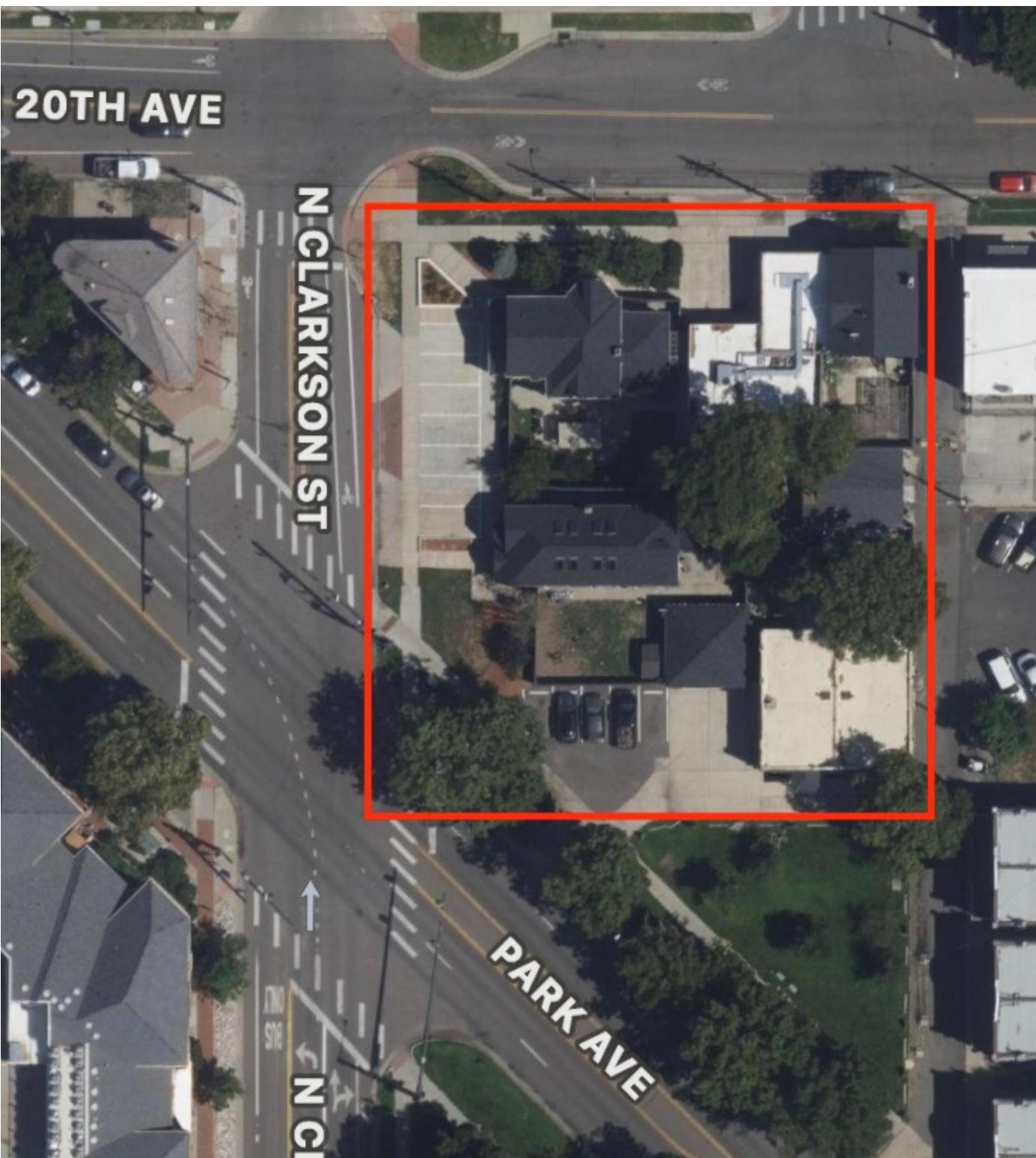


# Park Ave Portfolio

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**Redevelopment Opportunity - Covered Land Play**





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**R**  
**REQUIRED**  
PROPERTIES

# Location Summary





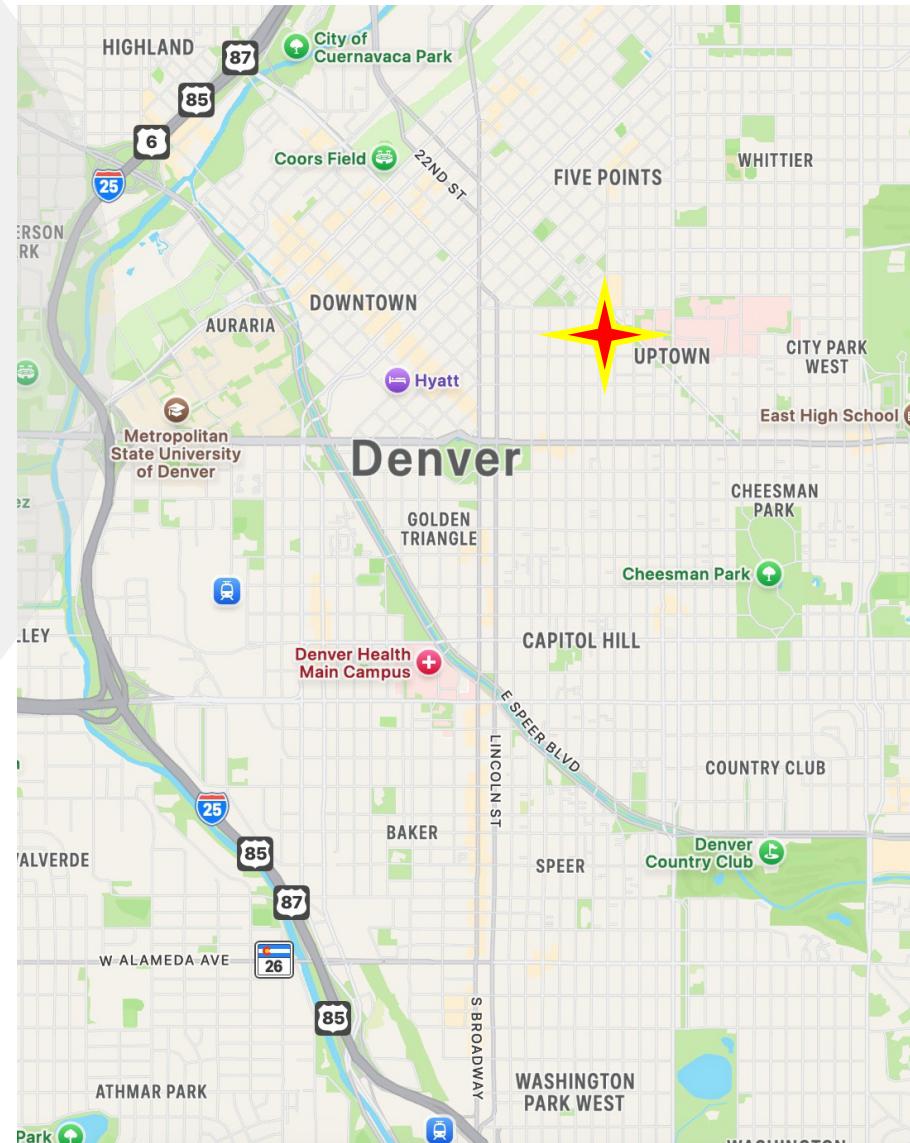
# GIBRALTAR REDEVELOPMENT SUMMARY

# Development Summary

County	Denver
Year Built	2025/2026
# Buildings	1
# Stories	5 Stories
Roof Type	Low Slope Roof
NRSF Apartments	57,150 SF
Number of Units	71 units (16-1Bed, 55-2 Bed)
Parking	51 Spaces
Heating	HVAC
Air Conditioning	Central
Zoning	PUD

## INVESTMENT HIGHLIGHTS

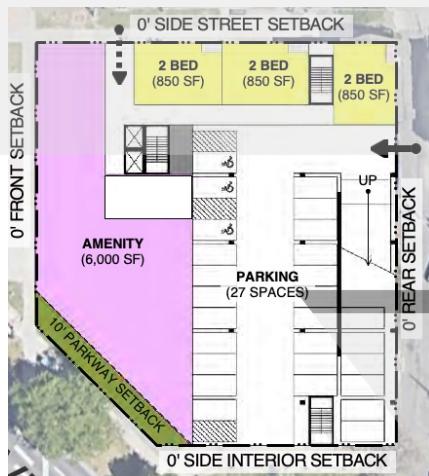
- Covered Land Play with 1-year leases
- Sale Lease Back with flexible lease terms
- PUD Zoning
- One of the last developable lots on Park Ave in Uptown



# Development Summary

Park and 20th								
Unit SF	Level 1	Level 2	Level 3	Level 4	Level 5	Total	% of Total	Total NRSF
650 1 Bedroom Unit Type -	0	4	4	4	4	16	23%	10,400
<b>650 AVG SF 1 Bedroom Unit Sub-Total</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>23%</b>	<b>10,400</b>
750 2 Bedroom Unit Type -	0	2	2	2	2	8	11%	6,000
850 2 Bedroom Unit Type -	3	9	9	9	9	39	55%	33,150
950 2 Bedroom Unit Type -	0	2	2	2	2	8	11%	7,600
<b>850 AVG SF 2 Bedroom Unit Sub-Total</b>	<b>3</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>55</b>	<b>77%</b>	<b>46,750</b>
SUB-TOTAL	3	17	17	17	17	71	100%	57,150
<b>TOTAL</b>						<b>71</b>	<b>100%</b>	<b>57,150</b>

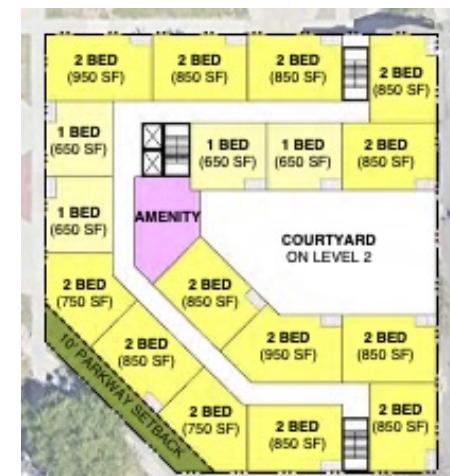
Ground Floor



Parking Level



Floors 2-5





## GIBRALTAR INDIVIDUAL PROPERTY SUMMARY

# 1937-1939 Park Avenue

## Investment Highlights

Address	1937-1939 Park Avenue Denver, CO 80218
Value	\$800,000
Units	2
Layout	1937 Park Ave: 2bed/1bath 1939 Park Ave: 2bed/1bath
Year Built	1900
Building Size	1,836 SF
Lot Size	4,364 SF
Zoning	PUD



## Duplex Comparables

Address	Price	Units	Price/Unit	Price/SF	Building Size	Date Sold
1454 N Pennsylvania St	\$920,000	2	\$460,000	\$341	2,700 SF	6/11/2024
2307 N Downing St	\$855,000	2	\$427,500	\$255	3,354 SF	1/15/2024
1337 N Marion St	\$825,000	2	\$413,500	\$193	4,275 SF	11/27/2023
2641-2643 Stout St	\$800,000	2	\$400,000	\$272	2,944 SF	3/09/2024

# 1950 N Clarkson Street

## Investment Highlights

Address	1950 N Clarkson Street Denver, CO 80218
Property Type	Single Family Home + Garage
Value	\$1,000,000
Year Built	1885
Building Size	1,491 SF
Lot Size	7,961 SF
Zoning	PUD



## Single Family Comparables

Address	Price	Price/SF	Building Size	Date Sold
1738 N Emerson St	\$995,000	\$396	2,511 SF	On Market
2242 N Emerson St	\$1,200,000	\$441	2,720 SF	10/04/2024
2424 Clarkson St	\$1,100,000	\$356	3,086 SF	10/17/2024

# 1960 N Clarkson Street

## Investment Highlights

Address	1960 N Clarkson Street Denver, CO 80218
Property Type	Single Family Home
Value	\$950,000
Year Built	1881
Building Size	2,234 SF
Lot Size	5,570 SF
Zoning	PUD



## Single Family Comparables

Address	Price	Price/SF	Building Size	Date Sold
1738 N Emerson St	\$995,000	\$396	2,511 SF	On Market
2242 N Emerson St	\$1,200,000	\$441	2,720 SF	10/04/2024
2424 Clarkson St	\$1,100,000	\$356	3,086 SF	10/17/2024

# 818-820 E 20<sup>th</sup> Ave

## Investment Highlights

818-820 E 20<sup>th</sup> Ave  
Denver, CO 80218

Property Type

Live/Work

Value

\$1,250,000

Year Built

1967/1906

Building Size

3,369 SF

Lot Size

5,109 SF

Zoning

PUD



## Live/Work Comparables

Address	Price	Price/SF	Building Size	Date Sold
2243 Curtis St	\$1,200,000	\$375	3,062 SF	9/15/2023
1850 Williams St	\$2,000,000	\$538	3,627 SF	03/1/2024
2063 Larimer St	\$1,900,000	\$304	6,250 SF	9/12/2024

# Individual Property Summary

Address	Building SF	Land SF	Individual Values	Land \$/SF
1960 Clarkson St	2,234	5,570	\$950,000	\$170.56
818 E 20th Ave	1,989	2,989	\$1,250,000	\$244.71
820 E 20th Ave	1,380	2,119		
1937 Park Ave	918	1,914	\$800,000	\$183.32
1939 Park Ave	918	2,450		
1950 Clarkson St	1,491	7,961	\$1,000,000	\$125.61
<b>Total</b>	<b>8,930</b>	<b>23,003</b>	<b>\$4,000,000</b>	<b>\$173.89</b>

## MONTHLY INCOME

Property	Floor Plan	SQFT	Status	Lease End	Rent
1937 Park Ave	2 BD/1 BA	918	Occupied	5/31/26	\$1,900
1939 Park Ave	2 BD/1 BA	918	Occupied	4/30/26	\$1,900
1950 N Clarkson	2 BD/2.5 BA	1491	Occupied	7/31/25	\$2,300
1960 N Clarkson	Commercial Office	2234	Occupied	3/31/26	\$2,841
818 E 20th Ave	Commercial Office	1989	Occupied	3/31/26	\$6,808
820 E 20th Ave	Commercial Office	1380	Occupied	3/31/26	\$2,731
					<b>\$18,480</b>

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P R O P E R T I E S

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