

5.69-ACRE OPPORTUNITY ZONE



LAND ASSEMBLAGE IN RiNo **FOR SALE**

THE GATEWAY INTO RiNo

4400—4510  
WYNKOOP STREET

DENVER, COLORADO



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RIVER NORTH  
ARTS DISTRICT



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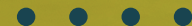
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## PROPERTY OVERVIEW

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# PROPERTY OVERVIEW

## Overview

**4400 – 4510 Wynkoop Street, Denver, CO** is the gateway into Denver's hottest and most talked about neighborhood, RiNo (River North). The subject property, which is at the SE corner of Brighton Boulevard and I-70, is the last stretch of the coveted RiNo area and just steps from the Mission Ballroom's front door. In addition to its truly unparalleled location in RiNo the property sits at the entrance to the Denver National Western Stock Show Campus which is currently undergoing a \$2Billion dollar re-development. To add to the property's prime location there are two Light Rail Stops within walking distance of the site. To the south a few blocks is the 38th & Blake Light Rail Stop. To the north you can easily access the 49th & Brighton Boulevard Light Rail Stop as well. Because of the subject site's RiNo location and proximity to The National Western Stock Shows redevelopment, Downtown Denver, Light Rail stops, large site and I-70 frontage, it is positioned extremely well for re-development or re-purposing. Many of the neighboring developments are transforming older industrial buildings and sites into modern office, building new Class A Office and retail properties with \$25.00 +/- Net rents. In addition to the Office and retail developments there are hotels, condo and multifamily projects continuing to break ground in an area where land has run out. Many land purchase prices have reached \$250 per land foot or higher due to the lack of availability in such a high in-demand sub-market.

## Property Description

### 5.69-ACRE OPPORTUNITY ZONE LAND ASSEMBLAGE IN RiNo FOR SALE



#### PROPERTY ADDRESS:

4400 to 4510 Wynkoop Street, Denver, Colorado



#### LISTING PRICE:

Please Contact Broker



#### SITE SIZE:

247,989 SF (5.69 Acres)



#### TOTAL BUILDING SF:

105,652 SF



#### PROPERTY ADDRESSES INCLUDED IN LAND ASSEMBLAGE:

- **4400 WYNKOOP STREET**  
– 77,310 SF warehouse on 137,577 SF of land
- **4502-4510 WYNKOOP STREET**  
– 28,342 SF building on 99,000 SF of land
- **4500 N. RACE STREET**  
– 11,382 SF of raw land



#### ZONING:

I-MX-8, UO-2 (property is located within the 12-story overlay)  
**Located within an Opportunity Zone**







# Property Aerial







## ZONING INFORMATION

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# ZONING INFORMATION

## General Purpose of I-MX-8 Zoning

- Industrial Mixed Use 8 (I-MX-8) I-MX-8 applies to industrially-dominated areas served primarily by collector or arterial streets with a maximum building height of 8 stories.
  - a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.
  - b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
  - c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

**In addition to already being zoned I-MX-8 the 4400 to 4510 Wynkoop properties are located within the 38th and Blake Overlay Zone allowing for 12-story developments.**

## 12-Story Overlay Zoning Information

- Base Height - Standard linkage fee
- Incentive Height - Additional requirements apply to incentive stories (note that affordable housing fee/unit requirements are never lower than city-wide requirements)
  - Residential
    - › Additional 4x city-wide unit requirement
    - › No fee option
  - Commercial
    - › Additional 4x city-wide fee or unit requirement
    - › Option to negotiate agreement to provide community-serving uses





## Key Facts on 38th and Blake Zoning Overlays ● ● ● ●

- Projects seeking to take advantage of the height incentives must submit site development plans to Development Services and a proposal on how they intend to meet overlay requirements to the Office of Economic Development. Both must be approved for a building permit to be issued.
- The design overlay establishes new high-quality design standards.
- The incentive overlay requires projects that use the height incentives to provide affordable housing units in the station area, or significantly greater contributions to Denver's Affordable Housing Fund than are required elsewhere in the city.
- To meet incentive requirements:
  - Affordable housing units must be new units that would otherwise not have been built.
  - Affordable units must be comparable to the market-rate housing units that generated the requirement.
  - Affordable units must be inside the overlay boundary, not elsewhere in the city.
  - The zoning is rooted in a form-based zoning code; floor-area ratios (FAR) do not apply.
  - The number of affordable units required for development is based on square footage above the base height.
  - Residential buildings must provide affordable housing units.
  - Commercial buildings can:
    - › Provide affordable housing units according to square footage above the base height, or
    - › Pay the city's affordable housing fee for the square footage below the base height and pay five times the city's existing affordable housing fee for square footage above the base height, or
    - › Pay the city's affordable housing fee for the full square footage and offset fee for square footage above the base height by providing subsidized space for uses that serve the community, such as day-cares, groceries or artists' spaces.

*(This information is copied from [https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/38th\\_and\\_Blake\\_Plan\\_Implementation.html](https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/38th_and_Blake_Plan_Implementation.html))*





## RIVER NORTH (RiNo) OVERVIEW

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# RiNo OVERVIEW

## Overview

**The RiNo or River North Neighborhood** is one of Denver's most desirable commercial real estate markets stretching from Broadway north between Lawrence and I-25 up to 40th Ave. near the subject property. The main access into the RiNo area comes from Brighton Blvd. and I-70 where the subject property is located. You can also access RiNo from the east coming down 40th Avenue from York and Down Town is your southern access point. The market is comprised of older industrial properties built in 1950's that are being repurposed for office, retail, mixed-use and residential projects. Much of Denver's past 18 – 24 months of central construction projects have been in the RiNo area. Notable projects that are complete now include Industry, Industry 2, Catalyst, HUB (almost complete) Great Divide Brewery, Central Market, The Source, The Source 2, St. Julien Hotel, Crossing at Denargo Market and The Bindery. High demand for real estate in the RiNo area has remained in full force and there are many more development projects under way that are expected to be completed in 2020. Light Rail has also now made its way into the coveted neighborhood with a Park N' Ride stop at 38th and Blake. The Light Rail stop can take you to Denver International Airport or to Down Town Denver's Union Station. This Rail Line is known as the A Line. The Light Rail Stop is within walking distance to many of the neighborhood dining attractions, brewery's and mixed use projects.

## River North Arts District



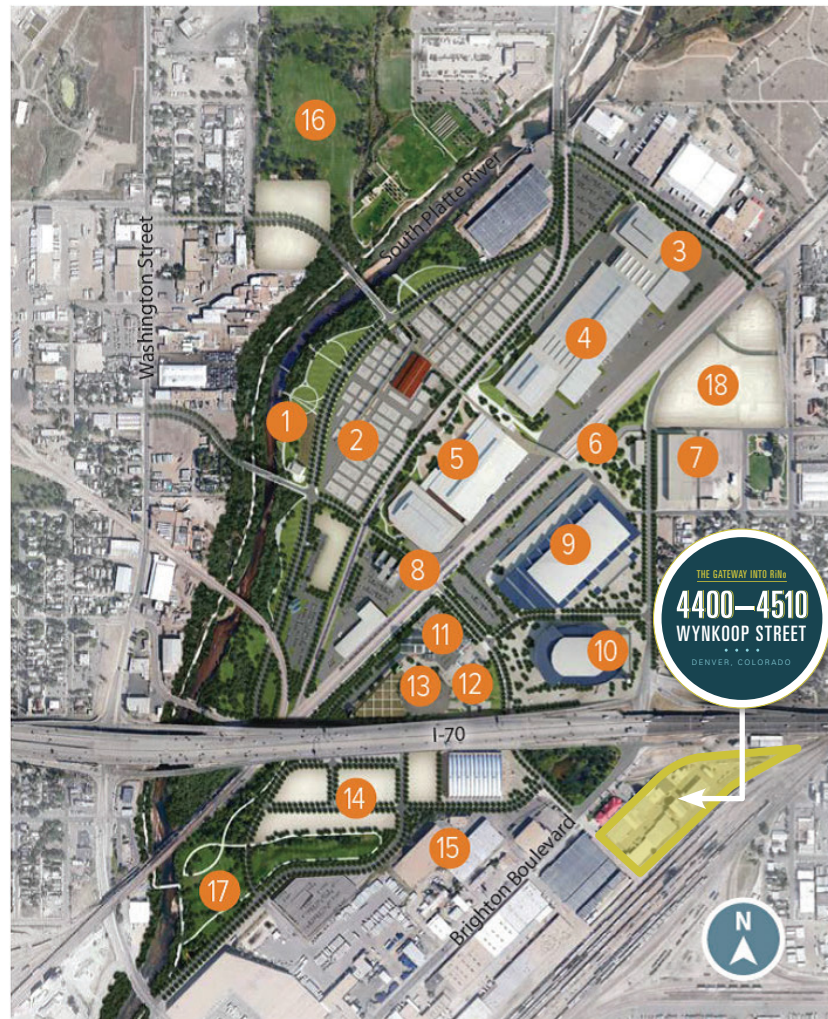


# National Western Stock Show Redevelopment Overview

In addition to the subject property being located in the RiNo market it adjoins the highly anticipated National Western Stock Show's 250-acre re-development and expansion currently just getting underway. The National Western Stock Show started about 110 years ago in a tent down in the Elyria Neighborhood of Denver. Today the Stock Show is Colorado's most significant agricultural convention and western heritage event. In 2015 there were 682,539 people who visited the event pumping \$100,000,000.00 into the Denver economy (record year). The National Western Stock Show Campus Redevelopment and expansion are slated to be close to \$2 Billion dollars in improvements with half of that coming from private sources and the other half from the 2C oriented Tax. The National Western Center redevelopment transforms the existing National Western Complex into a year round entertainment complex that is true to the roots of the stock show and Denver's western heritage. The proposed development includes a number of large buildings that will be used all year for entertainment. The following buildings and uses are proposed for the site:

- New Arena
- Trade Show / Exposition Hall
- 1909 Stadium
- Arena (existing building to remain) x Colorado State University
- Center facility
- Equestrian Center
- Livestock Hall
- Livestock Stadium Arena and Stockyards / Event Pavilion
- Livestock Exchange Area
- Maintenance Facilities
- Colorado State
- University River Education Center

(Information copied from January 2015 Infrastructure Master Plan, provided by City Of Denver)



Illustrative Master Plan

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards / Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use / TOD Parking Structure
- 8 Livestock Exchange Building / Flex Space
- 9 Trade Show / Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park / Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

## National Western Center Partners

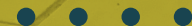






## LIGHT RAIL INFORMATION

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# LIGHT RAIL INFORMATION

## 38th & Blake Light Rail

The 38th and Blake Light Rail stop is part of the A Line which connects The Denver International Airport (DIA) to Down Town Denver Union Station. The 38th and Blake Stop is the only Light Rail Stop in the RiNo neighborhood and has been operation for more than 2 years now.



## Light Rail at 49th & Brighton Blvd.

An important part of the NWC plan is access to the RTD North Metro Rail Line (NMRL) and the proposed station near Brighton Boulevard and 49th Avenue. The commuter rail line provides access to Denver Union Station to the south and 124th Avenue to the north. The RTD station will consist of (2) 16-foot wide side platforms capable of holding a 4-car train. The station will have a short section of double track at the platforms and then taper to single track both north and south of the station. The station also provides 40 spaces of surface parking. Design has currently started on the project along with construction of portions of the rail line.

*(Information from January 2015 Infrastructure Master Plan, provided by City Of Denver)*





## NEIGHBORING DEVELOPMENTS

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# NEIGHBORING DEVELOPMENTS

## 4242 WYNKOOP STREET:

The Mission Ballroom is a state of the art concert venue that opened in summer of 2019 being operated by AEG Presents. The 60,000 SF event hall is RiNo's most talked about development to date and likely will remain one of the areas major drivers for visitors. While the building is a premiere concert facility it can be made available for weddings, corporate events, trade shows and other private events.

## 3330 BRIGHTON BLVD.:

The Source Hotel, which is an addition to the Source Market Hall, is a further expansion on the independent retail, restrung and café experience from The Source with an addition of 100 design forward hotel rooms. The Hotel building is a new structure standing 5 stories tall offering secure parking in the garage and easy access to the RiNo sub-market.

## 3513 BRIGHTON BLVD.:

Catalyst HTI is a 7-story 190,000 SF office project with ground floor retail geared towards the Health Care industry. The building, which was completed in July of 2018, has been a major success and truly is one of a kind.

## 3350 BRIGHTON BLVD.:

The Source is a staple in the RiNo market as well as one of the first projects to exist in the direct area. The Source is a re-purposed 1880's brick foundry building converted into a market hall that offers multiple restaurants, bars, and retailers all under one roof with a central open area to sit and enjoy.

## 3501 WAZEE STREET:

The Zeppelin Station is a 100,000/SF mixed use project completed in 2018. The bottom floor of the 5 story building is a 25,000/SF retail and market hall while the upper 75,000/SF are all office space. Zeppelin Station is on track to receive LEED Silver certification.

## 3600 BRIGHTON BLVD.:

Rev360 is a 5-story 150,000 SF office/retail project directly across the street from 3601-3615 Brighton Blvd., Denver, CO that is already 50% leased with an estimated 3rd quarter 2020 building completion. The makeup of the building is 130,000 SF of office and 20,000 SF of retail space. The parking ratio for the project is 8;1,000 (structured parking). Other building highlights include 30,000 SF floor plates, balconies on each floor and the building will be LEED Certified. Hasledon Construction is the contractor.

## OTHER COMPLETED PROJECTS IN THE IMMEDIATE AREA:

- North Wynkoop – 4120 Brighton Blvd. (15-acre redevelopment)
- Natural Grocers – 3757 Brighton Blvd.
- Collegiate Peak Banks – 3655 Brighton Blvd.
- Industry – 3001 Brighton Blvd. (Co-working office space)
- Industry at RiNo Station – 3858 Walnut Street (Co-working Office space)
- Dylan Apartments – 3201 Brighton Blvd. (Apartments)
- Edison at RiNo – 3063 Brighton Blvd. (Apartments)
- The HUB. – 3660 Walnut Street. (105,000/SF office/retail)

## OTHER NOTABLE RINO ATTRIBUTES:

- 3 Existing Food Halls
- 75 or more Restaurants and Bars
- 22 Breweries, distilleries and wineries
- 14 art galleries
- With many more of each to come!



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