\$572
LOT SIZE	12,500 SF
PRICE PER SF (LAND)	\$280
ZONING	D-C, UO1 Sunlight Preservation Area 1

[DOWNLOAD DENVER ZONING CODE](#)



## PRIME DEVELOPMENT OPPORTUNITY

- 12,500 SF of Land in Core Downtown Denver
- Current Zoning is D-C, UO1, one of Denver's most desirable zonings for Developers
- 6,120 SF Former Automotive Building with 4 roll-up doors and showroom space makes for ideal owner user possibilities
- Current Zoning's FAR allows for a developer to build between 10 and 21 Times the Lot Size
- Development Opportunities: Potential for Development or Redevelopment Project to Capitalize on the Area's Growth and Demand



## EXCELLENT DOWNTOWN DENVER CORNER LOCATION

- Prime Location: Situated at the highly desirable intersection of Tremont Place and 15th Street in Downtown Denver, offering high visibility and accessibility.
- Walking Distance to Webb Municipal Building, Denver Athletic Club, Denver's Performing Arts Center and Civic Center Park.
- Proximity to key attractions, including restaurants, shops, entertainment venues and transportation hubs, enhancing property value and rental potential
- Upscale Surroundings: Surrounded by upscale residential developments, hotels and cultural amenities, contributing to the areas appeal and potential for long term appreciation.
- Adjacent to Denver's Golden Triangle, aka Civic Center, in bustling Downtown Denver which is home to the Colorado State Capitol and multiple museums, including the History Colorado Center and the prestigious Denver Art Museum. Its streets are lined with art galleries, diverse restaurants, brewpubs, and quaint coffee shops. Civic Center Park is popular for picnic lunches, while the Curious Theater Company stages regular productions
- Close proximity to The Community College of Denver and Metropolitan State University of Denver
- Situated with easy access to Interstate 70 and 25



# INVESTMENT HIGHLIGHTS

## DENSE IMMEDIATE POPULATION WITH STRONG UNDERLYING DEMOGRAPHICS

- Over 254,000 residents in the surrounding 3-Mile Radius
- Over 130,000 Day Time Employees with 1-Mile
- Favorable Demographics: The Demographic Profile of the area, including affluent residents and young professionals, supports a variety of retail, dining and entertainment offerings
- Median Household Income north of \$70,000 within 1-Mile and over \$79,000 within 3-Miles
- The Surrounding Population also contributes to a staggering consumer spending total of more than \$2.5 billion

## DENVER IS A THRIVING MARKET AND BUSTLING ECONOMY

- Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure
- Highly Educated labor force with roughly 42 percent of residents hold at least a bachelor's degree
- 10 Fortune 500 Companies located within the Denver Metro Region
- Metro area expected to add over 206,000 new residents over the next 5 years
- Gains in higher-paying employment sectors will keep median household income well above the national median
- Denver's economy is expanding, with the annual change in GDP expected to reach 2.9% this year

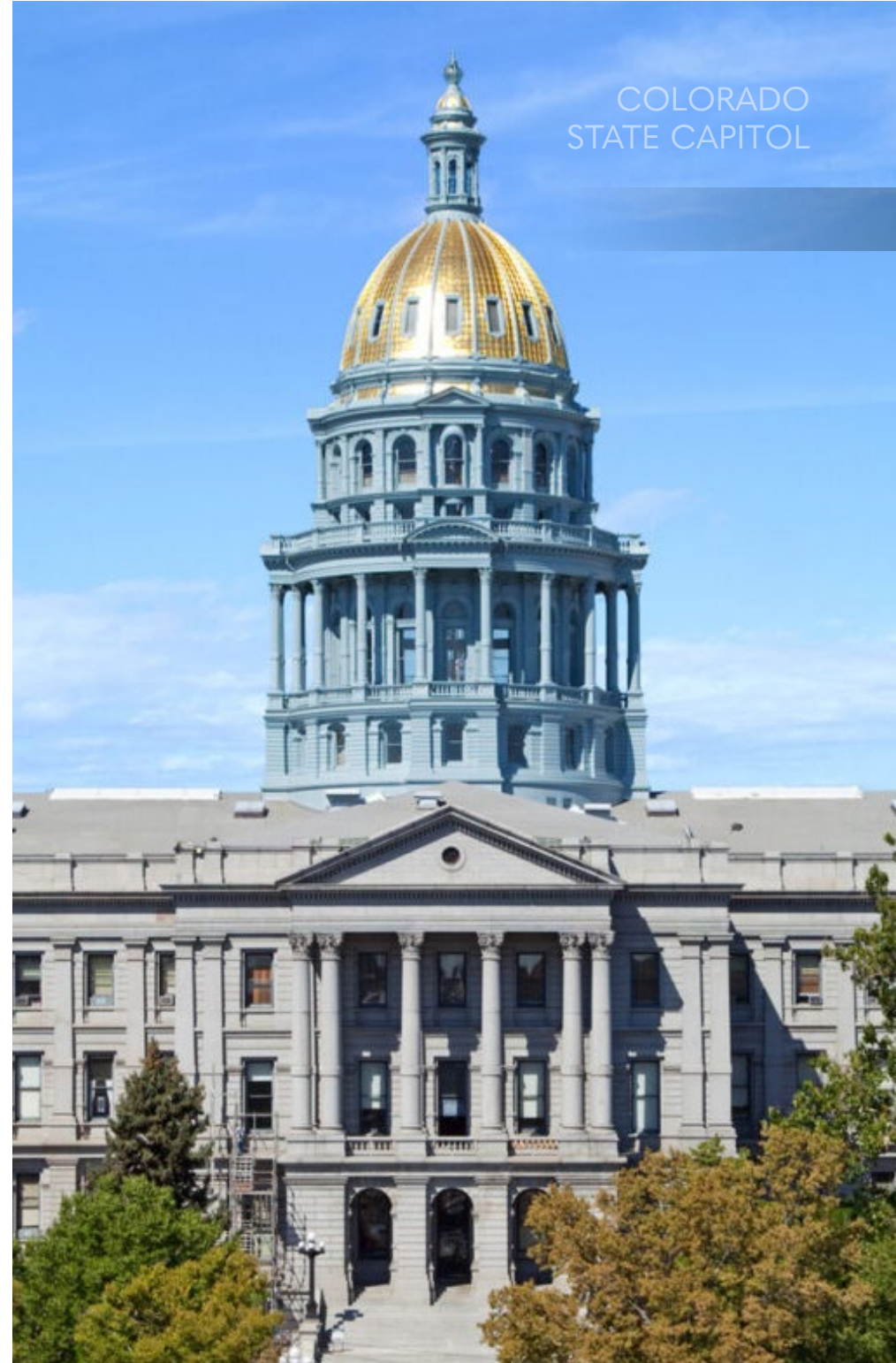


BALL ARENA

10



COLORADO  
STATE CAPITOL



# AREA OVERVIEW

## BALL ARENA

Ball Arena (formerly Pepsi Center) is a multi-purpose arena located in Denver, Colorado. It is situated at Speer Boulevard, a main thoroughfare in downtown Denver, and is served by two nearby exits off Interstate 25. A light rail station is on the western side of the complex. Opened in 1999, it is the home arena of the Denver Nuggets of the National Basketball Association (NBA), the Colorado Avalanche of the National Hockey League (NHL), and the Colorado

Mammoth of the National Lacrosse League (NLL). The arena replaced McNichols Sports Arena as the home of the Avalanche and Nuggets. Groundbreaking for the arena was held on November 20, 1997, on the 4.6-acre (19,000 m<sup>2</sup>) site. Its completion in October 1999 was marked by a Celine Dion concert. Also included in the complex are a basketball practice facility used by the Nuggets, and the Breckenridge Brewery Mountain House.

## COLORADO STATE CAPITOL

The building is intentionally reminiscent of the United States Capitol. Designed by Elijah E. Myers, it was constructed in the 1890s from Colorado white granite, and opened for use in November 1894. The distinctive gold dome consists of real gold leaf, first added in 1908, commemorating the Colorado Gold Rush. The building is part of Denver's Civic Center area. It was listed on the National Register of Historic Places as part of the Civic Center Historic District in 1974, and became

part of the Denver Civic Center National Historic Landmark District in 2012.

A major safety upgrade project, funded by the Colorado State Historical Fund, was started in 2001 and completed in 2009. The design by Fentress Architects added modern safety features, like enclosed stair towers, that blend in with the original architecture. The Colorado Capitol Building is featured on many of Denver's Architectural tours.



DENVER PERFORMING  
ARTS COMPLEX

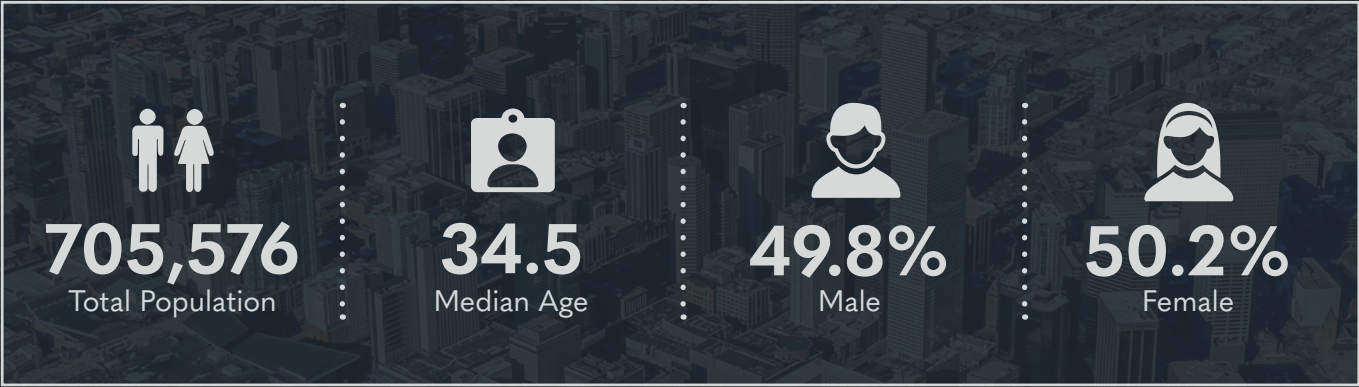
## DENVER PERFORMING ARTS COMPLEX

The site of the Arts Complex has a long and noteworthy history as a cultural and civic center for metropolitan Denver, the state of Colorado, and the entire Rocky Mountain region. Owned and Operated by Denver Arts & Venues, the campus continues to serve as a vibrant cultural hub and gathering place for our community today.

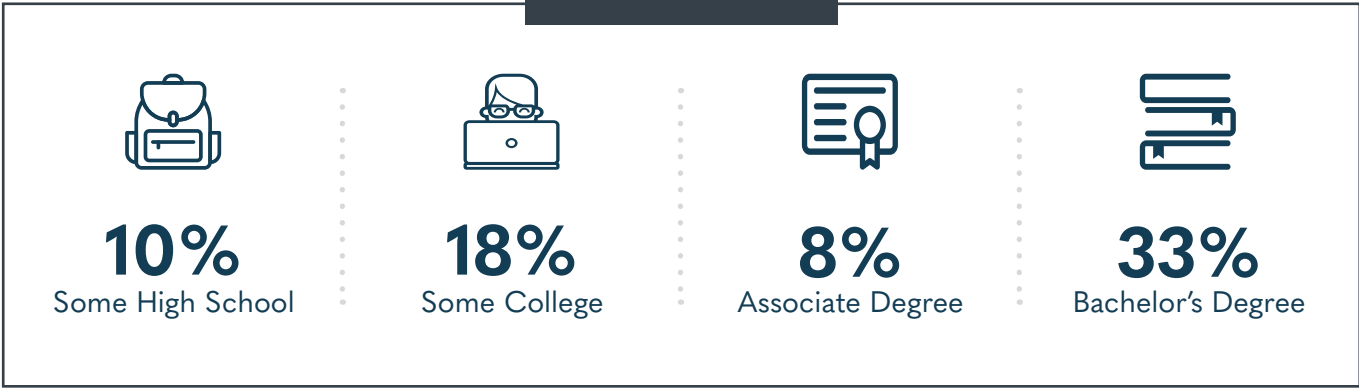
It's home to four esteemed performing arts institutions – Colorado Ballet, Colorado Symphony, Denver Center for the Performing Arts and Opera Colorado – and plays a welcoming host to many national acts and local groups, festivals, conferences, public events and more.

# DENVER, COLORADO

## DEMOGRAPHICS

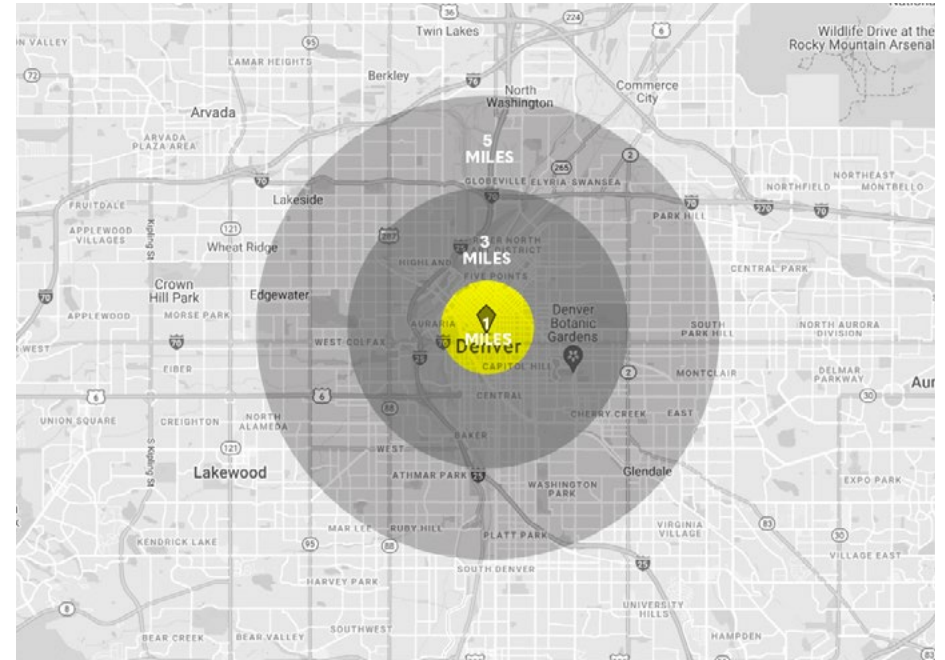


### EDUCATION



# DEMOGRAPHICS BY RADIUS

Demographics	1 Mile	3 Mile	5 Mile
2021 Population	50,025	254,753	511,679
2021 Households	31,597	130,468	234,465
2021 Avg. Household Size	1.5	1.9	2.1
Annual Growth 2021-2026	1.6%	1.4%	1.2%
2021 Median Age	34.1	34.8	35
2021 Owner Occupied Households	7,653	51,605	109,559
2021 Renter Occupied Households	26,441	88,302	138,568
2021 Avg. Household Income	\$96,052	\$107,181	\$104,648
2021 Median Household Income	\$70,844	\$79,515	\$76,051
Businesses	8,259	21,598	35,703



**\$107,181**

Average HH income within a 3-mile radius



**511,679**

Population within a 5-mile radius



**109,559**

Owner Occupied Housing within a 5-mile radius



**234,465**

Households within a 5-mile radius



**35,703**

Businesses within a 5-mile radius



**138,568**

Renter Occupied Housing within 5-mile radius

## PRICING

Price	\$3,500,000
Building Size	6,120 SF
Lot Size	12,500 SF
Price/SF (Building)	\$572
Price/SF (Land)	\$280.00
Year Built	1967
Zoning	D-C, UO1 Sunlight Preservation Area 1





# Marcus & Millichap

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



BRANDON MICHAELS  
GROUP



1460  
TREMONT  
PLACE