

BLURIVER

PRIVATE OFF-MARKET
LAND OPPORTUNITY

CONFIDENTIAL OFFERING

DENVER · HIGHLAND · JEFFERSON PARK

Cardinal Point

SEC of W 26th Avenue · Bryant Street · Denver,
CO



— CONCEPTUAL RENDERING · FOR ILLUSTRATIVE PURPOSES ONLY —

A FLAGSHIP-SCALE INFILL SITE AT THE
GATEWAY TO NORTHWEST DENVER

AN INVITATION

A scarce corner of the urban core.

Infill land at the seam of Highland, Jefferson Park, and LoHi rarely trades. A half-acre, corner-positioned, mixed-use site — entitled at C-MX-5 with a credible path to higher density — is rarer still.

Joe Awad, CCIM

PRINCIPAL · SENIOR ADVISOR · BLURIVER

BLURIVER Real Estate is pleased to present **Cardinal Point**, a private off-market opportunity at the southeast corner of West 26th Avenue and Bryant Street. This is one of the last assemblable, full-corner development sites of meaningful scale in Denver's most coveted neighborhood quadrant — three minutes to downtown, two to LoHi, and stepping distance from Jefferson Park itself.

The opportunity is being offered exclusively to a short list of developers and capital partners who understand the long-arc value of well-positioned infill: groups for whom land basis, walkability, sightlines, and adjacency to the city's next great redevelopment — the future of the Empower Field campus — are the variables that actually matter.

The property is presently improved with ten income-producing multifamily units, providing meaningful carry while ownership, entitlements, and design are advanced. The southerly parcel offers a clear path to assemblage, expanding the development footprint to a scale that justifies a flagship project — luxury multifamily, mixed-use, condominium, or hospitality.

The pages that follow set forth the physical, regulatory, demographic, and contextual case for Cardinal Point. We invite your discreet review.

OFFERING MEMORANDUM · 2026

Contents

A GUIDE TO THE OPPORTUNITY

01	The Opportunity	02	07	Highland · Jefferson Park · LoHi	10
02	Property Profile	05	08	Demographics & Market	11
03	Position & Perspective	06	09	Strategic Catalysts	12
04	Site & Location Map	07	10	Investment Rationale	13
05	Skyline & Assemblage	08	11	Confidentiality	14
06	Zoning & Entitlement	09	12	Contact	15

THE ASSET

Property Profile.

A corner-positioned, half-acre infill site at C-MX-5 with credible upside to higher density. Income in place. Assemblage available.

OFFERING SUMMARY

The site, at a glance.

ADDRESS	SEC W 26th & Bryant
CITY · COUNTY	Denver, CO
SUBMARKET	Highland · Jefferson Park
LAND AREA	20,755 SF · 0.48 ac
PARCELS · TENURE	2 · Fee Simple
ZONING	C-MX-5
AS-OF-RIGHT	5 Stories · ~70 ft
AFFORDABLE BONUS	+2 Stories (AHIP)
SETBACKS	Zero — Maximizes Buildable
IN-PLACE INCOME	10 Leased MF Units
ASSEMBLAGE	±8,200 SF Available
PRICING	Upon Qualified Inquiry

PRIVATE OFF-MARKET

A flagship-scale infill site in the heart of one of Denver's most supply-constrained corridors.

Cardinal Point occupies a hard-corner position at the intersection of two of Northwest Denver's most identifiable streets — immediately adjacent to the Skyline at Highlands community and a short walk to the Highland Bridge, LoHi's restaurant cluster, and the Platte River corridor.

The site delivers what infill developers value most: a clean, zero-setback envelope on a corner lot with strong frontage on both 26th Avenue and Bryant Street, in-place residential income to absorb predevelopment, and a credible thesis for meaningful height upside via Denver's affordable-housing bonus on top of the as-of-right envelope.

The southerly parcel — approximately 8,200 SF — is available for assemblage, positioning a successor owner to develop a contiguous ~29,000 SF flagship project at the gateway of the neighborhood.

CORNER FRONTAGE
26th & Bryant

WALK SCORE · LOHI
96 / 100

MINUTES TO DOWNTOWN
~3 min

STORIES POSSIBLE
5 → 7 (AHIP)



DENVER CENTRAL BUSINESS DISTRICT



N Speer Blvd



SKYLINE AT HIGHLANDS



Alcott St

W 26th Ave

2528 W 26th Ave & 2546 N Bryant St
Zoning: C-MX-5
Lot size : 20,755 SF

Potential Assemblage
Zoning: C-MX-5
Lot size: 8,200 SF

Bryant St

SITE & LOCATION MAP

The neighborhood, in a glance.



Lifestyle

Walking distance to Linger, El Five, Avanti Food Hall, Root Down, Little Man Ice Cream, Bar Dough, and the entire LoHi rooftop cluster — consistently ranked among Denver's strongest dining corridors.

Connectivity

Direct access to I-25 and Speer Boulevard; pedestrian connection over I-25 via the Highland Bridge into LoDo and Union Station; ten minutes to DIA via I-70 and the Platte River trail network.

Anchors

Empower Field at Mile High, Ball Arena, the Downtown Aquarium, Elitch Gardens redevelopment, Metropolitan State University of Denver, and the Platte River trail network — all within one mile.

Adjacency

One of the few quarter-section sites in Denver where four cultural districts converge — Highland, Jefferson Park, LoHi, and the rapidly evolving stadium / riverfront corridor — in a single corner.

DENVER
THE MILE HIGH CITY



Advent Health
Medical Group
WWE
WRIGHT WATER ENGINEERS, INC.

ENSCICON DENVER
ENGINEERING & CONSTRUCTION Water Damage Repairs Removal
Concentra

LEADING ASSOCIATIONS
BERKSHIRE HATHAWAY HOMESERVICES
COLORADO REAL ESTATE
employment SOLUTIONS



SKYLINE
AT HIGHLANDS

N Speer Blvd



Alcott St

W 26th Ave

**2528 W 26th Ave
& 2546 N Bryant St
Zoning: C-MX-5
Lot size : 20,755 SF**

**Potential
Assemblage**

**Zoning: C-MX-5
Lot size: 8,200 SF**

ZONING & ENTITLEMENT

An envelope built for density.

C-MX-5 by right, with a credible path to ~7 stories through Denver's affordable-housing incentive.

AS OF RIGHT

C-MX-5 · Urban Center, Mixed-Use, 5 Stories

Denver's C-MX-5 designation permits up to 5 stories (~70 ft) with zero setbacks, build-to requirements, transparency at the ground floor, and a wide envelope of residential, commercial, retail, and live-work uses — encouraging walkable, transit-oriented density.

AFFORDABLE BONUS

Up to +2 Stories via AHIP

Denver's Affordable Housing Incentive Program allows up to two additional stories in C-MX-5 zones in exchange for a specified affordable-housing component aligned with Denver AMI thresholds — a credible path to ~7 stories on top of the as-of-right envelope.

USE MIX & FORM

A flexible mixed-use envelope built for urban infill.

C-MX-5 supports a broad palette of uses — multifamily, condominium, hospitality, office, retail, and live-work — with build-to street frontage requirements, ground-floor transparency standards, and a walkable, transit-oriented design vocabulary. Combined with zero setbacks and a corner lot, the site delivers an unusually clean and efficient buildable area for a flagship project.

5

STORIES · AS-OF-RIGHT

7

STORIES · AHIP BONUS

~70 ft

ALLOWABLE HEIGHT

0

REQUIRED SETBACKS

HIGHLAND · JEFFERSON PARK · LOHI

The most coveted address in Northwest Denver.

"Highland and LoHi are routinely cited among the most walkable, most amenity-rich, and most supply-constrained neighborhoods in Denver — block after block of chef-driven restaurants, rooftop bars, and historic blocks holding their value through every cycle."

— DENVER MARKET OBSERVERS · 2026

Highland

One of Denver's most established and most desirable neighborhoods, Highland blends historic Victorian housing stock with new construction townhomes, boutique retail along 32nd and Tennyson, and direct sightlines to the downtown skyline. Median home prices ≈ \$820K.

Jefferson Park

A tree-lined enclave with character blocks, the eponymous park, and an unusually direct relationship to Empower Field, Elitch Gardens, the Downtown Aquarium, and the future stadium-district redevelopment. Increasingly the locus of new infill multifamily.

LoHi

Lower Highlands — directly across the Highland Bridge from LoDo — anchors Denver's strongest rooftop and chef-driven restaurant cluster. Walk Score ≈ 96. One-bedroom rents averaging ≈ \$2,073 / mo. The city's premier urban-residential brand.

96_{/100}

LOHI WALK SCORE

\$820K

HIGHLAND MEDIAN HOME

\$2,307

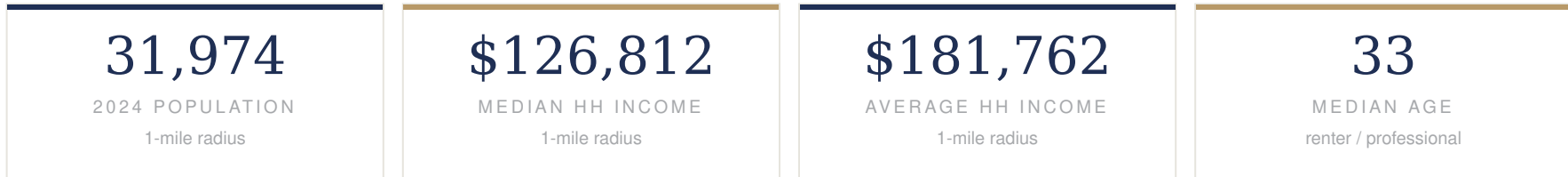
HIGHLAND AVG RENT

3 min

TO DOWNTOWN CBD

DEMOGRAPHICS & MARKET

The numbers behind the corner.



01 Population Growth · 2024 → 2029



02 Avg Household Income by Radius



03 Households & Demographics · ESRI 2024

METRIC	1 MILE	2 MILE	3 MILE
2010 Population	20,973	78,369	180,418
2024 Population	31,974	114,838	233,715
2029 Projected	33,181	129,355	261,450
2024 Households	18,438	60,340	120,351
HH Growth '24-'29	+3.80%	+11.85%	+12.30%
HH Earning \$100K+	11,178	32,808	57,677
Average HH Size	1.72	1.83	1.88
Median Age	33	34	34

SOURCE: ESRI · U.S. CENSUS · BLURIVER RESEARCH

STRATEGIC CATALYSTS

Why this corner, why now.

Five tailwinds converging on a single quarter-section of the city.

01 The Stadium District — A Generational City-Shaping Project

The Broncos' new ~\$4B stadium is moving to Burnham Yard, opening 2031. The current ~80-acre Empower Field campus reverts to city ownership and is expected to be replanned as a major new mixed-use district — directly adjacent to Cardinal Point.

02 Elitch Gardens Redevelopment

The Elitch Gardens amusement-park site — ~62 acres immediately across I-25 — has been planned for a multi-billion dollar mixed-use redevelopment ("The River Mile"). Cardinal Point sits squarely between Highland and that emerging riverfront district.

03 Entitlement Optionality

C-MX-5 by right, with a credible path to ~7 stories via Denver's Affordable Housing Incentive Program — meaningful density upside on a clean, mixed-use envelope.

04 Supply-Constrained Submarket

Highland and LoHi are among Denver's most amenity-rich and most fully built-out submarkets. Corner sites of this scale rarely come to market, and almost never to private off-market processes.

05 Carry While You Plan

Ten in-place multifamily units provide cash flow to absorb predevelopment, entitlements, and design — a luxury rarely available on raw infill sites.



The Convergence

Five independent tailwinds — public-sector reinvestment, private-sector redevelopment, entitlement upside, scarcity, and carry — rarely line up on a single corner. They line up here.

INVESTMENT RATIONALE

Built for the developer who values scarcity.

Four reasons Cardinal Point belongs on a short list of flagship infill plays.

Scarcity Premium

Hard-corner, half-acre, zero-setback infill sites in Highland are functionally unrepeatable. Replacement basis only goes one direction.

Density Upside

5 stories by right, with a path to ~7 stories via Denver's affordable-housing incentive. A flexible mixed-use envelope on a hard corner with zero setbacks.

Demographic Tailwind

Median 1-mile income \$126,812, average \$181,762, with double-digit projected growth across the 2 and 3-mile rings — a renter and condo demo that supports premium product.

Adjacency to Catalysts

Empower Field replan, Elitch Gardens / River Mile redevelopment, Highland Bridge, LoHi rooftop cluster, Platte River trails — Cardinal Point sits at the seam of all of them.

IN SUMMARY

Cardinal Point is the unusual case where land basis, in-place income, entitlement optionality, and macro-adjacency all line up on a single corner — offered privately, to a short list of qualified developers and capital partners.

CONFIDENTIALITY & DISCLAIMER

Important notices.

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BLURIVER Real Estate and should not be made available to any other person or entity without the prior written consent of BLURIVER Real Estate.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BLURIVER Real Estate.

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This offering is being made available on a confidential, off-market basis to a short list of pre-qualified developers and capital partners. Distribution of this document outside of that audience, or without the express written consent of BLURIVER Real Estate, is strictly prohibited.

TAKE THE NEXT STEP

Anchor your next development.

Request the underwriting package, schedule a private site walk, or open a confidential dialogue on assemblage, programming, and capital structure. Cardinal Point is being shown off-market to a short list of pre-qualified developers and capital partners — positions on this corner will not be available for long.

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