

A Neighborhood TOD Mixed Use Development

Retail/Medical/Office Space For Sale or Lease



Across from
41st & Fox
Rail Station



N O D O

Corner of West 41st Avenue & Inca Street
4001 Inca Street | Denver | Colorado 80211

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A Neighborhood TOD Mixed Use Development

Retail/Medical/Office Space For Sale or Lease

W 41st Avenue & Inca Street | Denver, Colorado 80211

41ST AND INCA
CONTEXT PLAN



Across from
41st & Fox
Rail Station



N O D O

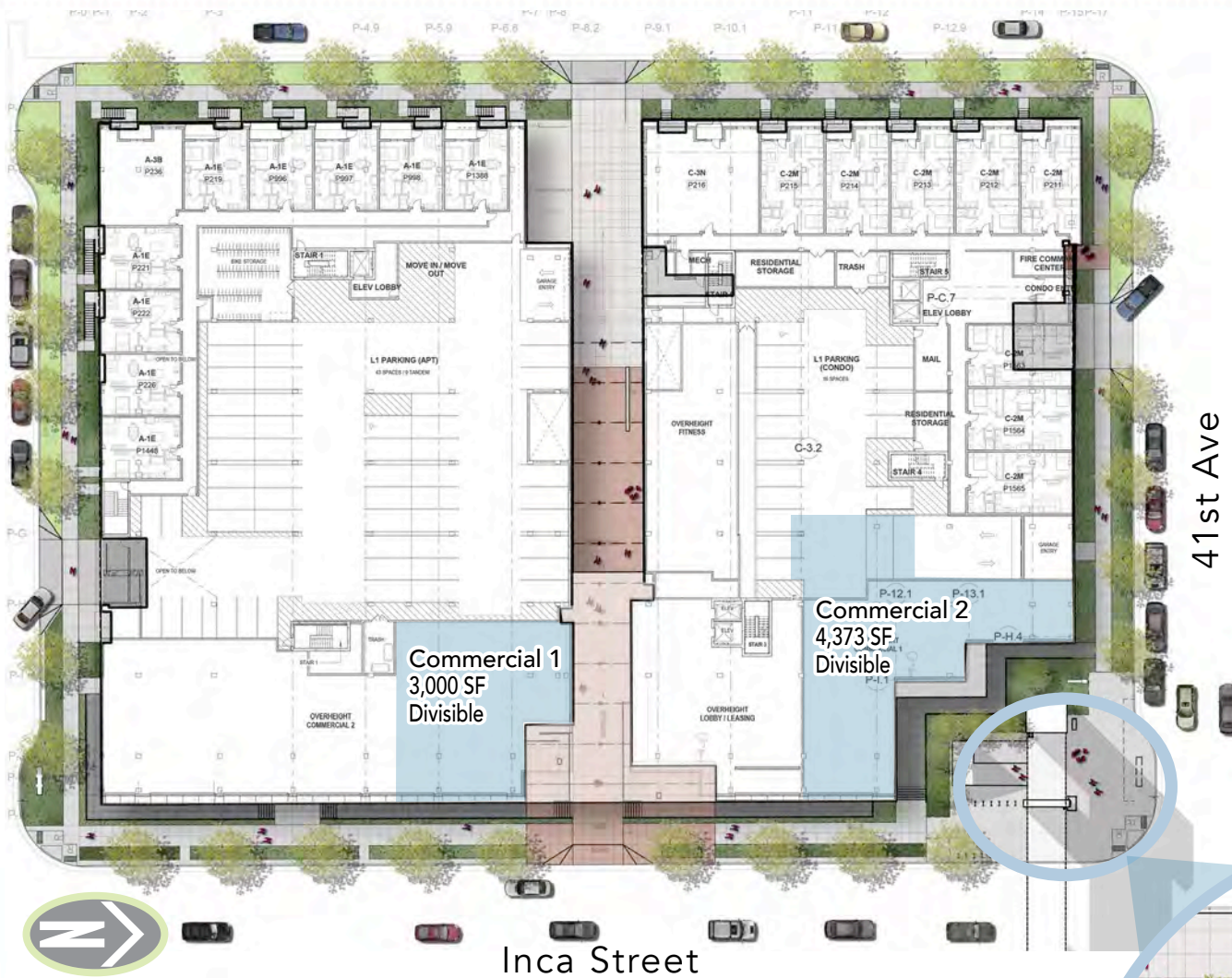


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41st Ave

Inca Street

Sale Asking Price:
\$275-\$300/SF
dependent on location & size

Delivery Condition:
Condo Core & Shell

Lease Pricing:
Negotiable

Parking Detail:
409 total parking spaces
142 dedicated to condos
267 dedicated to apartments
& public parking

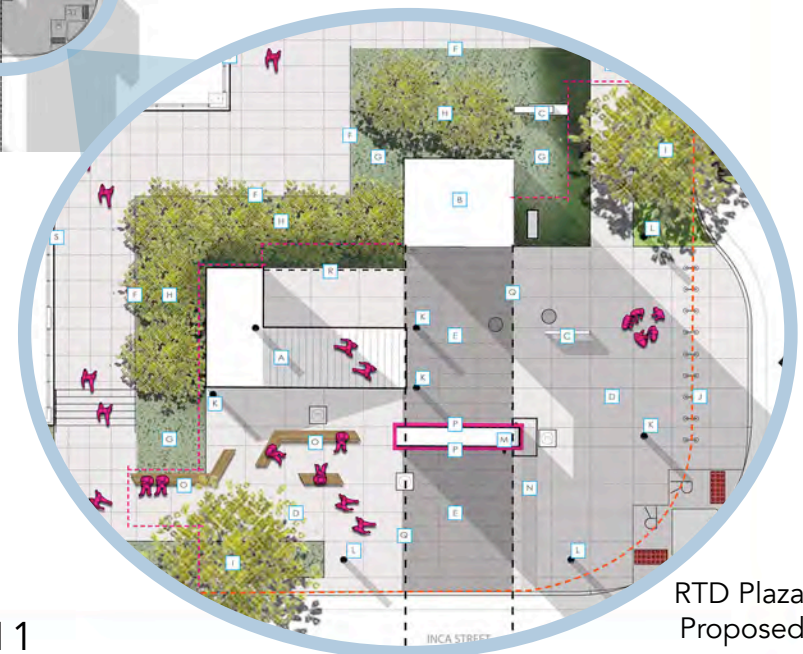
Ceiling Height:
Approximately 16'-18'

March 2018 Ground Breaking
Delivery Early 2020

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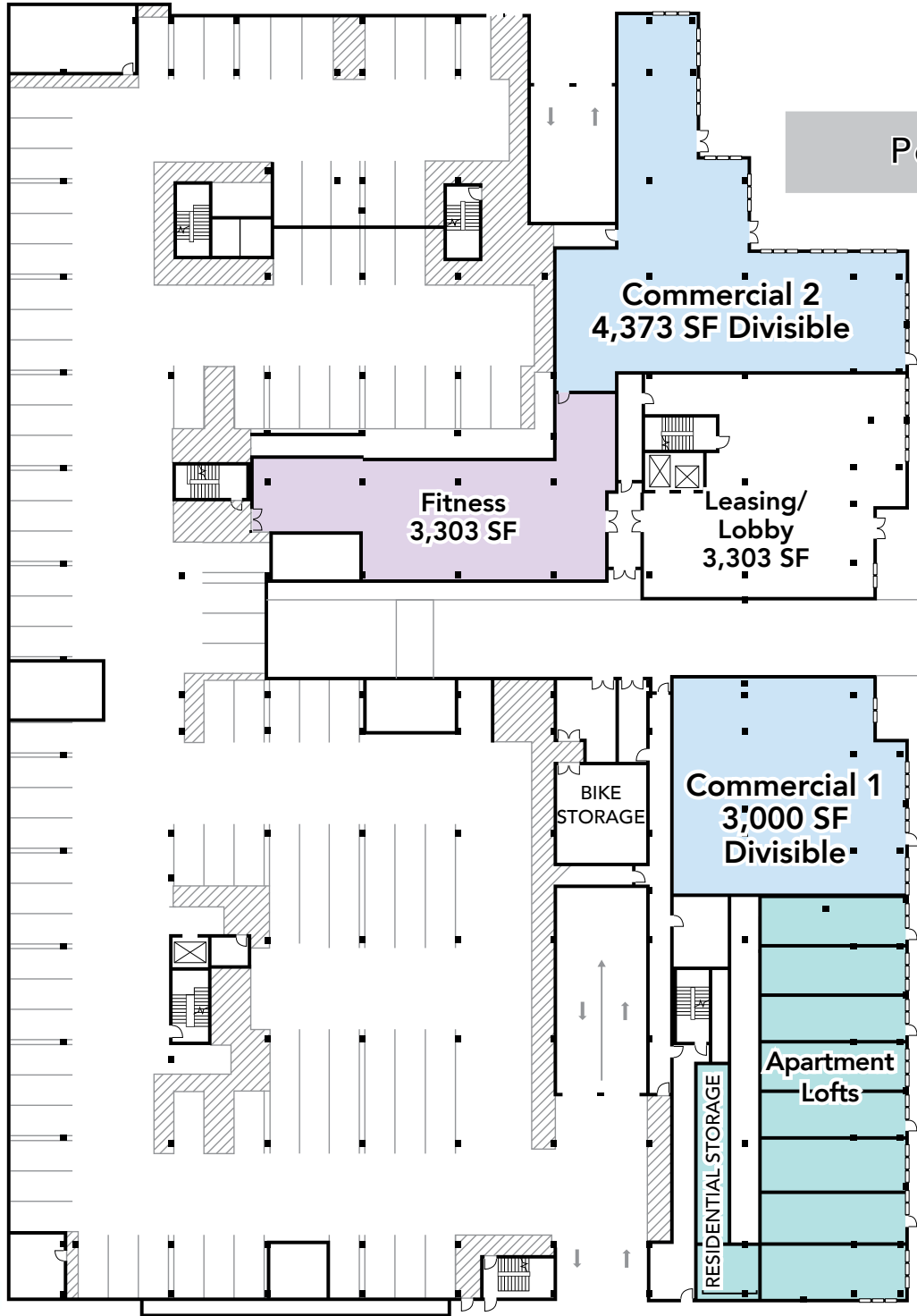


RTD Plaza
Proposed



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W 41st Avenue



Pedestrian Bridge



Commercial Space Available:

- TOTAL: 7,373 SF
- Commercial 1: 3,000 SF Divisible
- Commercial 2: 4,373 SF Divisible

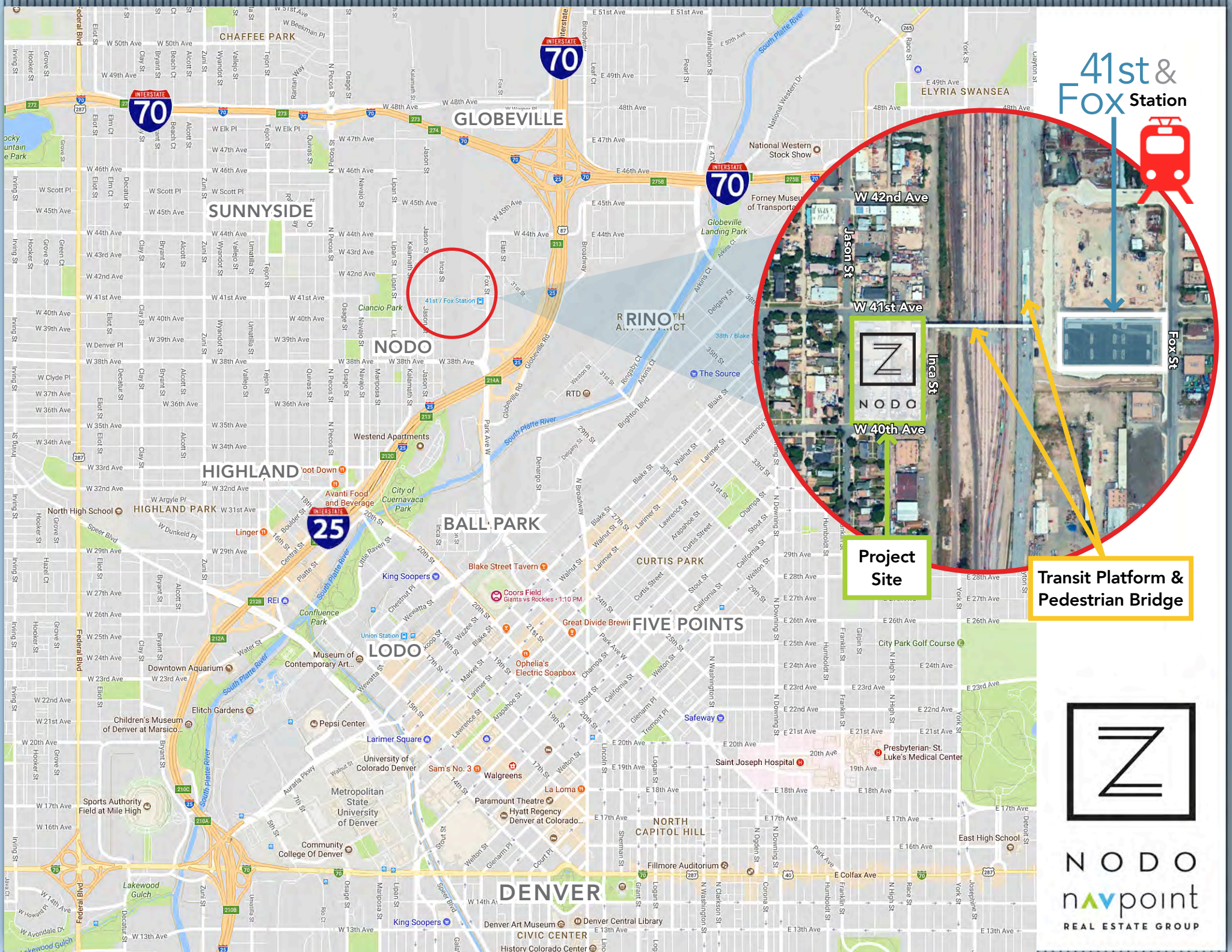
Residential Units:

- Studios, 1,2, & 3 Bedroom
- TOTAL: 413 Units
- Apartments: 299 Units
- Condos: 114 Units

Inca Street



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41st & Fox Station

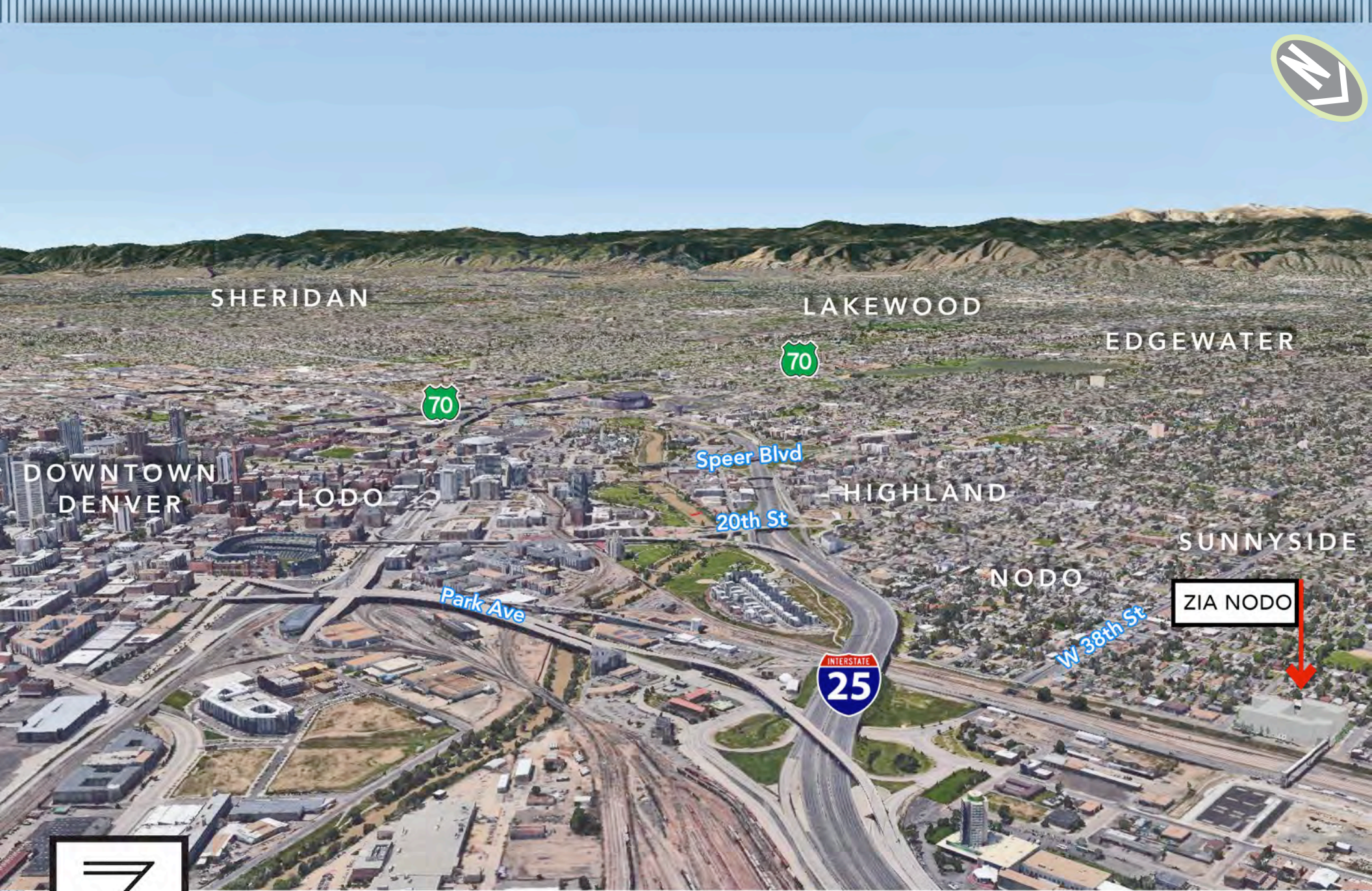


Project Site

Transit Platform & Pedestrian Bridge



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SHERIDAN

LAKWOOD

EDGEWATER

DOWNTOWN
DENVER

LODO

Speer Blvd

20th St

HIGHLAND

SUNNYSIDE

NODO

Park Ave

ZIA NODO

W 38th St



N O D O

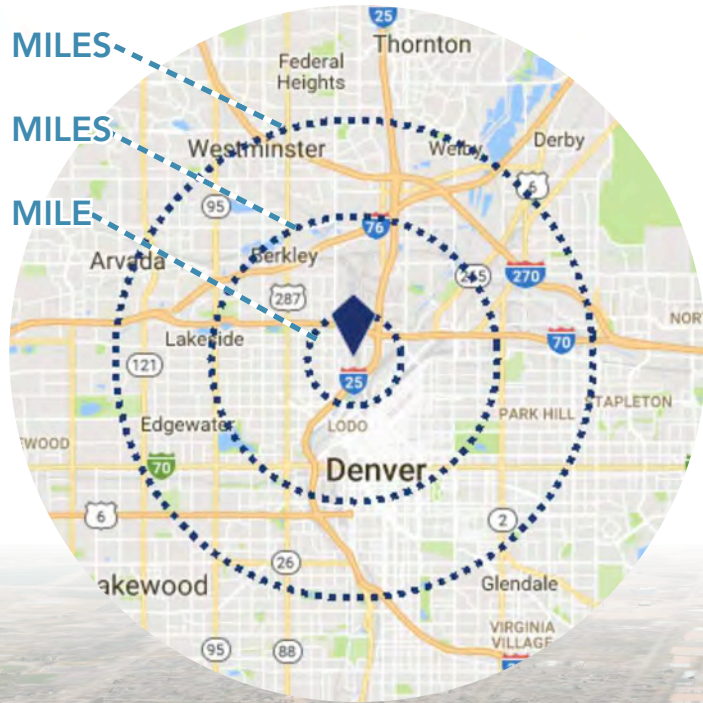
Situated across from the 41st & Fox Rail Station, ZIA NODO is in an attractive area for new residents, businesses, shops and services to locate. Just over a mile - a 5 minute trip - from central Denver it is the first stop on the Gold and North-west rail lines outside of Downtown. It is also close to the vibrant and growing Highland neighborhood where many successful restaurants and shops and desirable residential areas are located. The Sunnyside neighborhood immediately to the west of the station is a neighborhood in transition with new families and businesses moving into the area attracted to the affordable housing and convenient location. ZIA NODO has good visibility and direct access from I-25.

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5 MILES

3 MILES

1 MILE



DEMOGRAPHICS:

POPULATION	1 MILE	3 MILES	5 MILES
2017 Estimate	18,452	166,699	423,877
2022 Projection	20,880	185,880	466,811
Growth 2017-2022	13.2%	11.5%	10.1%
Average Age	34	36	37
HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$328,767	\$344,406	\$317,808
Median Year Built	1967	1958	1958

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2017 Estimate	7,607	80,851	192,159
2022 Projection	8,636	90,393	212,041
Growth 2017-2022	13.6%	11.8%	10.4%
Average HH Size	2.3	2.0	2.1
Average HH Vehicles	1	1	1
INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$62,365	\$60,118	\$57,302



Denver

TOD
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View Looking Southwest



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