

**BILTMORE REALTY LTD**  
**5655 S. Yosemite Street, Suite 201**  
**Greenwood Village, Co 80111**  
**303-721-1516**

**PRIME**

**REDEVELOPMENT PROPERTY**

**7300 E. Colfax Ave, Denver, Colorado 80220**

**SE Corner of Colfax & Quebec Street**  
**SW Corner of Colfax & Quince Street**

**Square Footage: 68,000**

**Colfax Frontage: 270 feet**

**Zoning: E-MS-5**

**Tax Incentives: Property**  
**is located within the**  
**Opportunity Zone.**

**Prime property with high traffic count and**  
**visibility. Available for long term ground lease or**  
**Development JV only.**

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# Quebec District Development Plan

Denver, Colorado





## Context and Market Conditions

### Location and Attributes of the Area

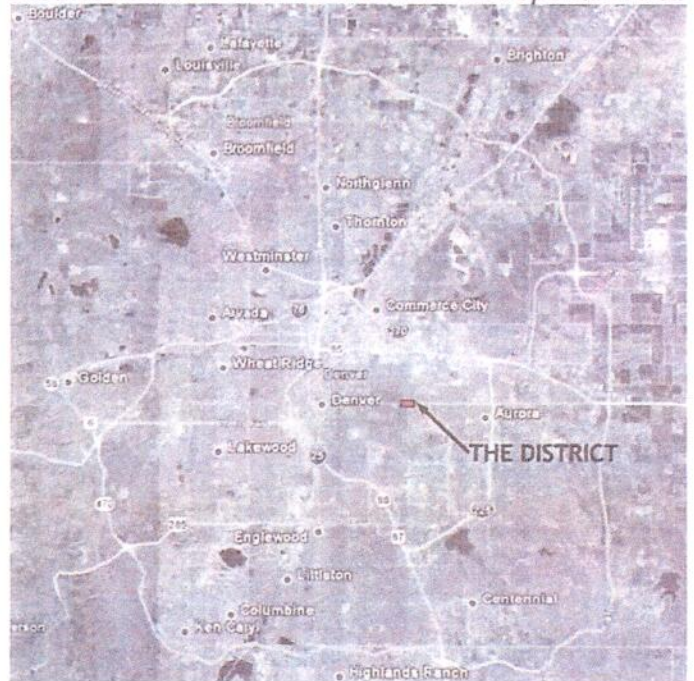
The Quebec District is located within the East Central Denver Metropolitan Area. The District is associated with different sub-markets dependent upon land use. The broader I-70/Montbello sub-market (north Denver City Limits/Colfax Ave./Colorado Blvd./east Denver City Limits) and Glendale (Colfax Ave./Evans Ave./Colorado/east Denver City Limits) retail sub-markets, as identified by CoStar, are relevant.

The District is located within sub-markets that are experiencing significant change. The I-70/Montbello sub-market includes the Stapleton redevelopment and the growth and expansion in and around Denver International Airport (DIA). Stapleton, at 4,700 gross acres, includes the Stapleton North Business Center, a 500 acre light industrial/warehousing center, the 100 acre Stapleton Business Center, and the remaining 3,100 acre infill development estimated to accommodate several million square feet (sf) of office space, 8,000 homes, and 3 million sf of retail space at estimated build out in 2020. Today, there are over 11,000 residents, 5,000 employees, and it is approximately 40% built out.

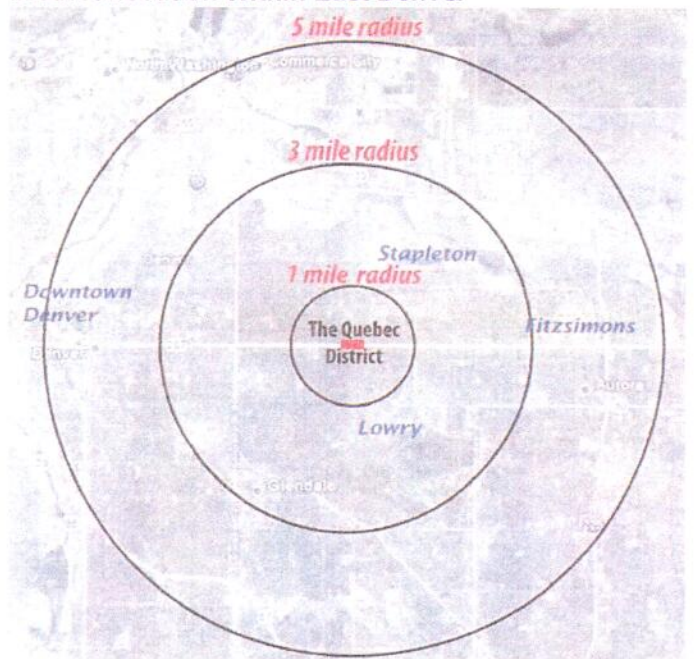
The Glendale sub-market has also been experiencing one of the major changes in the Denver/Aurora area with the redevelopment of Lowry Air Force Base. Lowry currently has 4,050 homes and 9,000 residents, with 4,500 homes and 10,000 residents expected at build out. There are 8,000 employees in over 3.4 million sf of commercial space.

The District is four miles from Downtown Denver, and less than two miles from Old Town Aurora. Johnson & Wales University (JWU), a private university with annual undergraduate tuition around \$22,000/yr., is a five minute walk to the north of the District. JWU has 1,450 students, with the current capacity to expand to 2,200 students. According to their housing director, JWU has approximately 700 beds on campus, with approximately 500 students currently living on campus. There is a first year residency requirement. Approximately 50% of the students on campus freshman year return to campus living the second year, and then approximately 33% of that group for the third year. The on-campus furnished housing includes some meals, cable, internet, most utilities. JWU students are clearly a potential capture for an apartment market.

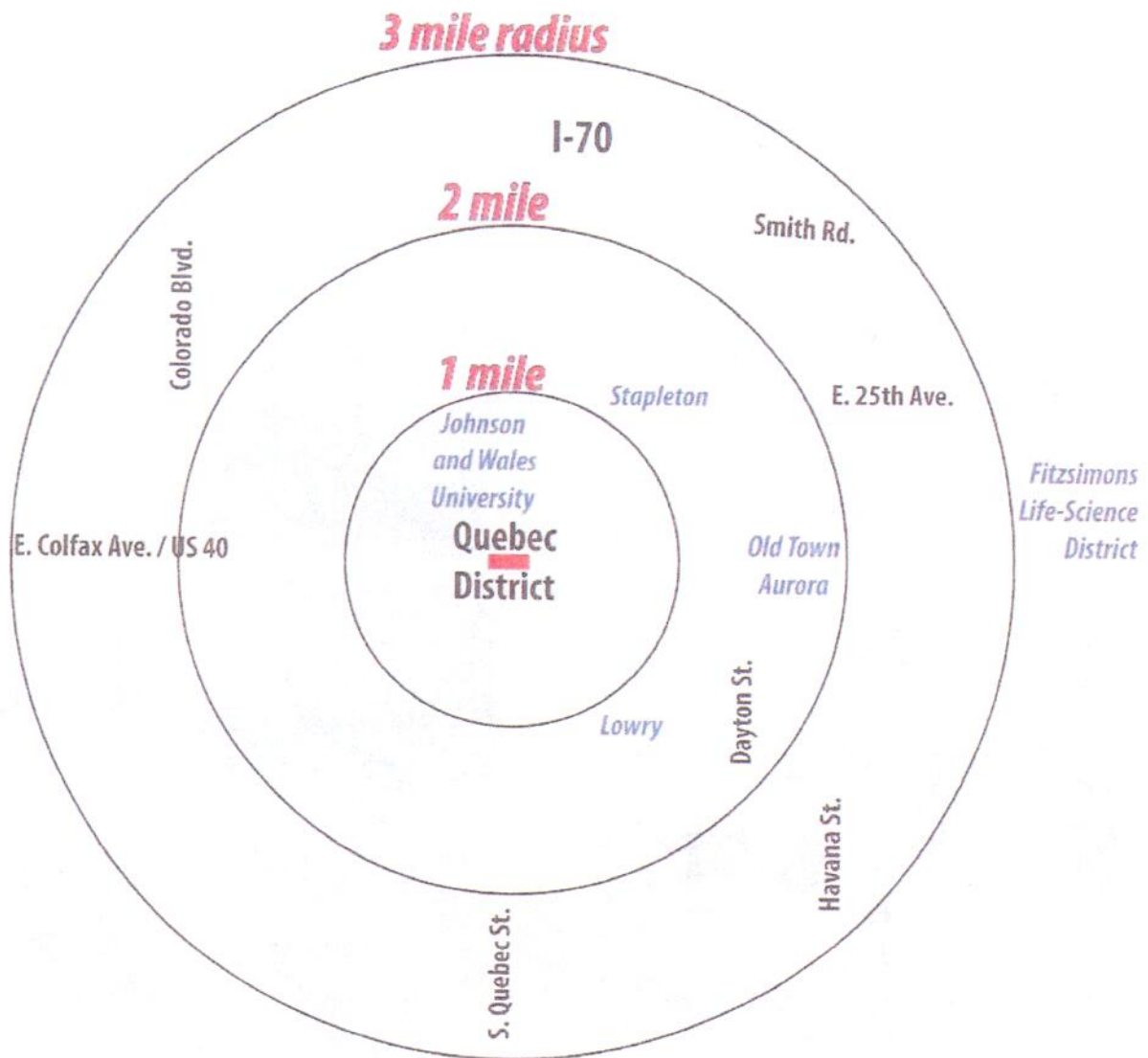
**District Location Within the Denver Metropolitan Area**



**District Location Within East Denver**







### Local Context

Johnson & Wales accounts for about 545 jobs in the Denver metro area and more than \$50 million in economic output. About 170 full- and part-time employees work on the campus. More than \$31 million in goods, services, taxes and fees was spent by the University, its students and the visitors to campus in fiscal 2009. The economic impact of direct and indirect spending includes \$7.9 million in payroll; \$8.2 million in purchasing/construction; \$5.7 million in indirect and induced spending from employee spending; and \$6.5 million in indirect and induced spending based on the impact of vendor spending.

Since its inception in Denver 10 years ago, JWU has invested more than \$80 million to restore buildings on the

campus, improve the streetscape, and upgrade an area in need of revitalization.

Even though it is outside of the physical boundaries of the CoStar defined retail sub-markets, Fitzsimons Life-Science District is also critical to mention. It sits three miles to the east of the District and includes 578 acres including the 227-acre University of Colorado Health Sciences Center (UCHSC) and 160-acre Colorado Bioscience Park Aurora. In 2008, 15,900 employees were based at Fitzsimons. Fitzsimons accounted for \$3.5 billion of economic production, generating \$1.4 billion in personal income that same year. At build out around 2025, more than 32,000 people will be employed at Fitzsimons.

## Quebec to Quince-South side of Colfax

### Statistics

Address:	7300-7380 E. Colfax Ave. 1428, 1450 Quebec St., 1435-1461 Quince St.
Parcel Number:	0604208026000, 0604208027000, 0604208015000, 0604208005000, 0604208020000, 0604208011000, 0604208012000, 0604208013000, 0604208014000
Site Size:	72,500 sf
Zoning:	E-MS-5
Assessed Value:	\$322,280
Land:	\$240,700
Improvements:	\$81,580
Actual Value:	\$1,111,300
Land:	\$830,000
Improvements:	\$281,300

### Proposed Development

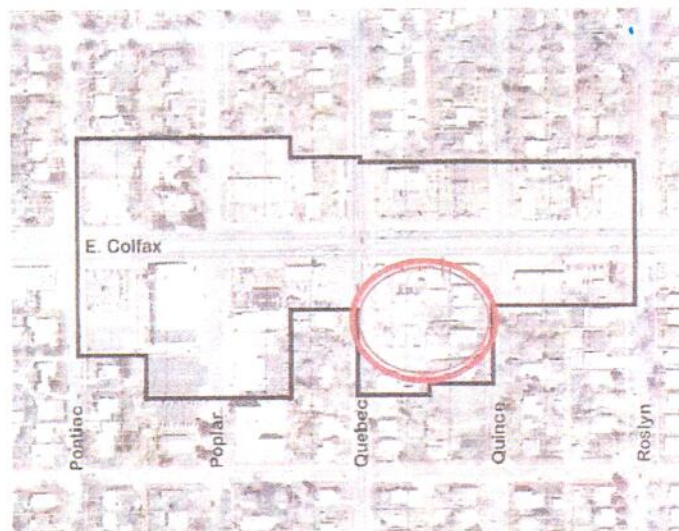
Number of Stories:	5
Gross Retail:	28,800 sf
Residential Units:	88
Parking Spaces:	241

### Vision Concept:

#### Mixed Use with Destination Retail

This is the largest site in the District. It is approximately 165 feet wide by 275-300' feet deep. The site includes nine parcels and approximately 10 structures, both residential and commercial. Several are currently in use.

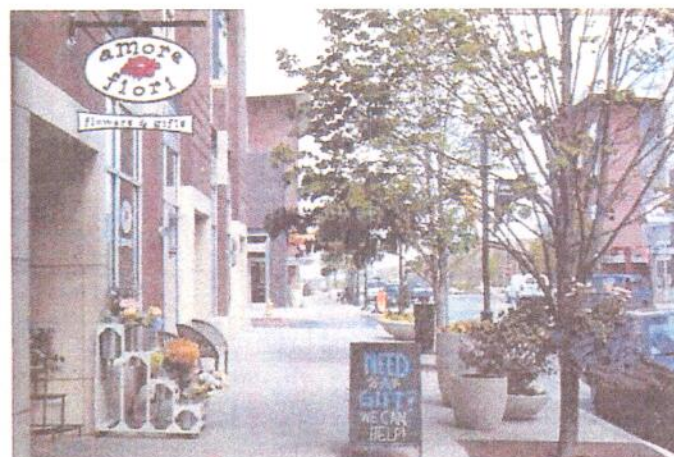
The site is generally under one ownership. The vision for this site is to accommodate a five story building with below grade parking. Ground floor retail is large enough to accommodate a boutique grocer or other destination



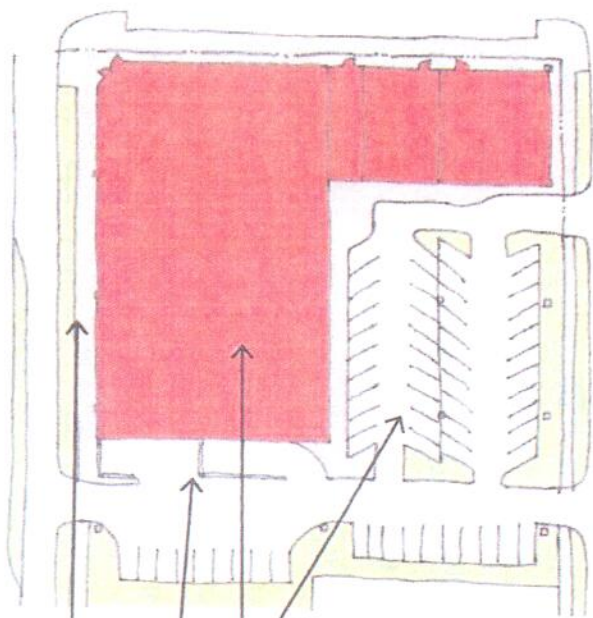
Site Looking South



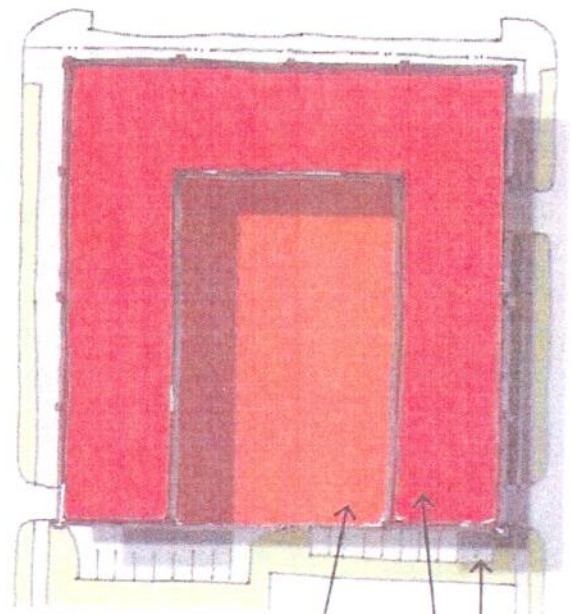
retail and a few inline spaces. The retail self-parks off-street at-grade. Both access to below grade parking and for a larger delivery area is accommodated on site. The top four floors could be either residential use or lodging.



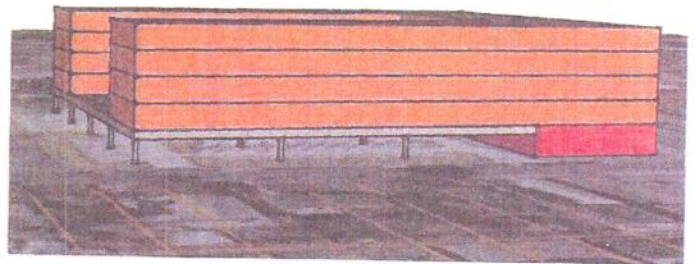
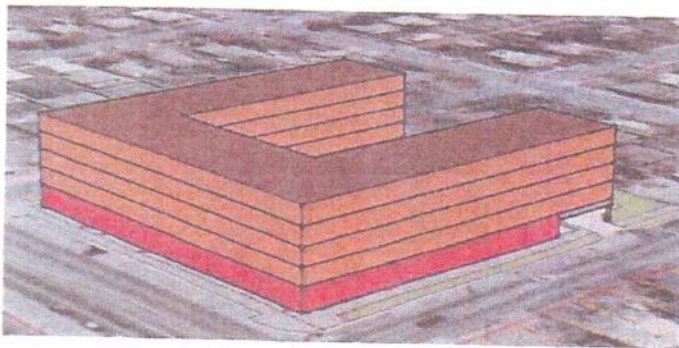




off-street at-grade retail parking  
 large 23,000 sf retail space  
 loading area/parking access  
 building set back along Quebec to  
 accommodate future transport needs



outdoor courtyard at second level  
 four floors of upper story residential/lodging  
 building set back from south lot line to  
 provide transition to existing residential





E-MS-5

E Colfax Ave

E-MS-3

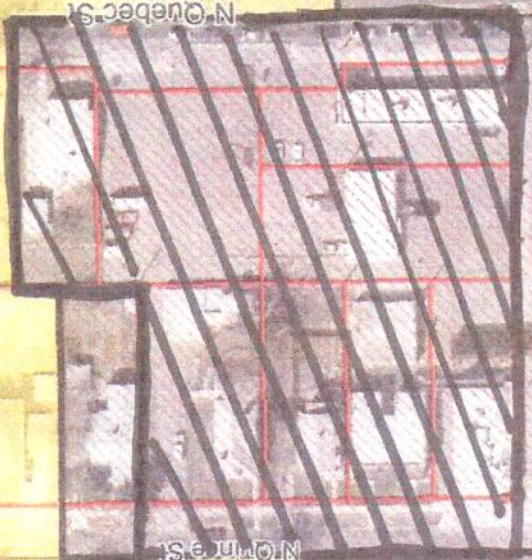
N Quebec St

N Quinn St

N Roslyn St

E-SU-Dx

E 14th Ave







E-MS-3

E Colfax Ave

N Roslyn St

E-SU-Dx

E 14th Ave

N Quince St

N Quebec St

E-MS-5