An aerial photograph of a multi-story residential building with a dark blue roof and light-colored brick walls. The building features multiple balconies with black metal railings and dormer windows. A large arched entrance is visible on the right side. The surrounding area includes other buildings, trees, and a parking lot.

ADVENIR®
at French Quarter

436 UNITS | SIGNIFICANT VALUE-ADD POTENTIAL | DENVER METRO
DENVER, CO

JLL DENVER MULTI-HOUSING TEAM

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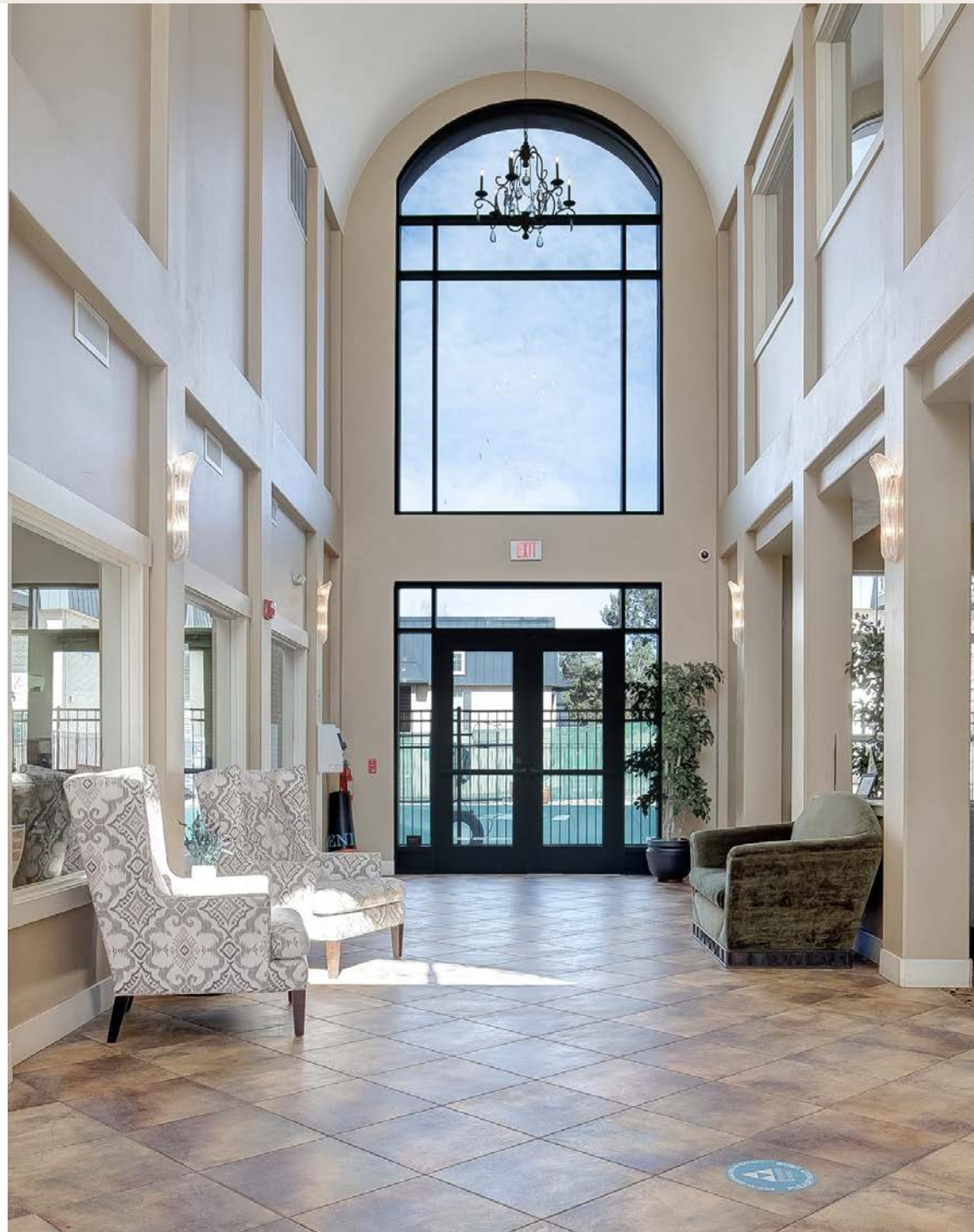


EXECUTIVE SUMMARY

JLL has been retained as the exclusive investment advisor in the sale of Advenir at French Quarter (“French Quarter”), a 436-unit garden-style apartment community located within the Southeast Denver submarket. Completed in 1973, French Quarter consists of one and two bedroom homes with immediate value-add upside through unit interior renovations and revamping of common areas and community amenities. Proximate to major employment hubs such as the Denver Tech Center and Fitzsimons Medical Campus, French Quarter is located just minutes to the Nine Mile Light Rail Station and I-225 providing residents ease of access to a multitude of employment and recreational amenities.

Slightly renovated in 2012-2014, new ownership has the unique opportunity to implement a strategic value-add program focused on unit interiors via hard surface countertops, new cabinet faces, upgraded lighting fixtures, and upgraded flooring in living areas. Additionally, new ownership has the opportunity to renovate common areas and community amenities re-branding the asset to be in-line with newer and recently renovated competition. Coupled with strong fundamentals within the submarket and clear value-add upside, French Quarter features significant natural affordability given current in-place rent levels.

The acquisition of Advenir at French Quarter presents the compelling opportunity to acquire a well-located community offering immediate scale and ample value-add upside.





THE OFFERING

ADDRESS

3227 S Parker Rd.
Denver, CO 80014

RESIDENTIAL UNITS

436

YEAR OF CONSTRUCTION

1973

ASSET TYPE

Garden

AVG UNIT SIZE

682 SF

TOTAL SF

297,280 SF

SITE SIZE

13.3 Acres

DENSITY

32.78 Units / Acre

NUMBER OF BUILDINGS

26

COVERED PARKING

51 Spaces

SURFACE PARKING

570 Spaces

TOTAL PARKING

621 Spaces

PARKING RATIO

1.42 Spaces / Unit

**ADVENIR AT FRENCH QUARTER IS OFFERED TO THE MARKET
UNPRICED AND FREE AND CLEAR OF ANY EXISTING DEBT**



LEASING DETAILS

*AVG IN-PLACE RENT

\$1,386

*AVG IN-PLACE RENT / SF

\$2.04

*Reflects Rent Roll as of June 24th, 2025



ATTRACTIVE VALUE-ADD OPPORTUNITY

The acquisition of Advenir at French Quarter presents a unique value-add opportunity for new ownership to implement interior unit renovations via hard-surface countertops, undermount sinks, new cabinet faces, and upgraded flooring throughout kitchen and living areas. Additionally, new ownership has the opportunity to revamp common areas and community amenities positioning the property in line with newer and recently renovated competition within the submarket closing the \$200+ rent gap between Advenir at French Quarter and new or recently renovated product within the area.

UNIT UPGRADE POTENTIAL

1. Install New Cabinet Fronts
2. Hard-Surface Countertops
3. Undermount Sinks
4. New Lighting Package

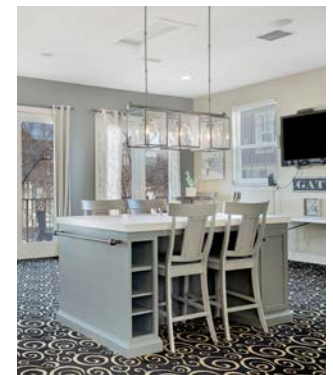


\$200+
FUTURE RENTAL
PREMIUM POTENTIAL

Through renovation premiums and a mark-to-market strategy, Advenir at French Quarter presents the ability to drive rents in order to better position itself amongst its competitive set in the immediate Nine Mile area.

OPPORTUNITY TO UPGRADE & ACTIVATE COMMON AREA AMENITY SPACES

- Activate Courtyards with New Grilling Areas and Seating
- Upgrade Indoor Pool area
- Revitalize Resident Clubhouse
- Upgrade Pet Spa
- Reactivate on-site tennis court





EXCELLENT ACCESS TO MAJOR EMPLOYMENT

Advenir at French Quarter is located within a convenient commute to several of Denver's largest employment centers, including the Southeast Business Corridor, Fitzsimons Medical District, The Medical Center of Aurora, and Buckley Air Force Base. Located adjacent to I-225, as well as the Nine Mile Light Rail Station, Advenir at French Quarter grants residents access to the entire metro Denver area including Denver International Airport.

DOWNTOWN DENVER

40M SF OFFICE SPACE 132K+ EMPLOYEES 25-MIN DRIVE



FITZSIMONS MEDICAL DISTRICT

13M+ SF MEDICAL FACILITIES 27K+ EMPLOYEES 12-MIN DRIVE



MEDICAL CENTER OF AURORA

1,200+ EMPLOYEES 10-MIN DRIVE

SOUTHEAST BUSINESS CORRIDOR

48M+ SF OFFICE SPACE 240K+ EMPLOYEES 10-MIN DRIVE



ADVENIR
at French Quarter

DENVER INTERNATIONAL AIRPORT

40K+ EMPLOYEES 3rd BUSIEST AIRPORT IN U.S. 25-MIN DRIVE

PANASONIC HQ

350+ EMPLOYEES 20-MIN DRIVE



GATEWAY PARK

2M+ OFFICE SPACE 15-MIN DRIVE



BUCKLEY AIR FORCE BASE

12K+ EMPLOYEES 16-MIN DRIVE

CENTRETECH

5,000+ EMPLOYEES 13-MIN DRIVE





PROXIMATE TO DENVER'S LARGEST SUBURBAN OFFICE MARKET

Located less than 10 minutes from Denver's largest employment center, the Southeast Business Corridor, Advenir at French Quarter provides its residents with exceptional accessibility to a number of the metro area's top employers. The Southeast Business Corridor is comprised of over 48M SF of office space, spread across multiple submarkets including the Denver Tech Center, Greenwood Plaza, and Inverness Business Park. Home to a majority of Denver's Fortune 500 headquarters, such as Arrow Electronics, Qurate, Dish Network and others, the Southeast Business Corridor provides a host of features that continue to drive employment and population growth throughout the entire southeast Denver region.

250,000+

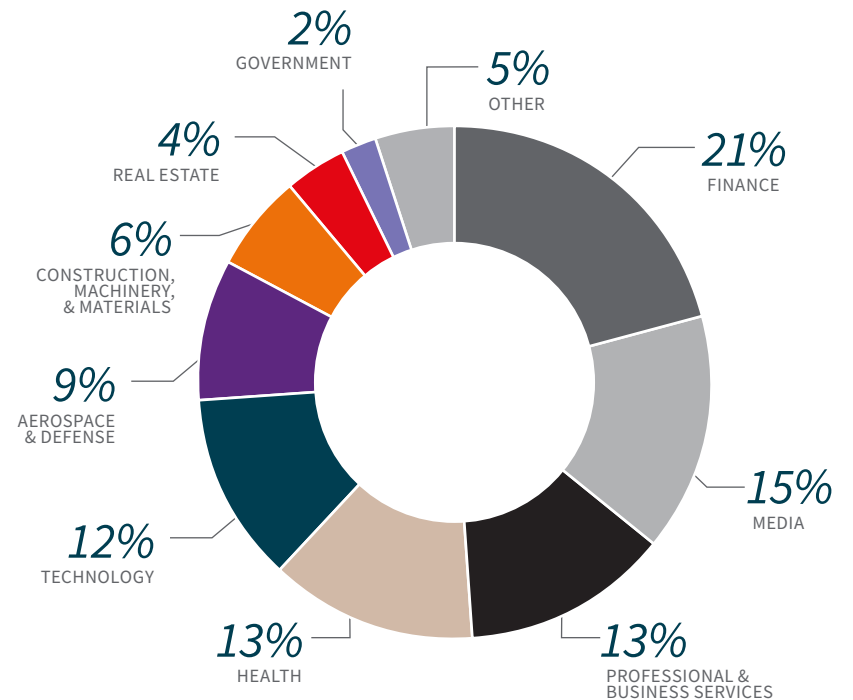
EMPLOYEES

HOME TO 4 OF
COLORADO'S 8

FORTUNE 500 COMPANIES



MAJOR EMPLOYERS





SOUTHEAST BUSINESS CORRIDOR MARKET UPDATE

Advenir at French Quarter is located within Colorado's largest employment center, the Southeast Business Corridor. This region has always attracted large corporate users including a majority of the Fortune 500 companies located in Colorado. With over 48M SF of office space and more than 250,000 employees, the Southeast Business Corridor significantly contributes to Colorado's GDP. Residents of French Quarter are less than 15 minutes from every major business center that comprises the corridor.

Major Industries



FINANCIAL SERVICES



AEROSPACE



IT TECHNOLOGY & COMMUNICATION



BROADBAND & DIGITAL COMMUNICATION



HEALTHCARE



ENGINEERING

Notable Southeast Business Corridor Employers



5,300+
EMPLOYEES



4,600+
EMPLOYEES



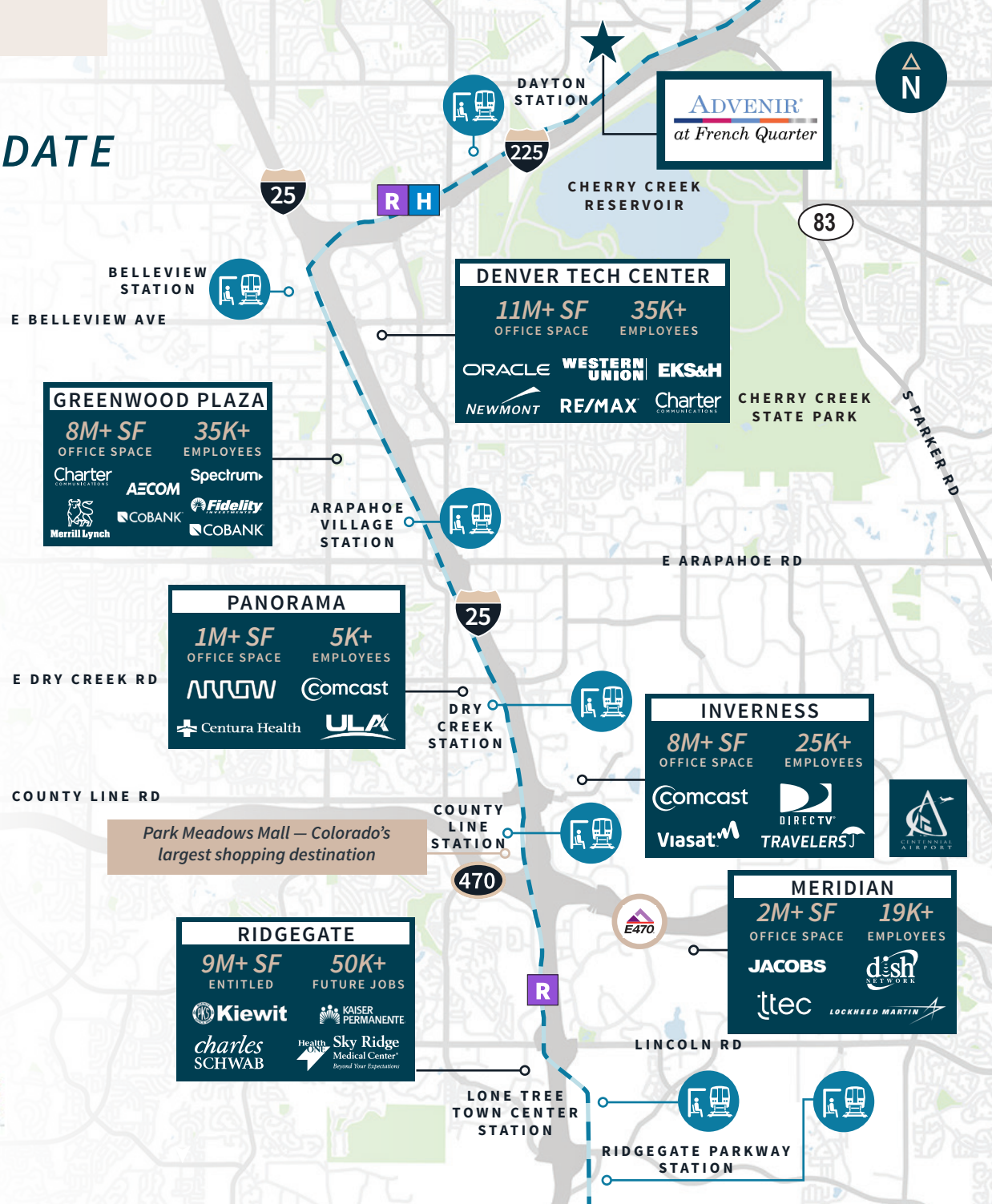
3,900+
EMPLOYEES



3,000+
EMPLOYEES



2,900+
EMPLOYEES





EASY ACCESS TO FITZSIMONS MEDICAL DISTRICT

Located just 15 minutes from Fitzsimons Innovation Community, Advenir at French Quarter provides direct access to a thriving 580-acre campus employing over 45,000 professionals. This premier healthcare and scientific research hub connects the University of Colorado Anschutz Medical Campus with Children's Hospital, while housing 80+ companies across various growth stages, ensuring economic stability and employment opportunities for residents.

15 MINUTES

ONLY A 15 MINUTE
DRIVE FROM ADVENIR
AT FRENCH QUARTER

45,000+

EMPLOYEES AT FULL
BUILD-OUT

13M SF+

MEDICAL, RESEARCH, &
EDUCATIONAL FACILITIES



FITZSIMONS INNOVATION COMMUNITY



TEQ ANALYTICAL LABS



CHILDREN'S HOSPITAL COLORADO



628K

PATIENTS TREATED
ANNUALLY

\$119M

ANNUAL RESEARCH
FUNDING

ANSCHUTZ MEDICAL CAMPUS



2M+

PATIENTS
EACH YEAR

4,500

MEDICAL
STUDENTS

Top 30

MEDICAL SCHOOLS
IN THE U.S.

VA HOSPITAL



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