

17TH & CALIFORNIA

CITY CENTER LAND IN
THE HEART OF DENVER

+/- 0.72 ACRES (31,309 SF)
DEVELOPMENT SITE IN THE EPICENTER OF
DENVER'S CENTRAL BUSINESS DISTRICT
WITH THE OPPORTUNITY TO
REDEFINE DENVER'S SKYLINE

D-C ZONING



THE OPPORTUNITY

650 & 1630
17TH STREET CALIFORNIA

Denver,
Colorado
80202

LOCATED IN THE EPICENTER OF DENVER



17TH & CALIFORNIA


BROADWAY



SITE DETAILS



SIZE
+/- 0.72 acres (31,309 SF)




PARCEL ADDRESS
650 17th Street: 25,047 SF
1630 California: 6,262 RSF



OFFERING PRICE
TBD by Market



ZONING
D-C
Downtown Core District



MAXIMUM DENSITY
17:1 FAR (or 20:1 FAR if structures contain more than 50% of gross floor area in housing units)



HEIGHT LIMIT
Unlimited



UTILITIES
To site



MILL LEVY (2020)
74.195



CONDITION
Surface parking lot containing 64 parking spaces



ANNUAL PARKING NET INCOME
\$684,000 (2019 numbers)

CONCEPTUAL DESIGN

60 STORIES

535 UNITS

640,000

RESIDENTIAL GSF



INVESTMENT HIGHLIGHTS



within Denver's

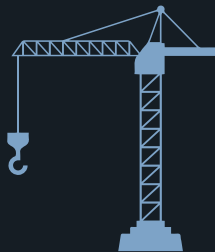
CENTRAL BUSINESS DISTRICT

with 130,000 employees

Surrounded by large-scale development, with

\$6.6 BILLION

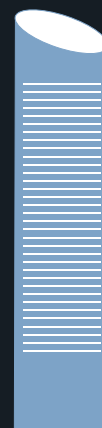
of total investment in Denver's city center over the last 10 years



4.4M SF
of office space

10,000+
residential units

3,700
hotel rooms



Downtown's Core District zoning

D-C

with unlimited height

Existing parking annual net income of



\$684,000

2019 numbers

80+

average daily population growth in Metro Denver between 2010 and 2019

300%

downtown Denver residential population growth 2000-2019



EFFORTLESS ACCESS TO PUBLIC TRANSPORTATION

- Steps from two light rail stations offering dual directional service
- One block to two free metro ride circulators

WALKING DISTANCE TO OVER 150+

restaurants, retail shops, and
entertainment venues

16th Street Mall to undergo

\$149M RENOVATION

(est. 2021-2024)

High visibility with approximately

30,000 CARS PASSING PER DAY

NEW MILLENNIAL HUB OF DOWNTOWN

proven by the influx of tech firms

LOW

Denver impact fees

Conceptual design documents for a

535-UNIT MULTIFAMILY DEVELOPMENT AVAILABLE



DUE DILIGENCE INFORMATION

Please contact Julie Rhoades at Julie.Rhoades@am.jll.com to obtain Confidentiality Agreement and access to the following Due Diligence files:

- ALTA Survey
- Geotech Report
- Phase 1 Environmental
- Preliminary Title Commitment
- Zoning Map
- Entitlements Memo
- Tax History
- Parking Income Statements
- Parking Management Agreement
- Davis Conceptual Design
- FSP Term Sheet

CONTACT INFORMATION

LAND SALES

James Roupp

Managing Director
+1 303 217 7947
james.roupp@am.jll.com

Julie Rhoades

Vice President
+1 303 542 1520
julie.rhoades@am.jll.com

CAPITAL MARKETS

Pamela Koster

Managing Director
+1 303 217 7974
pamela.koster@am.jll.com

Shea Conway

Analyst
+1 303 515 8028
shea.conway@am.jll.com

CALL FOR OFFERS & BUYER SELECTION

6/25/2021

Offers Due

7/5/2021

Buyer Interviews

7/14/2021

Best & Final Offers Due

7/30/2021

Buyer Selection

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

