



DISCLAIMER

Offering Memorandum

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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.

Investment Contacts:



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2201

CLINTON STREET

Table of Contents

Property Overview
Aerial Overview
Community Vision
Notes from the City
Area Overview
Stanley Marketplace
Demographics
Traffic Count



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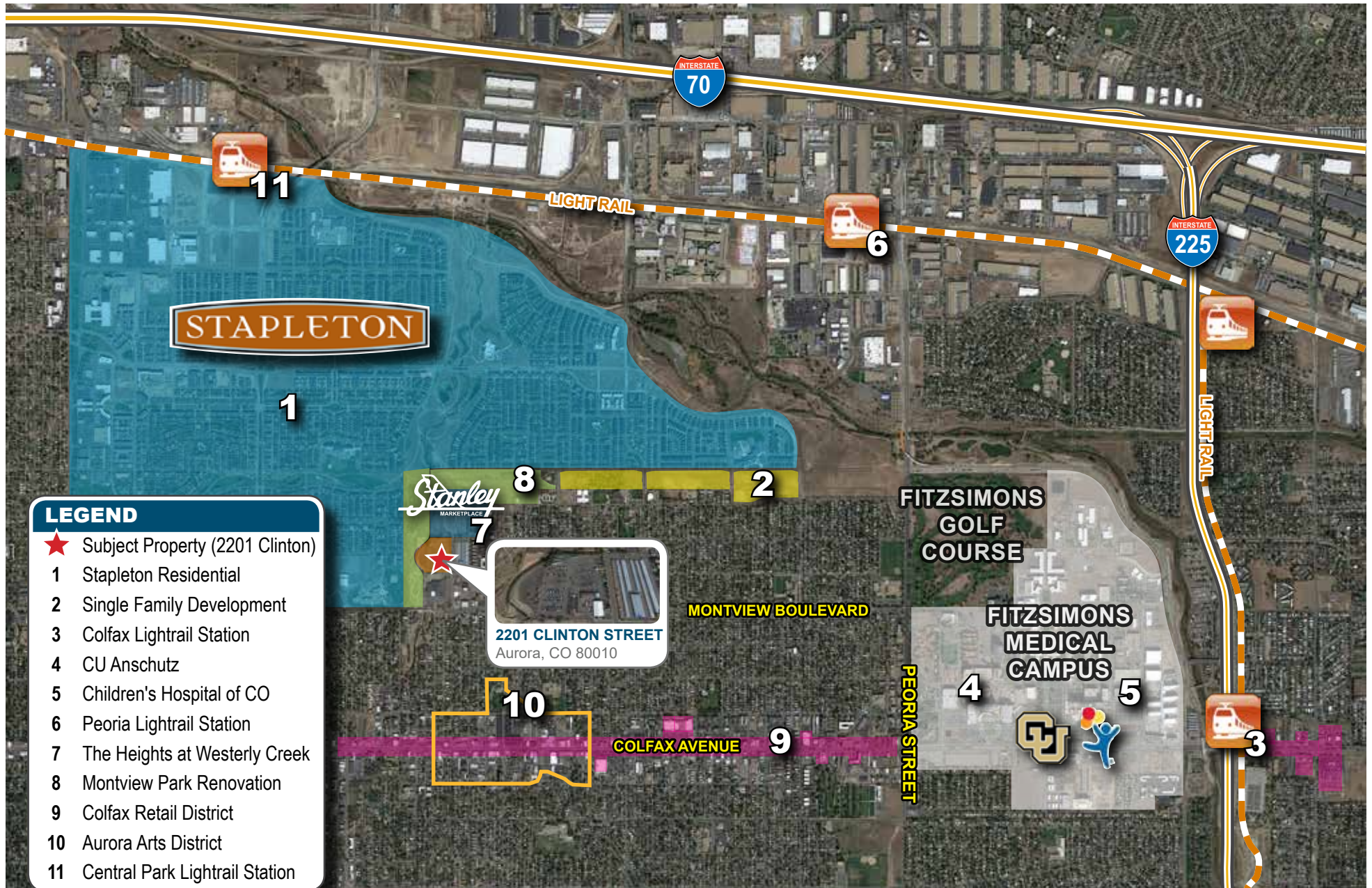
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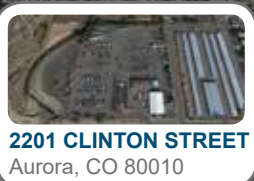
2201 Clinton Street Aurora, CO 80010

Sale Price:	\$11,452,795 (\$28.00/SF)
Lot Size:	9.392 Acres
Structures:	5 Total Buildings
Structure SF:	18,379 SF
YOC:	1950
Zoning:	M-1
Proposed Zoning:	High Density Mixed-Use



LEGEND

- ★ Subject Property (2201 Clinton)
- 1 Stapleton Residential
- 2 Single Family Development
- 3 Colfax Lightrail Station
- 4 CU Anschutz
- 5 Children's Hospital of CO
- 6 Peoria Lightrail Station
- 7 The Heights at Westerly Creek
- 8 Montview Park Renovation
- 9 Colfax Retail District
- 10 Aurora Arts District
- 11 Central Park Lightrail Station





LEGEND

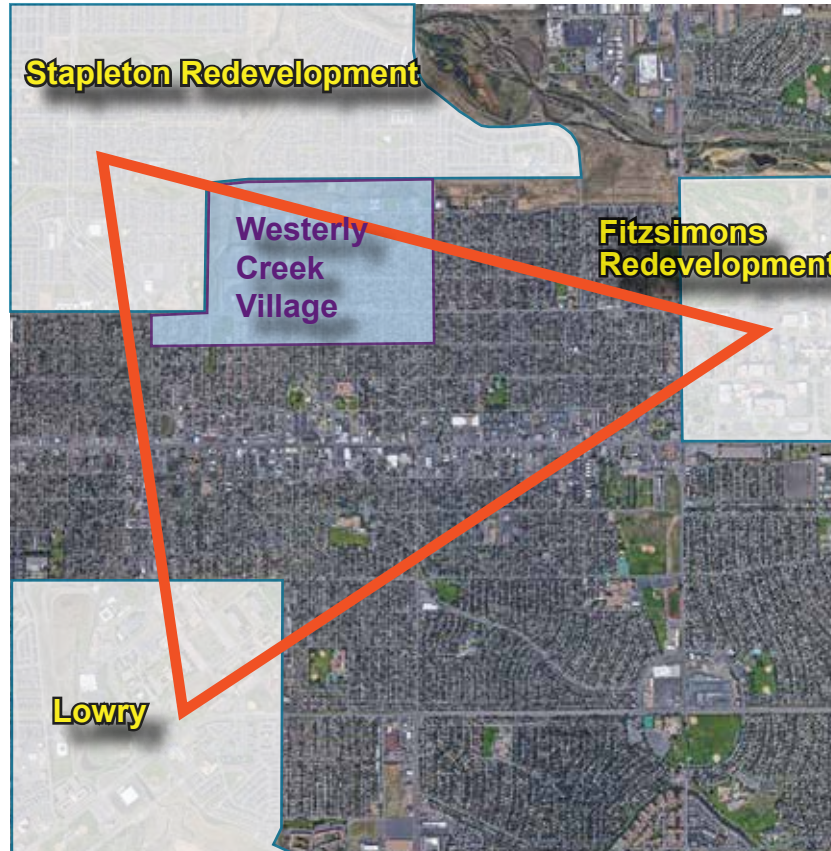
- ★ Subject Property (2201 Clinton)
- 1 Stanley Marketplace
- 2 172 Multi-Family Apartments
- 3 Montview Park Renovation (\$9 million redevelopment)
- 4 322 Planned Single Family Home Development (Starting in the mid \$300's)
- 5 Proposed Mixed-Use Redevelopment
- 6 Open Space Renovation
- 7 Planned Extension of Emporia Street

Westerly Creek Village

2201 Clinton St sits in the heart of the City of Aurora’s newest Urban Renewal Area. Dubbed ‘Westerly Creek Village’, the City is committed to a revitalization of this area via zoning code updates and development incentives. The subject property also sits in the fastest growing section of “Aurora’s Opportunity Triangle”; comprised of Stapleton, Lowry and Fitzsimmons. The City is committed to providing a self-sustaining Live/Work/Play lifestyle in WCV and 2201 Clinton St is the newest opportunity available within this area.

Opportunity Triangle

Westerly Creek Village is located within what the City of Aurora identifies as the Opportunity Triangle. Surrounding WCV are three new and growing redevelopment projects: 1) Stapleton: Denver’s growing mixed-use community redevelopment of the former Denver Airport; 2) Lowry: another mixed-use community located in both Denver and Aurora on the former Lowry Air Force Base; and 3) The Fitzsimmons medical complex, consisting of three separate hospitals (Children’s, University of Colorado, and the Veteran’s Administration) and a life-sciences research and technology incubator campus. WCV also abuts the Westerly Creek Greenway and is close to other Aurora revitalization projects to the south.



Subject property is located in the City of Aurora's **Urban Renewal Area** (orange). Improvements in this area may be incentivized via subsidies and TIF's based on two core factors:

1. Design that is complementary to the overall vision of the Westerly Creek Village.
2. Improvements that can be utilized by the public i.e. public parking and roadways.

23rd Avenue

Dedicating 22nd and 23rd Ave (yellow) to the West and a North/South street along Westerly Creek is encouraged

22nd Avenue

The zoning change for the subject site will allow for **high density multi-family** and possible ground level retail (red) on 1-3 sides. For Rent and For Sale Multifamily will both be allowable.



Urban Renewal/Redevelopment

The Aurora Urban Renewal Authority administers and implements the city's 21 urban renewal area plans, which the Aurora City Council has approved.

The city of Aurora plans, promotes and coordinates development and redevelopment projects in these areas, along with 14 redevelopment areas, in partnership with property owners, developers, investors, other stakeholders and the community.

An urban renewal area is an area that has met the criteria for blight, and has been

publicly declared as blighted and appropriate for urban renewal, per the Colorado State Urban Renewal law. It is typically identified as an area targeted for redevelopment.

Tax Increment Financing (TIF) is often used to finance redevelopment projects in urban renewal areas. TIF allows a local authority to leverage taxes to assist in financing redevelopment projects, such as infrastructure and environmental cleanup.

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Located just ½ mile from Monte Vista and Stapleton Flats is the Stanley Marketplace, a highly anticipated 140,000 SF market hall and outdoor event venue that will soon house 54 new businesses and provide approximately 500 new jobs to Northwest Aurora.

Built in 1954, the Stanley Aviation building that manufactured airplane ejector seats is being transformed into a marketplace that will feature a restaurant, beer garden, community park, office spaces and a variety of dining, shopping and recreational options. Already 100% leased, the \$30 million redevelopment will roll out only locally, independently owned businesses that are not found anywhere else in Aurora.

The Stanley Marketplace has already encouraged additional development in the immediate area. Notable development projects include a \$9 million renovation of Westerly Creek, 322 single family homes, and a 200-unit apartment building.

The future is bright for Monte Vista and Stapleton Flats. As two of the only existing apartment communities adjacent to the Stanley Marketplace and the imminent surrounding redevelopment, future tenant and investor demand for these assets will be very strong.

PROJECT SIZE

140,000 SF

NEW JOBS CREATED

500

NEW BUSINESSES

54



Once a budding frontier town of farmers and ranchers just east of the state's capital, Aurora is Colorado's third largest city with a diverse population of more than 351,000. From agricultural outpost to military bastion, Aurora established its foundation as a driving force in the west. And the rest is history.

The city of Aurora is a full-service city governed by a council/manager form of government, which combines the political leadership of elected officials with the managerial expertise of an appointed local government manager.

At 154 square miles, the city reaches into Arapahoe, Adams and Douglas counties. Aurora's strategic comprehensive plan emphasizes the formation of livable, full-service neighborhoods.

Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	35,721		168,823		454,069	
2016 Estimate	32,228		153,047		412,655	
2010 Census	26,575		130,298		357,304	
Growth 2016 - 2021	10.84%		10.31%		10.04%	
Growth 2010 - 2016	21.27%		17.46%		15.49%	
2016 Population by Hispanic Origin						
2016 Population	13,690		52,544		136,723	
White	23,802	73.86%	108,219	70.71%	295,336	71.57%
Black	4,531	14.06%	29,156	19.05%	76,541	18.55%
Am. Indian & Alaskan	763	2.37%	2,837	1.85%	7,149	1.73%
Asian	1,892	5.87%	6,474	4.23%	16,823	4.08%
Hawaiian & Pacific Island	104	0.32%	496	0.32%	1,176	0.28%
Other	1,135	3.52%	5,863	3.83%	15,632	3.79%
U.S. Armed Forces	11		136		431	
Households						
2021 Projection	11,294		62,788		183,128	
2016 Estimate	10,155		56,831		166,289	
2010 Census	8,189		48,140		143,867	
Growth 2016 - 2021	11.22%		10.48%		10.13%	
Growth 2010 - 2016	24.01%		18.05%		15.59%	
Owner Occupied	4,806	47.33%	29,099	51.20%	79,323	47.70%
Renter Occupied	5,349	52.67%	27,733	48.80%	86,966	52.30%
2016 Households by HH Income						
Income: <\$25,000	2,725	26.83%	14,322	25.20%	39,458	23.73%
Income: \$25,000 - \$50,000	2,398	23.61%	13,726	24.15%	43,906	26.40%
Income: \$50,000 - \$75,000	1,525	15.02%	9,128	16.06%	28,425	17.09%
Income: \$75,000 - \$100,000	860	8.47%	6,015	10.58%	18,294	11.00%
Income: \$100,000 - \$125,000	679	6.69%	3,999	7.04%	11,768	7.08%
Income: \$125,000 - \$150,000	568	5.59%	2,923	5.14%	7,569	4.55%
Income: \$150,000 - \$200,000	588	5.79%	2,927	5.15%	6,673	4.01%
Income: \$200,000+	812	8.00%	3,789	6.67%	10,196	6.13%
2016 Avg Household Income	\$79,134		\$76,364		\$73,438	
2016 Med Household Income	\$49,392		\$50,934		\$49,857	



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dayton St	E 23rd Ave	0.04 N	2011	2,770	ADT	.11
2	Montview Blvd	Dallas St	0.03 E	2015	20,194	MPSI	.16
3	Montview Blvd	Dayton St	0.02 W	2012	18,023	ADT	.20
4	E 25th Ave	Dayton St	0.03 W	2011	1,283	ADT	.25
5	Dayton St	E 19th Ave	0.05 N	2015	5,437	MPSI	.35
6	E 26th Ave	Dayton St	0.12 E	2013	1,652	AAWDT	.35
7	E 26th Ave	Boston St	0.04 W	2013	1,861	AAWDT	.36
8	E 26th Ave	N Emporia St	0.01 E	2015	1,678	MPSI	.37
9	E 26th Ave	Emporia St	0.01 E	2015	1,758	MPSI	.38
10	E 26th Ave	N Emporia St	0.01 W	2011	1,184	ADT	.38

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