

# 3400

## BRIGHTON BLVD.

DENVER, CO 80216

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**ZEPELIN  
STATION**

**RIVER NORTH ART DISTRICT**

**THE  
SOURCE**

**THE  
SOURCE  
HOTEL**

**35TH STREET**

**BRIGHTON BLVD**

**GREAT  
DIVIDE  
BREWING CO**

**OFFERING MEMORANDUM**

**Shames  
Makovsky**  
REALTY COMPANY

**Dorit Fischer**  
303 565 3025  
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**Hayden Hirschfeld**  
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**ZEPPELIN**  
STATION

**THE**  
**SOURCE**

**BRIGHTON BLVD**

**GREAT**  
**DIVIDE**  
BREWING CO

# 3400 Brighton Blvd.

Lot Size 1.96 AC (85,292 SF)

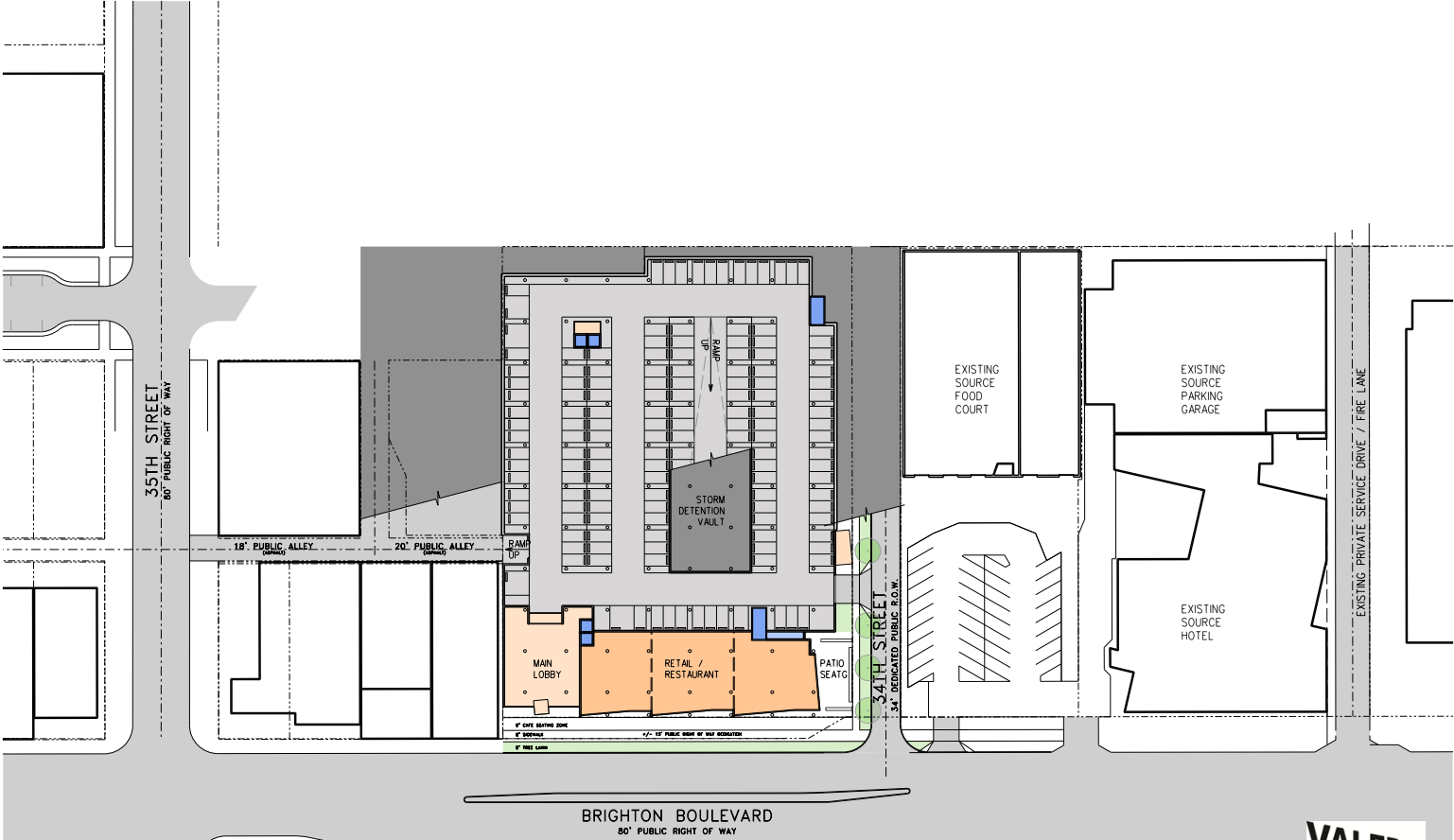
Zoning I2, Brighton

**SALE PRICE: \$19,900,000**



3400  
BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



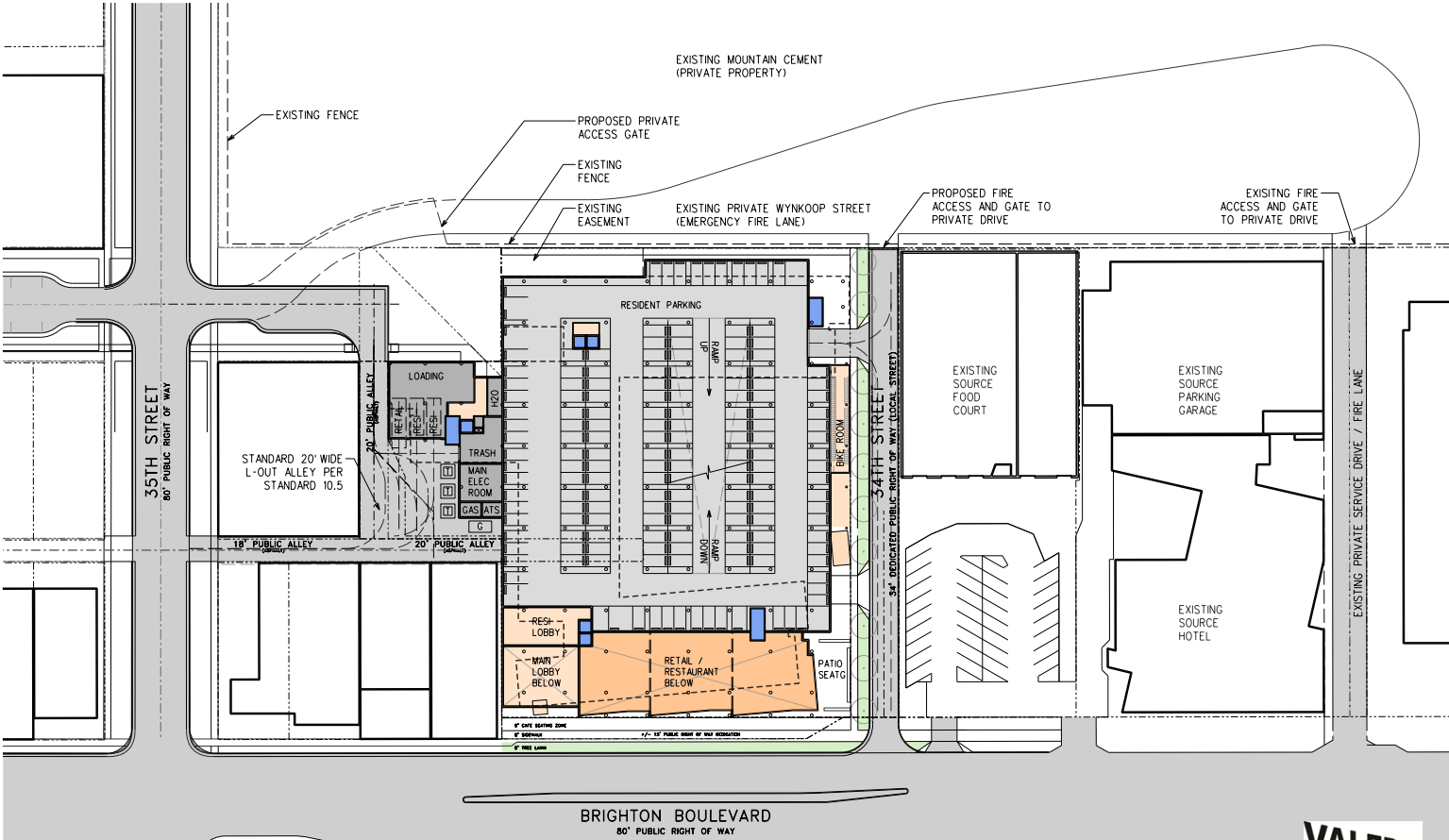
3400 BRIGHTON DEVELOPMENT  
GROUND FLOOR PLAN (LEVEL 1 - BRIGHTON ELEVATION)  
SCALE: 1" = 60' 09.16.2024

KOELBEL  
VALERIO  
DEWALT  
TRAIN

GROUND  
FLOOR

3400 BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



3400 BRIGHTON DEVELOPMENT  
LEVEL 02 FLOOR PLAN (WYNKOOP ELEVATION)  
SCALE: 1" = 60'

09.16.2024

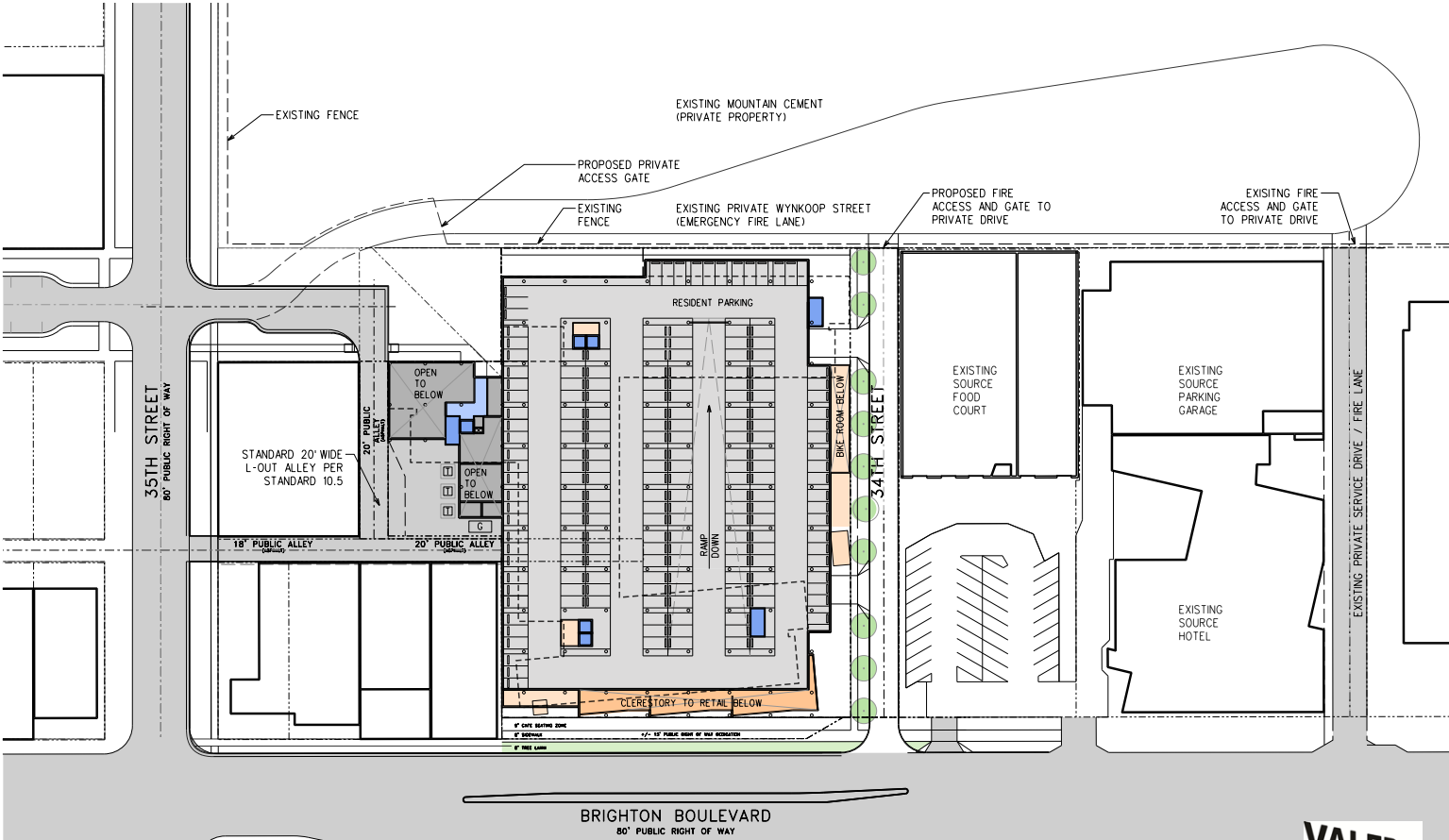
KOELBEL

VALERIO  
DEWALT  
TRAIN

LEVEL 2

3400  
BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



3400 BRIGHTON DEVELOPMENT

LEVEL 03 FLOOR PLAN

SCALE: 1" = 60'

09.16.2024

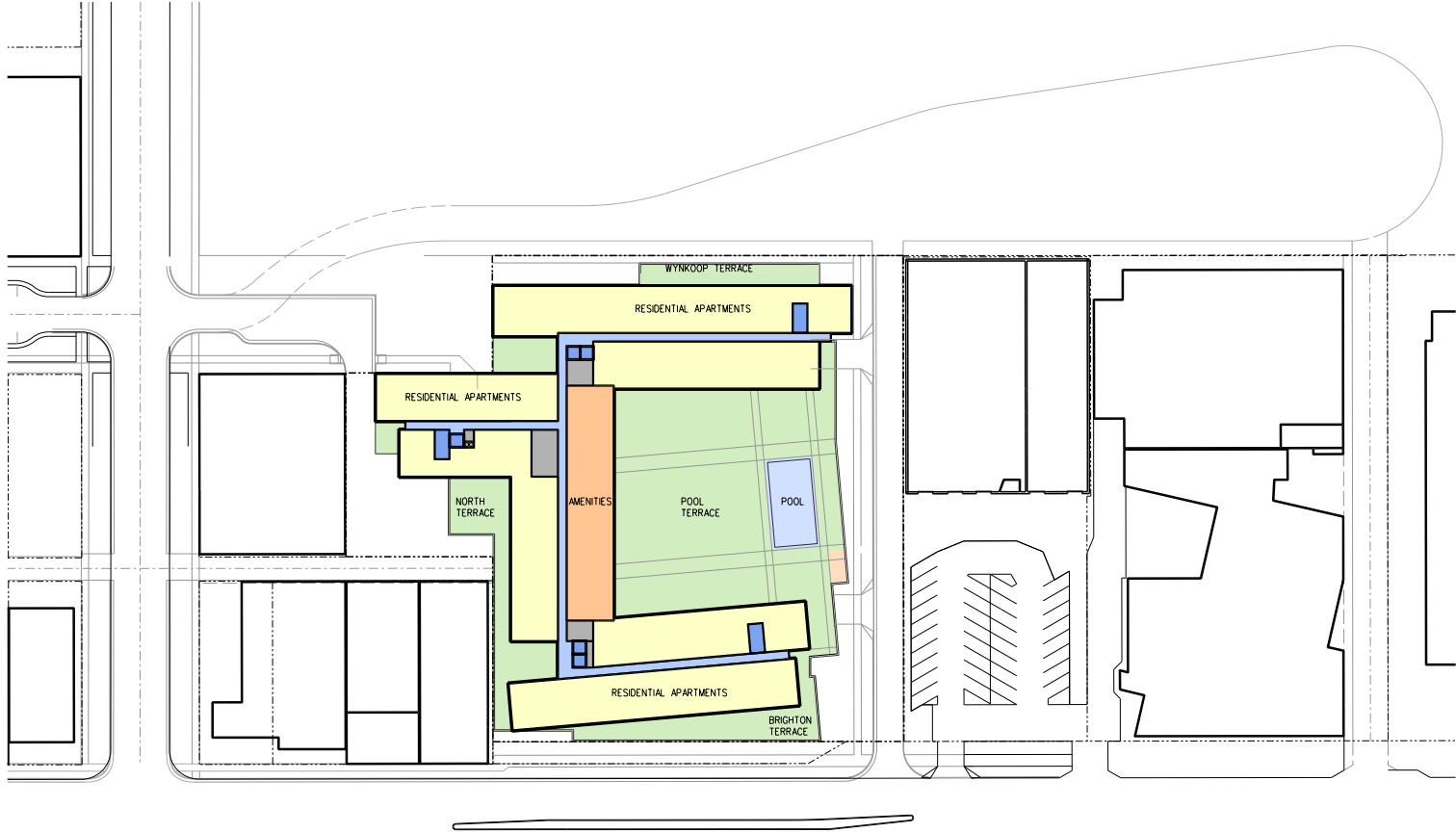
KOELBEL

VALERIO  
DEWALT  
TRAIN

LEVEL 3

3400  
BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



3400 BRIGHTON DEVELOPMENT  
LEVEL 04 FLOOR PLAN (TERRACE / TOP OF PODIUM ELEVATION)  
SCALE: 1" = 60' 09.16.2024

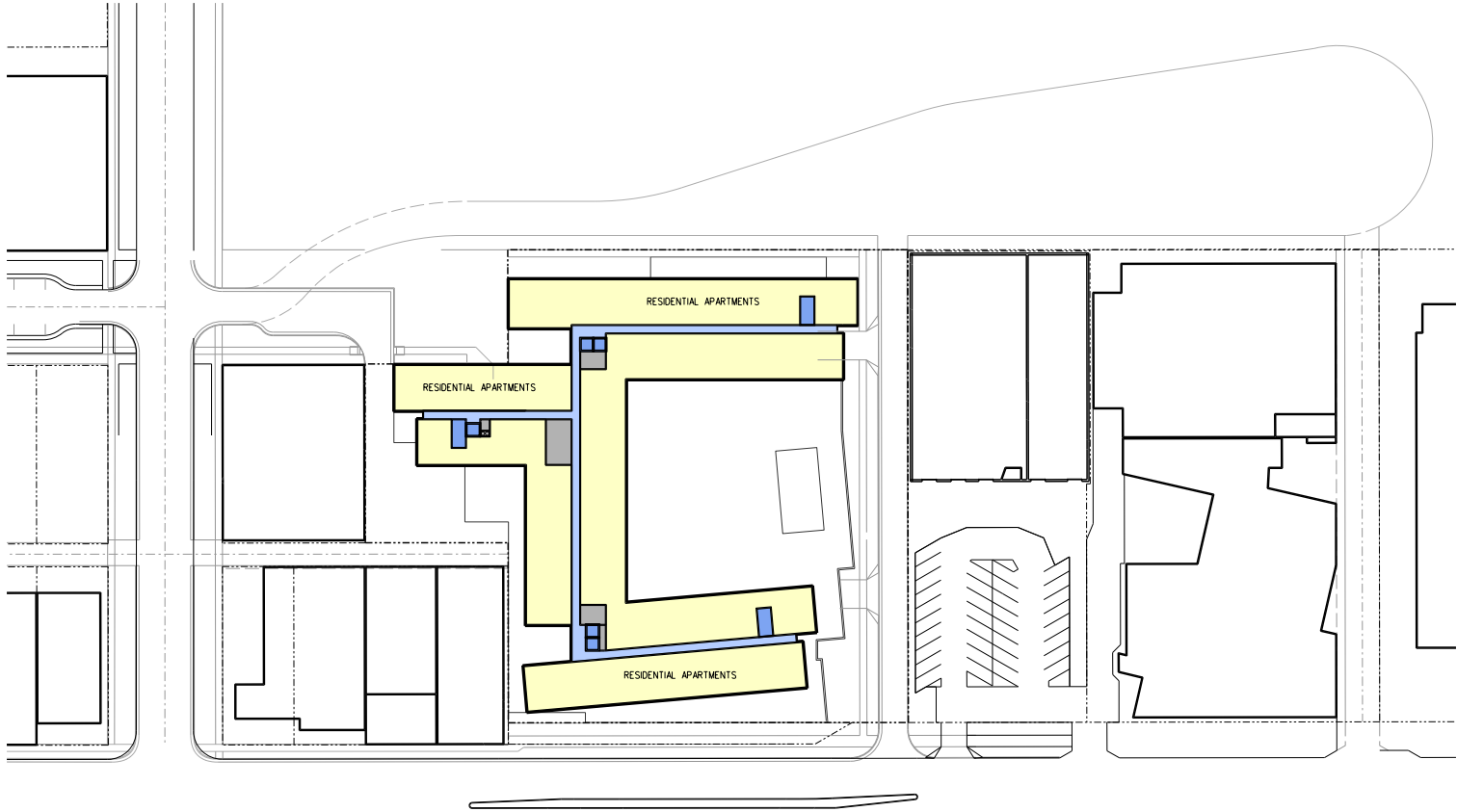
KOELBEL

VALERIO  
DEWALT  
TRAIN

LEVEL 4

3400  
BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



3400 BRIGHTON DEVELOPMENT  
LEVELS 5-11 FLOOR PLAN (TYPICAL TOWER)  
SCALE: 1" = 60'

09.16.2024

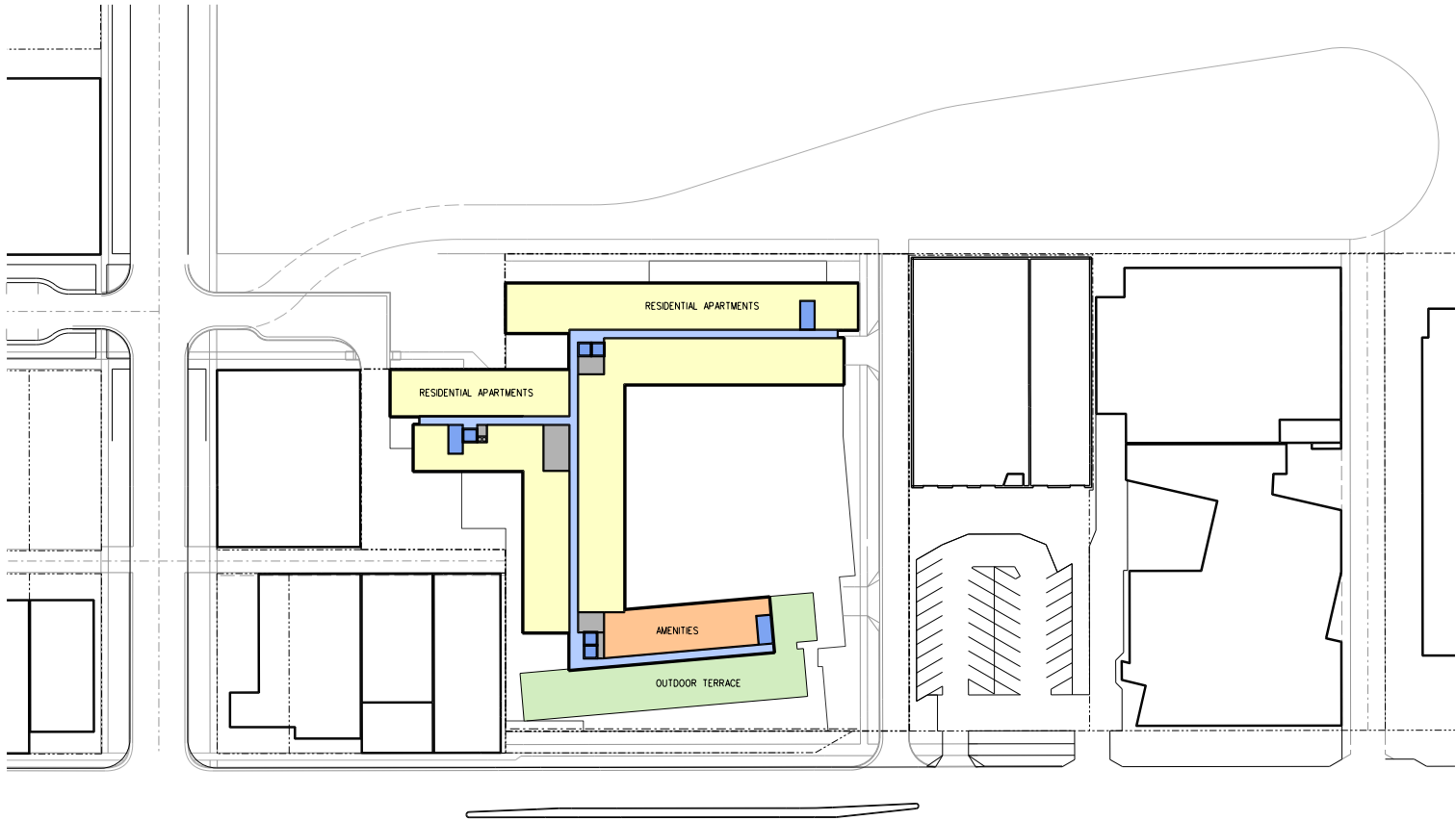
KOELBEL

VALERIO  
DEWALT  
TRAIN

LEVELS 5-11

3400  
BRIGHTON  
MIXED-USE  
DEVELOPMENT

CONCEPT  
PLANS



3400 BRIGHTON DEVELOPMENT

LEVEL 12

SCALE: 1" = 60'

09.16.2024

KOELBEL

VALERIO  
DEWALT  
TRAIN

LEVEL 12



## THE NEIGHBORHOOD

# RIVER NORTH ART DISTRICT

Walker's Paradise (92/100)

- Best-in-class food and beverage. Regional and national destinations like Death & Co, Barcelona, Uchi. Award-winning local concepts like Work & Class, Hop Alley, the Greenwich, Safta, Beckon (recently received a Michelin star), and many others
- Denver's destination for high-quality walkable retail. Local flagship locations from Patagonia and Burton
- Neighborhood positioned for long-term vibrancy. Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms





INTERSTATE 70

TAXI

THE SOURCE

ZEPPELIN STATION

SITE

THE SOURCE HOTEL

BLOCK 32 at RINO

dylan

EDISON AT RINO

INDUSTRY

MAA

CITYGATE APARTMENT HOMES

PARKING GARAGE

WATERFORD RINO

BRIGHTON BLVD.



BLAKE ST.

LARIMER LOUNGE

DENVER CENTRAL MARKET

PARK BURGER

10BARREL BREWING CO

patagonia

STOWAWAY Kitchen

Gerard's POOL HALL

FIRST DRAFT

Porto

PORT SIDE

LOS Chungones

TOPO DESIGNS

Billy's GOURMET HOT DOGS

SNARF'S Sandwiches

HOP ALLEY

INFINITE MONKEY THEOREM

NOVO COFFEE

RATIO BEERWORKS

crema COFFEE HOUSE

OMF Brewing Company

marine layer

CART DRIVER

W&C

SUPER MEGA STEEN

Death & Co

THE RAMBLE HOTEL

N. DOWNING ST.

ARAPAHOE ST.

30TH ST.

29TH ST.

28TH ST.

27TH ST.

26TH ST.

25TH ST.

24TH ST.

LARIMER ST.

LAWRENCE ST.

N. BROADWAY

RIVER NORTH ART DISTRICT

# THE NEIGHBORHOOD

## RIVER NORTH ART DISTRICT



OUR MUTUAL FRIEND BREWING



DENVER CENTRAL MARKET



PORTSIDE / WORK & CLASS / TOPO  
DESIGNS / CART DRIVER



**OZ** ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

The River North Art District (commonly shortened to RiNo) is one of Denver's hippest neighborhoods. Set just north of the South Platte River, the one-time warehouse district has seen unprecedented expansion in the last 5 years, as a myriad of new apartment complexes, restaurants and bars have transformed its landscape. While it's become a hot spot for Denver culture, RiNo still holds true to its gritty roots. The de facto epicenter of Denver's street art scene, the neighborhood hosts Denver Walls, a large street art event that brings the walls of RiNo alive, in September. Murals deck nearly every block of this industrial neighborhood.

The RiNo Art District started as a grass roots movement by local artists that wanted to connect the arts organizations in the area. Upon completing the creation of both a Business Improvement District (BID) and General Improvement District (GID) to support the neighborhood, the RiNo Art District is driven by the creativity and tenacity that is its hallmark.

AREA  
DEMOGRAPHICS



|                                       | 1 MI      | 3 MI      | 5 MI      |
|---------------------------------------|-----------|-----------|-----------|
| POPULATION                            | 22,721    | 197,889   | 447,860   |
| 2029 POPULATION PROJECTION            | 23,962    | 204,422   | 460,946   |
| MEDIAN AGE                            | 34.4      | 36.4      | 37.2      |
| AVG HH INCOME                         | \$129,112 | \$129,494 | \$132,225 |
| MEDIAN HH INCOME                      | \$107,416 | \$100,264 | \$101,749 |
| MEDIAN HOME VALUE                     | \$665,228 | \$729,760 | \$723,909 |
| RENTER OCCUPIED<br>WITHIN 3 MI RADIUS | 68%       |           |           |
| OWNER OCCUPIED<br>WITHIN 3 MI RADIUS  | 32%       |           |           |

SOURCE: COSTAR



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