

ALEXAN
MONTVIEW

395 UNITS | 2024 YOC | AFFLUENT CENTRAL PARK NEIGHBORHOOD
ADJACENT TO STANLEY MARKETPLACE

DENVER METRO



AERIAL OVERVIEW

Alexan Montview and Montview Plaza are available for acquisition as a portfolio or can be purchased separately as individual assets.

ALEXAN
MONTVIEW

395 UNITS WITH 4,760 SF OF GROUND FLOOR RETAIL

Montview Blvd (23K VPD)

Clinton St

MONTVIEW PLAZA
14,126 SF Retail Center



Alpine Bank



Nana's 外婆家
Dim sum & Dumplings

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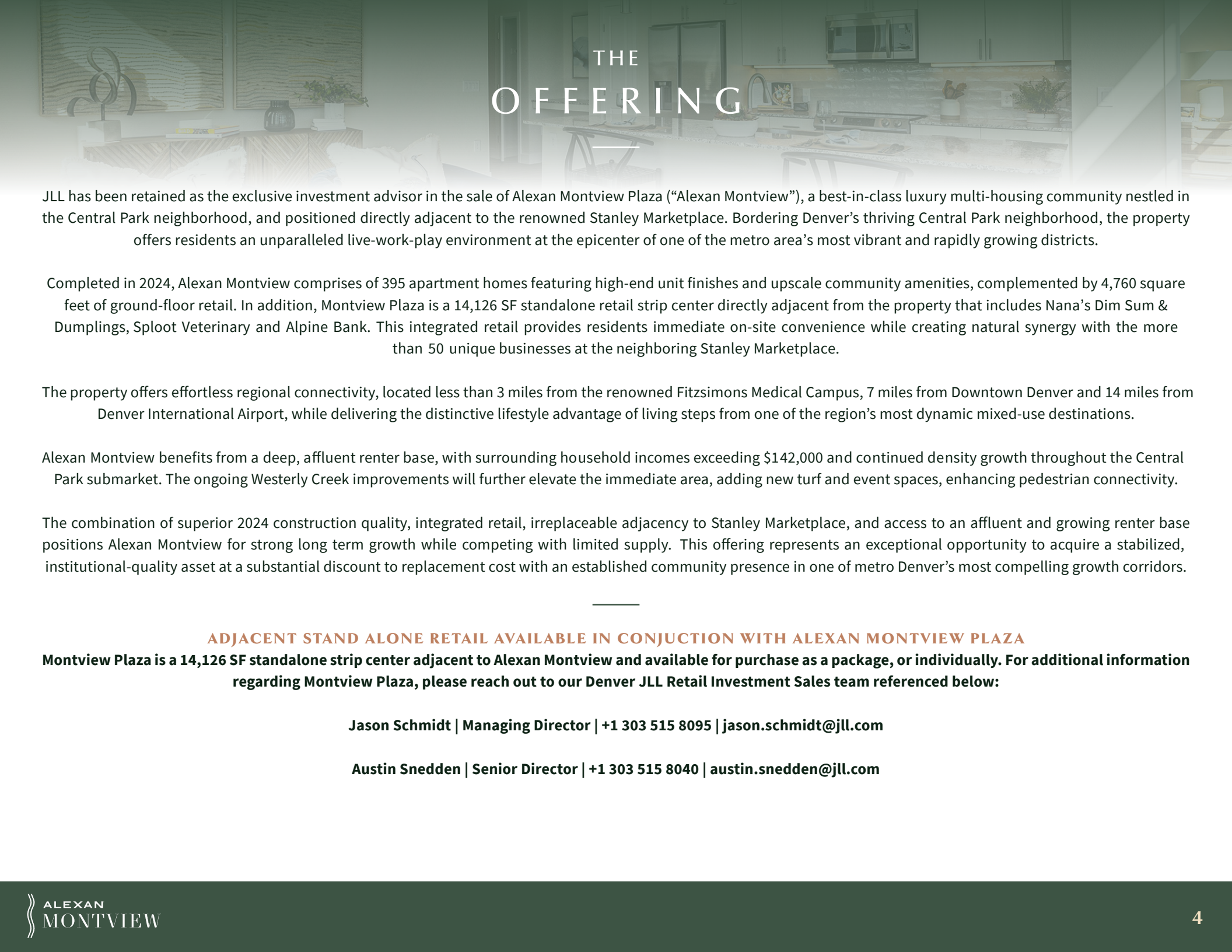
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THE OFFERING

JLL has been retained as the exclusive investment advisor in the sale of Alexan Montview Plaza (“Alexan Montview”), a best-in-class luxury multi-housing community nestled in the Central Park neighborhood, and positioned directly adjacent to the renowned Stanley Marketplace. Bordering Denver’s thriving Central Park neighborhood, the property offers residents an unparalleled live-work-play environment at the epicenter of one of the metro area’s most vibrant and rapidly growing districts.

Completed in 2024, Alexan Montview comprises of 395 apartment homes featuring high-end unit finishes and upscale community amenities, complemented by 4,760 square feet of ground-floor retail. In addition, Montview Plaza is a 14,126 SF standalone retail strip center directly adjacent from the property that includes Nana’s Dim Sum & Dumplings, Sploot Veterinary and Alpine Bank. This integrated retail provides residents immediate on-site convenience while creating natural synergy with the more than 50 unique businesses at the neighboring Stanley Marketplace.

The property offers effortless regional connectivity, located less than 3 miles from the renowned Fitzsimons Medical Campus, 7 miles from Downtown Denver and 14 miles from Denver International Airport, while delivering the distinctive lifestyle advantage of living steps from one of the region’s most dynamic mixed-use destinations.

Alexan Montview benefits from a deep, affluent renter base, with surrounding household incomes exceeding \$142,000 and continued density growth throughout the Central Park submarket. The ongoing Westerly Creek improvements will further elevate the immediate area, adding new turf and event spaces, enhancing pedestrian connectivity.

The combination of superior 2024 construction quality, integrated retail, irreplaceable adjacency to Stanley Marketplace, and access to an affluent and growing renter base positions Alexan Montview for strong long term growth while competing with limited supply. This offering represents an exceptional opportunity to acquire a stabilized, institutional-quality asset at a substantial discount to replacement cost with an established community presence in one of metro Denver’s most compelling growth corridors.

ADJACENT STAND ALONE RETAIL AVAILABLE IN CONJUNCTION WITH ALEXAN MONTVIEW PLAZA

Montview Plaza is a 14,126 SF standalone strip center adjacent to Alexan Montview and available for purchase as a package, or individually. For additional information regarding Montview Plaza, please reach out to our Denver JLL Retail Investment Sales team referenced below:

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OFFERING SUMMARY

ALEXAN MONTVIEW IS OFFERED UNPRICED
AND FREE & CLEAR OF ANY EXISTING DEBT.

Address	2060 Chester St. Aurora, CO 80010
Residential Units	395
Year Completed	2024
Asset Type	5- Story, Mid-Rise, Elevator Served
Average Unit Size	860 SF
Total SF	339,889 Residential 4,760 SF Retail
Site Size	7.23 Acres

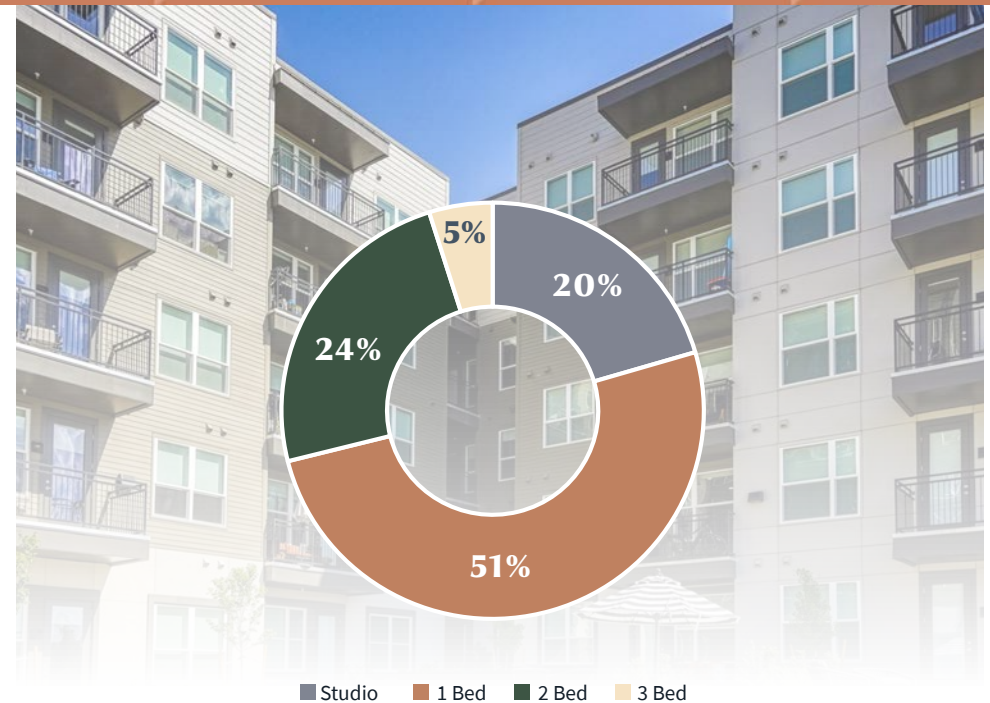
PARKING

Total Parking	383 Covered 94 Open
Parking Ratio/Unit	1.21x

LEASING *

Avg In-Place Rent	\$1,895
Avg In-Place Rent/SF	\$2.20
Occupancy	91.4%

*Based on 8/10/2026 Rent Roll



UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	SQ. FT.	% OF TOTAL
Studio	80 units	±556	20%
1 Bed	202 units	±778	51%
2 Bed	94 units	±1,174	24%
3 Bed	19 units	±1,473	5%
TOTAL/AVERAGE	395 UNITS	±860	100%



INVESTMENT HIGHLIGHTS

Alexan Montview Represents Contemporary Living, Steps Away from the Nationally Renowned Stanley Marketplace



THE EPITOME OF LIVE-WORK-PLAY

Located steps away from the Stanley Marketplace; one of the largest food halls in Colorado with 1.3M visits annually. Residents at Alexan Montview can live a true live-work-play lifestyle with over 50 retailers from world-class dining options, retailers, wellness providers, coworking space and more.



PROXIMITY TO NEARBY PROMINENT EMPLOYMENT HUBS

Alexan Montview is strategically located less than a 10-minute drive from the 125-acre Fitzsimons Medical Campus and the redeveloped Lowry community. Fitzsimons Campus currently employs 25,000 people and is undergoing a \$5.2 billion transformation that will support 50,000 jobs at full build-out, and a future innovation community that will continue to attract high-quality medical and life sciences talent to the region. The former Lowry Air Force Base has been transformed into a thriving mixed-use community featuring 4,500 homes, 1.8 million square feet of office space, 130,000 square feet of retail, and 800 acres of parks and open space.



TRULY UNIQUE AND UNMATCHED LOCATIONAL ASSET

Alexan Montview is one of the few properties in the entire metro area that is not only steps away from the Stanley Marketplace, residents also have close proximity to the Central Park master planned community and immediate access to the Westerly Creek Trail, several other parks and close proximity to I-70, the major east west highway seamlessly connecting residents to Downtown and DIA.



EXCEPTIONAL DEMOGRAPHICS IN IMMEDIATE AREA

Alexan Montview boasts affluent demographics within the immediate area with average household incomes in excess of \$142,000 and home values approaching \$800,000 within a 3-mile radius. These demographics promote future rental runway as rising home values across the metro have forced the narrative of renting for longer among the key renter demographic further propelling strong future retention and outsized future rental growth as the supply pipeline continues to shrink.



LIMITED NEW SUPPLY PIPELINE AND TRANSFORMATIONAL PROJECTS CREATE MARKET OPPORTUNITY

There is only ONE new multifamily development within a ±3-mile radius of Alexan Montview, creating a supply constrained market that drives strong rental demand. This sentiment along with the transformative Westerly Creek Improvement Project and the \$130M VA mixed-use redevelopment positions Alexan Montview in a highly desirable location with no competitive new supply and robust fundamentals for sustained occupancy and rent growth.

THE EPITOME OF LIVE-WORK-PLAY

Alexan Montview delivers a meticulously curated lifestyle ecosystem where work, wellness, and leisure converge seamlessly. This thoughtfully designed environment creates the coveted live-work-play destination that modern consumers increasingly demand. The marketplace area attracts consistent foot traffic throughout the day, from morning coffee and fitness sessions to evening entertainment at venues like Local Drive and Create Cooking School. This continuous activity positions Alexan Montview as a premier destination that attracts high-caliber tenants.

STANLEY MARKETPLACE | 1.3M ANNUAL VISITORS | 50+ BUSINESSES

CENTRAL PARK | 60+ MILES OF TRAILS | 1,100+ ACRES OF OPEN SPACE

WESTERLY CREEK | 10 MILE TRAIL | 6 ACRES OF OPEN SPACE



CENTRAL PARK



STANLEY MARKETPLACE



WESTERLY CREEK

BEST-IN-CLASS AMENITIES

COMMUNITY HIGHLIGHTS

- Pool deck featuring fire table, pool with sun ledge and waterfall, hot tub, hammocks, picnic lawn, grilling stations, and pizza oven
- Two active courtyards featuring pickleball court, cornhole lawns, ping pong, shaded outdoor dining area with grills, fire tables, community garden, and lounge seating
- Intimate rooftop lounge with fireplace, mini kitchen, and outdoor terrace
- Remote work suite with private offices, conference room, lounge seating, group gathering table and conversation pods
- Poolside club room with entertainment kitchen, billiards, fireplace and lounge seating
- 24-hour contemporary gym with strength and cardio equipment
- Controlled access garage and adjacent surface parking with carports and EV charging stations
- 24/7 parcel lockers and oversized package room
- Bicycle storage rooms with dog/bike wash station
- Street level retail/adjacent retail (Stanley Marketplace)



BEST-IN-CLASS AMENITIES

APARTMENT FEATURES

- Two contemporary color schemes available, featuring granite countertops, wood-look plank flooring, and ceramic tile backsplashes and tub/shower surrounds
- Modern, oversized stainless steel farmhouse sinks in kitchen
- Pull out, under-counter trash drawers in kitchen
- Energy efficient Samsung stainless steel appliances, including built in microwave, front-control electric ranges, top control dishwasher and side-by-side refrigerators with in-door ice and water
- Keyless entry locks
- LED backlit mirrors in all bathrooms
- Kitchen island or breakfast bar in most homes
- Generous storage spaces including pantries, linen storage, & coat closets in most homes
- Washer and dryer included in every home
- Entryway utility rooms*
- USB outlets in kitchens and bedrooms
- Luxurious spa showers*
- Smart Google Nest thermostats
- Patio or balcony

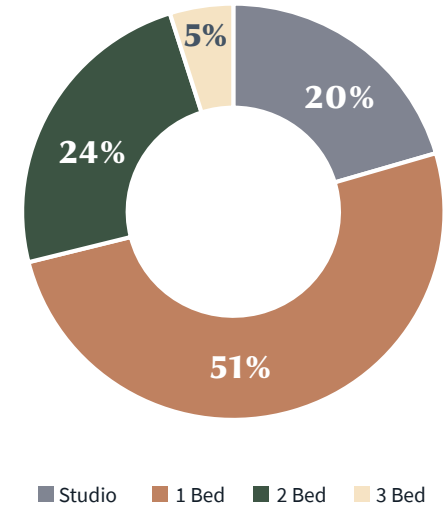
**In Select Units*



UNIT MIX

CODE	FLOOR PLAN	DESCRIPTION	COUNT	SQ. FT.	MARKET RENT	PSF	ACHIEVED RENT	PSF
mnve10a	S2	Studio	1 unit	±531	\$1,535	\$2.89	\$1,310	\$2.47
mnve10b	S1	Studio	48 units	±549	\$1,461	\$2.66	\$1,403	\$2.56
mnve10c	S3	Studio	31 units	±568	\$1,534	\$2.70	\$1,455	\$2.56
mnva10a	A1	1 Bed 1 Bath	35 units	±650	\$1,744	\$2.68	\$1,645	\$2.53
mnva10b	A2	1 Bed 1 Bath	44 units	±714	\$1,762	\$2.47	\$1,662	\$2.33
mnva10c	A3	1 Bed 1 Bath	35 units	±752	\$1,812	\$2.41	\$1,744	\$2.32
mnva10d	A4	1 Bed 1 Bath	30 units	±802	\$1,872	\$2.33	\$1,747	\$2.18
mnva10e	A5	1 Bed 1 Bath	22 units	±852	\$1,814	\$2.13	\$1,767	\$2.07
mnva10fd	A6	1 Bed 1 Bath	4 units	±853	\$1,919	\$2.25	\$1,851	\$2.17
mnva10g	A7	1 Bed 1 Bath	4 units	±890	\$2,179	\$2.45	\$2,126	\$2.39
mnva10h	A8	1 Bed 1 Bath	14 units	±951	\$2,095	\$2.20	\$1,933	\$2.03
mnva10id	A9	1 Bed 1 Bath	10 units	±962	\$2,003	\$2.08	\$2,064	\$2.15
mnva15jt	TH1	1 Bed 1.5 Bath Townhome	4 units	±970	\$2,065	\$2.13	\$2,025	\$2.09
mnvb20a	B1	2 Bed 2 Bath	43 units	±1,052	\$2,243	\$2.13	\$2,209	\$2.10
mnvb20b	B2	2 Bed 2 Bath	23 units	±1,210	\$2,382	\$1.97	\$2,434	\$2.01
mnvb20c	B3	2 Bed 2 Bath	15 units	±1,260	\$2,640	\$2.10	\$2,569	\$2.04
mnvb20d	B4	2 Bed 2 Bath	13 units	±1,413	\$2,749	\$1.95	\$2,779	\$1.97
mnvc20a	C1	3 Bed 2 Bath	19 units	±1,473	\$2,782	\$1.89	\$2,925	\$1.99
TOTAL/AVERAGE			395 UNITS	±860	\$1,951	\$2.27	\$1,895	\$2.21

Reflects August 10th, 2026 Rent Roll



UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	SQ. FT.	% OF TOTAL
Studio	80 units	±556	20%
1 Bed	202 units	±778	51%
2 Bed	94 units	±1,174	24%
3 Bed	19 units	±1,473	5%
TOTAL/AVERAGE	395 UNITS	±860	100%





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