



# EPOQUE

GOLDEN

120 UNITS | 2019 YOC | CLASS A TROPHY ASSET  
1,000+ SF AVERAGE UNIT SIZE | COVETED WEST DENVER LOCATION

GOLDEN, CO





JLL DENVER

# MULTI-HOUSING TEAM

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# EXECUTIVE SUMMARY

JLL has been retained as the exclusive investment advisor for the sale of Epoque Golden (“Epoque”), a 120-unit, top-of-market luxury apartment community located in Golden, Colorado, one of the state’s most distinctive lifestyle destinations. Epoque’s premier location uniquely positions it at the intersection of outdoor recreation, higher education, major employment centers, and affluent residential demand. Coupled with trophy-quality construction and a best-in-class amenity set, Epoque Golden presents a rare turnkey acquisition opportunity in one of Denver’s best performing submarkets.

Epoque Golden sets the standard for luxury living, offering a highly curated amenity set with best-in-class interior finishes. Residences feature solid-surface quartz countertops, European-style soft-close cabinetry, luxury wood-fabricated flooring, brushed nickel fixtures, solid-core doors, and oversized windows with sweeping mountain views. This is complemented by a comprehensive amenity package boasting an outdoor lap pool and spa, state-of-the-art fitness studio, yoga/barre studio with an outdoor meditation deck, a pub/game room, community garden, and bike/ski/golf storage for residents. As a 2019 delivery, the asset allows a new owner to acquire a stabilized, best-in-class community at a significant discount to today’s replacement cost.

Golden is Colorado’s most distinctive mountain community, offering small-town character, exceptional outdoor recreation, and proximity to premier education and employment centers—all while being within a 20-minute drive from downtown Denver and 30-minute drive from downtown Boulder. Residents enjoy year-round access to 127 trails spanning 872 miles, direct Front Range and I-70 ski corridor connectivity to world-class ski resorts, downtown Golden’s craft dining and retail scene, and the Colorado School of Mines. The submarket’s economic strength is evident in downtown Golden’s office vacancy of just 0.4% and retail vacancy of only 0.3%. This combination of mountain access, employment connectivity to Downtown Denver, and demand from affluent renters creates a deep and resilient renter pool that no other metro submarket can replicate.

These economic drivers create a pool of high-earning professionals that earn average household incomes in excess of \$185,000 within a one-mile radius, and average home values that surpass \$1.2M within the immediate area, driving sustained demand for luxury residences. With its unmatched quality in a market defined by high barriers to homeownership, Epoque Golden is positioned to exhibit outsized organic rent growth.



# OFFERING SUMMARY

Address	1175 Newstar Way Golden, CO 80403
Residential Units	120
Year Completed	2019
Asset Type	Garden
Average Unit Size	±1,002 SF
Total Rentable SF	±120,233 SF
Site Size	3.94 Acres



## PARKING

Surface Parking	78 Spaces
Parking Garage Spaces	96 Spaces
Total Parking	174 Spaces
Total Parking (Ratio/Unit)	1.45/Unit
Total Parking (Ratio/Bed)	0.96/Bed



## LEASING

Avg In-Place Rent	\$3,005
Avg In-Place Rent/SF	\$3.00
Occupancy	97%

*Rent Roll as of: 5/13/2026*





# INVESTMENT HIGHLIGHTS



## BEST-IN-CLASS, A+ PRODUCT

Epoque Golden is positioned as a best-in-class rental option tailored to Golden's active-professional lifestyle: EV chargers, dedicated bike repair/storage, dog wash/grooming, golf/ski storage, work-from-home spaces, and a resort-style pool/fitness/yoga offerings mesh with the area's incredible access to recreation to create a truly all-encompassing living experience.



## GOLDEN DEMOGRAPHICS SUPPORT "RENTER-BY-CHOICE" DEMAND

Golden's renter pool is defined by an educated, high-income profile. More than 80% of residents in a one-mile radius hold an associate's degree or higher and median household income is \$185K. Home sales within a one-mile radius over the past six months average \$1.29M+ across 17 transactions, reinforcing the area's strong for-sale pricing and supporting sustained rental demand. These green chutes translate to a deeper cohort of professional households that can afford and prefer Class A finishes and lifestyle amenities, evidenced by greater than 70% historical tenant retention rate at the property.



## STICKY EMPLOYMENT ANCHORS

Golden benefits from multiple "non-cyclical" demand anchors that consistently generate in-migration and rental demand solidified by their 2.6% submarket office vacancy rate. The city is home to the Colorado School of Mines and the National Laboratory of the Rockies, alongside significant public-sector employment at the Jefferson County Government Center, which employs north of 3,500 workers. Additional regional employment draw is generated by the recently opened Intermountain Health Lutheran Hospital in nearby Wheat Ridge, further strengthening healthcare-driven employment demand. Mines' 8,246 student population (Fall 2025), provides a steady pipeline of graduate students, researchers, and early-career professionals who comprise a deep and credible renter base. Adding to this stability, the Coors legacy in Golden dates back to 1873, when Adolph Coors opened the original brewery, and today the Coors family's broader local footprint includes a \$900M+ multi-year redevelopment spanning five blocks in downtown Golden.



## OUTDOOR LIFESTYLE MAGNET AT THE FRONT RANGE GATEWAY

Golden is positioned as the premier Front Range gateway to the foothills and I-70 recreation corridor, while still providing an authentic town scene and vast trail network. The Golden outdoor narrative intertwines Clear Creek, Table Mountain, Lookout Mountain, and broader Jefferson County open space, promoting the classic Colorado lifestyle-driven demand.



## SEVERE SUPPLY CONSTRAINT CREATES A FAVORABLE COMPETITIVE BACKDROP

Epoque Golden is well positioned within the highly desirable Golden submarket, where there are currently ZERO multifamily projects under construction within a 6.5-mile radius of the property. This complete absence of competing supply creates an exceptionally favorable operating environment that enables Epoque to maintain strong occupancy and achieve sustainable rental growth without near-term development pressure. The lack of nearby construction activity and constrained regional pipeline establishes Golden as one of the most supply-protected multifamily markets along the Front Range, positioning the property for exceptional long-term rent growth potential.



## THRIVING OFFICE AND RETAIL SUBMARKET DRIVES MULTIFAMILY DEMAND

Golden benefits from one of the strongest office and retail markets along the Front Range, directly reinforcing multifamily demand and resident employment stability. Downtown Golden is effectively fully leased with 0.4% office and 0.3% retail vacancy. The broader Golden submarket's office vacancy totals only 2.6%, with retail vacancy at 1.4%. By the numbers, Golden's accelerating employment and commercial demand support Epoque Golden's performance and long-term appeal.



## PROPERTY PERFORMANCE REFLECTS MARKET STRENGTH

Epoque Golden's strong operations mirror the strength of the Golden submarket. The property has demonstrated exceptional tenant retention, including 100% renewal retention between February and April 2026, alongside minimal trailing 12-month concessions of 0.97%. Epoque Golden materially outperforms the Arvada/Golden submarket, metro Denver and its direct competitors, reinforcing its position as a best-in-class asset benefiting from strong fundamentals, limited competition, and a highly resilient submarket.



## REGIONAL CONNECTIVITY SUPPORTS SUSTAINED DEMAND

Epoque Golden is strategically located along the Front Range's most critical transportation corridors, providing residents with efficient access to Denver's major employment centers, lifestyle amenities, and mountain destinations. Epoque benefits from immediate connectivity to I-70, C-470, Highway 6, and Highway 93, linking Golden to Downtown Denver, Boulder, the Denver Tech Center, and Summit County. Additionally, the nearby Jefferson County Government Center light rail station offers direct W Line service to Denver Union Station, further enhancing commuter accessibility. This multimodal connectivity expands Epoque Golden's demand base and reinforces the live-work-play dynamic.



# PROPERTY HIGHLIGHTS

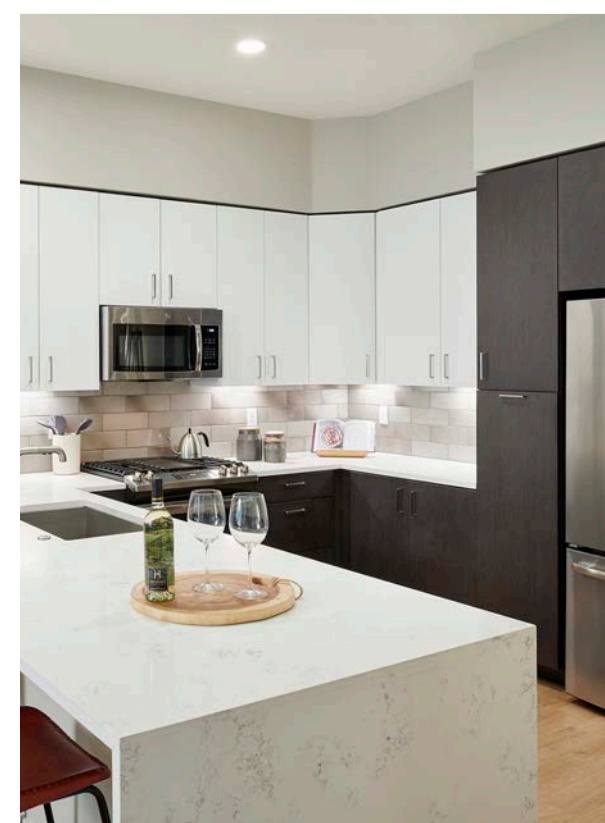
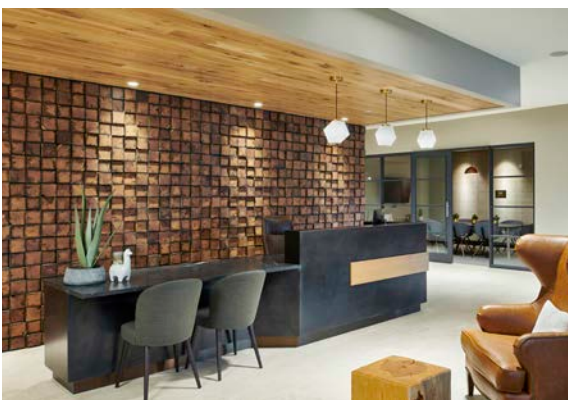
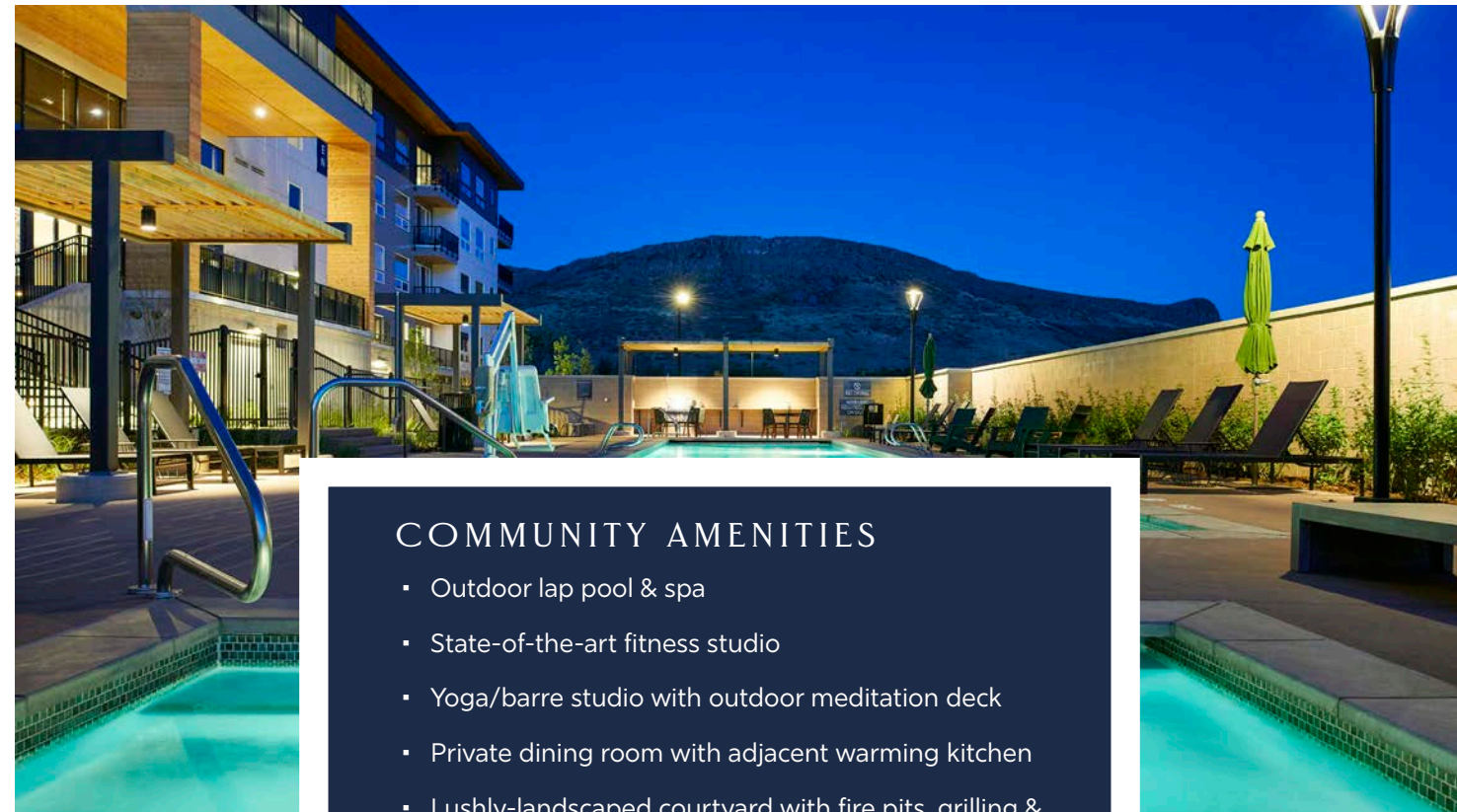
## APARTMENT AMENITIES

- Personal patio or balcony\*
- Energy Star® stainless-steel appliances and gas ranges\*
- Separate dining area\*
- In unit, full-sized washer and dryer
- Oversized walk-in closets\*
- Waterfall edge kitchen island\*
- Solid core doors
- European-style, soft-close cabinets
- Spacious, open floor plans with convenient U-shaped kitchens\*
- Solid-surface, quartz countertops
- Convenient countertop outlet/USB chargers\*
- Luxury wood-fabricated flooring
- Brushed nickel fixtures
- Oversized windows with roller shades
- FOB-access entry system

\* In Select Units

## COMMUNITY AMENITIES

- Outdoor lap pool & spa
- State-of-the-art fitness studio
- Yoga/barre studio with outdoor meditation deck
- Private dining room with adjacent warming kitchen
- Lushly-landscaped courtyard with fire pits, grilling & lounge areas
- Intimate pub/game room with wet bar
- Community garden with potting lab
- Reservable conference room / work-from-home space
- Dog wash/grooming room
- Bike repair room & storage
- EV Charging stations
- Expansive vaulted Community Room with breathtaking mountain views
- Work-from home amenity spaces
- Golf & ski storage
- Underground resident garage
- Resident storage
- Within 2 miles of North Table Mountain Park, White Ranch Park and Mount Galbraith Park





# EXCEPTIONAL DEMOGRAPHICS WITH HIGH BARRIERS TO HOMEOWNERSHIP

Epoque Golden benefits from the area's exceptionally affluent demographics, with average household incomes exceeding \$185,000 within a 1-mile radius. Recent home sales data further underscores the area's strength, with 17 transactions over the past six months averaging \$1,299,000—reinforcing robust for-sale pricing and sustained rental demand. These elevated home values support a compelling rental value proposition, as rising homeownership costs across the metro have extended renting timelines among key demographic cohorts, creating sustained demand and significant future rental growth runway.

## COST OF HOMEOWNERSHIP

1-mile radius from Epoque Golden

Average Home Value	\$1,299,412
Loan Amount @ 80% of Purchase Price	\$1,039,530
Interest Rate	6.15%
<b>Principal &amp; Interest Payment</b>	<b>\$6,333</b>
Taxes/month	\$652
Insurance/month	\$325
<b>Total Monthly Payment</b>	<b>\$7,310</b>
Epoque Golden Avg. In-Place Rent	\$3,005
Monthly difference to Own vs. Rent	\$4,305
<b>Percent (%) Premium to Own</b>	<b>143%</b>
<b>Premium to Own vs Rent</b>	<b>2.43x</b>

Epoque Golden  
Avg. In-Place Rent

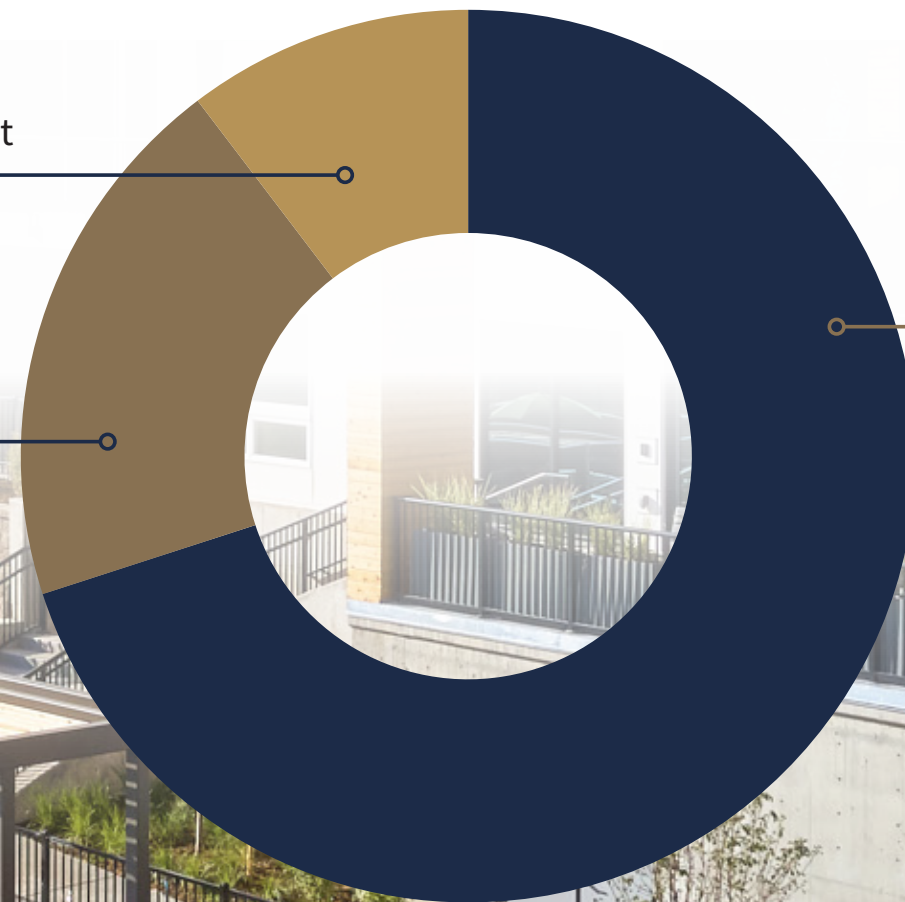
**\$3,005 | 20%**

Disparity

**\$1,632 | 10%**

Disposable Income

**\$10,819 | 70%**



## EXCEPTIONAL DEMOGRAPHICS (1-MILE AREA)

**\$185,000+**

Average Household  
Income

**80%+**

of Residents Hold  
an Associates  
Degree or Higher

**\$1,299,412**

Average  
Home Price

Average Spending by  
Local Consumers is

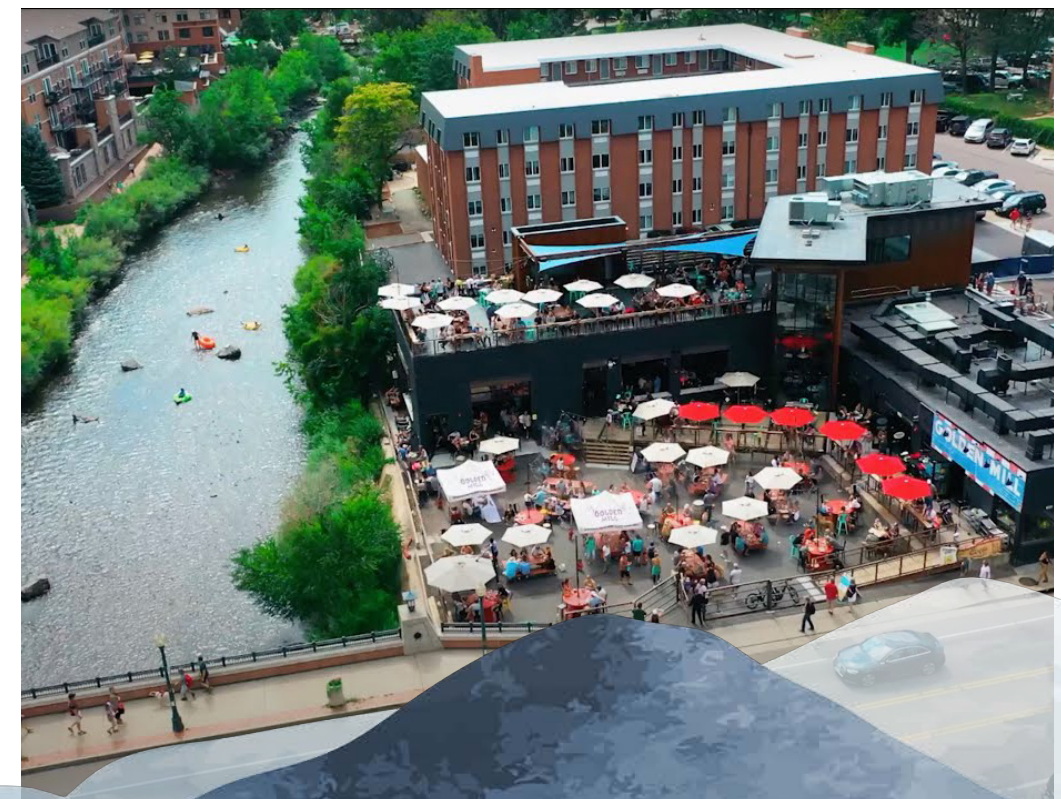
**58%**

Higher than the  
National Average



# LIVE-WORK-PLAY LIFESTYLE

Epoque Golden's proximity to lifestyle oriented amenities extends the Golden live-work-play narrative. Nearby amenities include Downtown Golden, Red Rocks Amphitheater, access to world-renowned ski resorts, climbing, fishing, tubing down Clear Creek, and scenic trails on North Table and South Table Mountains, all within close proximity. Additionally, Golden's vibrant core is home to over 10,000 jobs, all within a short drive of Epoque Golden. This location at the heart of the West has and will continue to attract lifestyle-driven renters seeking an authentic mountain town experience.



# IRREPLACEABLE LOCATION

Nestled along the Front Range, Golden is among the Denver market's most authentic and vibrant destinations. Evidenced by its 0.3% retail vacancy rate and 0.4% office vacancy rate, Downtown Golden is one of the most historic and desirable places to live and work. Washington Avenue features eclectic Victorian and modern brick storefronts of various styles that house over 40 shops, boutiques, restaurants, and breweries. At the foothills of the Rockies, Golden provides a truly unrivaled living experience with urban convenience, mountain-town accessibility, and suburban living in the western heart of Denver.

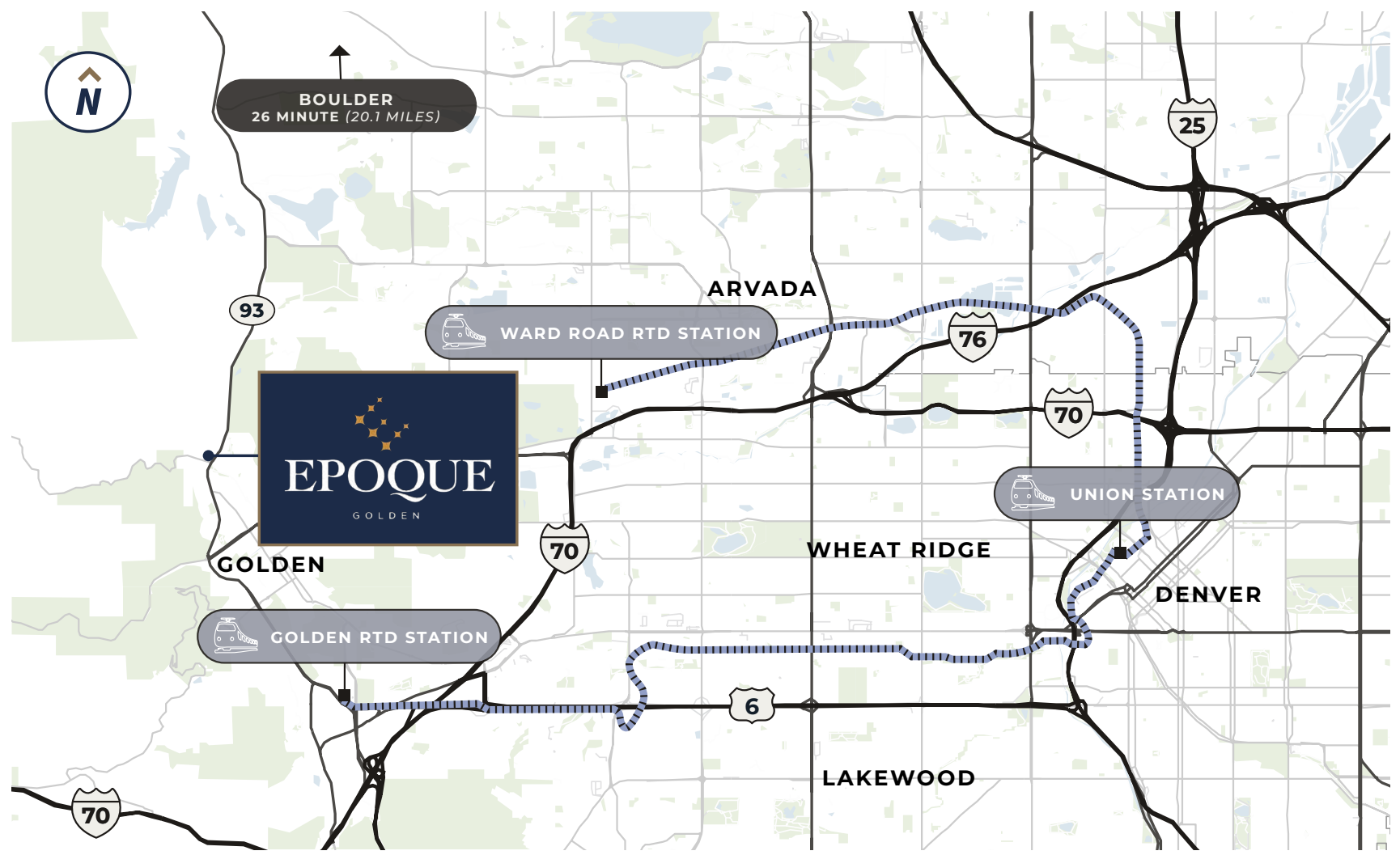
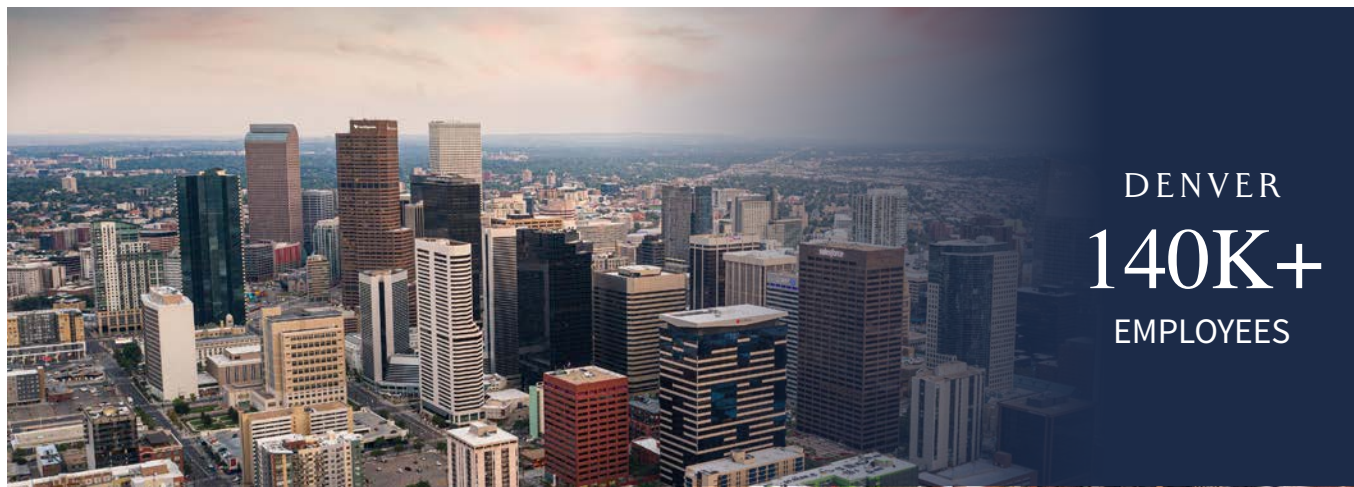




# PROXIMATE TO MAJOR DENVER METRO EMPLOYMENT HUBS

## HIGHLY ACCESSIBLE LOCATION

With Epoque being situated on Highway 93 with direct access to the heart of Golden, residents have convenient access to the RTD W Line for seamless access to Downtown Denver's Union Station. The property's proximity to Interstate 93 also offers further convenient access to I-70, and C-470, enabling seamless travel across the Denver metro, DIA, and quick commuting to the iconic Rocky Mountains.



**CAR**

- RTD Gold Line Ward Commuter Rail Station (12 Min)
- Downtown Denver (22 Min)
- Downtown Boulder (26 Min)
- Denver International Airport (35 Min)

**RTD TRANSIT**

- Union Station via Gold Line (27 Min)
- Union Station via West Line (35 Min)

RECENT NOTABLE RELOCATIONS TO GOLDEN



CoorsTek HQ (Est. 2027)



Revel Bikes HQ (Jan. 2026)



Jeffcom 911 HQ (Feb. 2025)



CSI Pharmacy Regional Office (Jan. 2026)

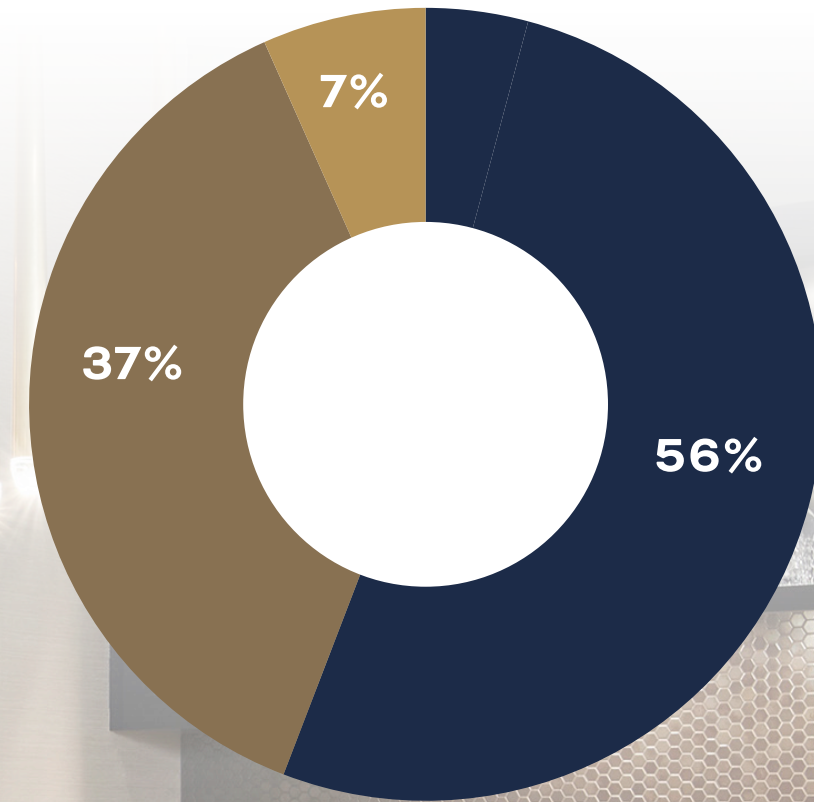


Cyberhawk HQ (Nov. 2025)



# UNIT MIX

UNIT TYPE	DESCRIPTION	COUNT	SQ. FT.	IN-PLACE RENT	PSF
S1	One Bed   One Bath	5 units	±590	\$2,012	\$3.41
A1	One Bed   One Bath	19 units	±745	\$2,509	\$3.37
A2	One Bed   One Bath	5 units	±760	\$2,520	\$3.32
A3	One Bed   One Bath	16 units	±853	\$2,545	\$2.98
A4	One Bed   One Bath	18 units	±990	\$2,811	\$2.84
A5	One Bed   One Bath	4 units	±1,090	\$2,743	\$2.52
B1	Two Bed   Two Bath	2 units	±1,008	\$2,908	\$2.88
B2	Two Bed   Two Bath	18 units	±1,025	\$3,124	\$3.05
B3	Two Bed   Two Bath	4 units	±1,107	\$3,543	\$3.20
B3A	Two Bed   Two Bath	3 units	±1,126	\$2,917	\$2.59
B4	Two Bed   Two Bath	10 units	±1,202	\$3,525	\$2.93
B4A	Two Bed   Two Bath	3 units	±1,207	\$3,493	\$2.89
B5	Two Bed   Two Bath	4 units	±1,312	\$3,664	\$2.79
B6	Two Bed   Two Bath	1 unit	±1,207	\$3,877	\$3.21
C1	Three Bed   Two Bath	4 units	±1,657	\$4,834	\$2.92
C1A	Three Bed   Two Bath	4 units	±1,626	\$4,664	\$2.87
<b>TOTAL/AVERAGE</b>		<b>120 units</b>	<b>±1,002</b>	<b>\$3,005</b>	<b>\$3.00</b>



One Bed
  Two Bed
  Three Bed

UNIT TYPE	COUNT	%
One Bed	67 units	56%
Two Bed	45 units	37%
Three Bed	8 units	7%
<b>TOTAL</b>	<b>120</b>	<b>100%</b>



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