

# CCN ASSEMBLAGE FOR SALE



# BUELL



36 Steele Street & 25 Adams Street, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or [roche@buellco.com](mailto:roche@buellco.com)

BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209

# CCN ASSEMBLAGE FOR SALE



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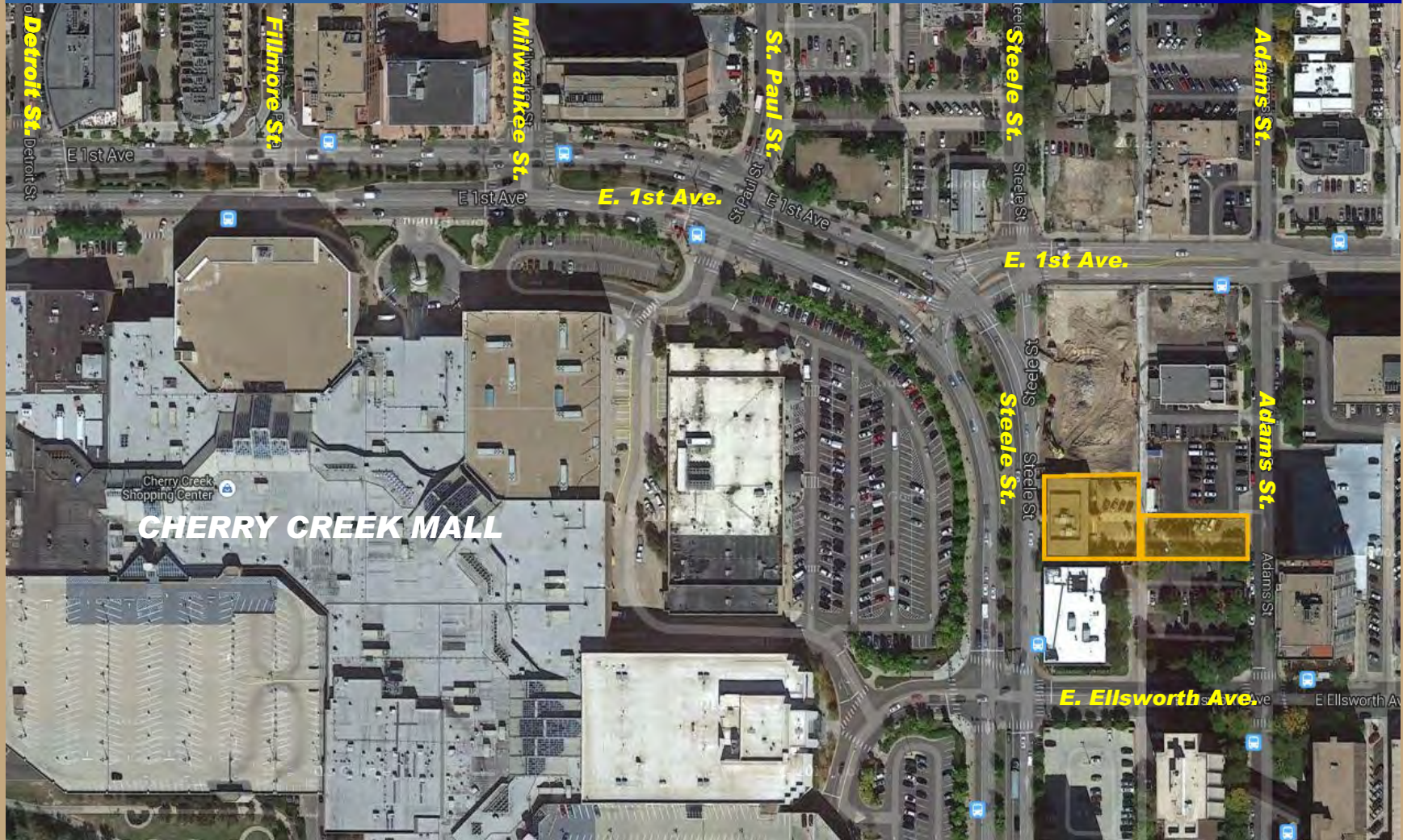
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# CLOSE UP AERIAL



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# CHERRY CREEK NORTH AERIAL MAP



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# PROPERTY SUMMARY



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Buell & Company is pleased to present to qualified investors the opportunity to purchase a prime redevelopment opportunity or an owner/user investment in the assemblage of 36 Steele Street and 25 Adams Street, total area approximately +/- 0.4313 Acres (+/- 18,787 SF). 36 Steele Street is a +/- 12,525 SF lot with a 14,208 SF office building and 25 Adams Street is a 6,262 SF lot that serves as a paved parking lot. This assemblage is located in the heart of Denver's exclusive Cherry Creek North district and directly across from the Cherry Creek Shopping Center.

## SITE INFORMATION

- Location: 36 Steele Street & 25 Adams Street
- City: City of Denver
- County: Denver County
- 36 Steele St. SF: +/- 12,525 SF
- 25 Adams St. SF: +/- 6,262 SF
- Total Acres: +/- 0.4313 Acres
- Total SF: +/- 18,787 SF
- Condition: Office Building & Lot
- Zoning: C-MX-5
- Utilities: Existing
- Price: Contact Broker



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# CHERRY CREEK NORTH OVERVIEW



**BUELL**

The 36 Steele Street and 25 Adams Street assemblage is advantageously located on the primary corridor between the Cherry Creek Shopping Center and Cherry Creek North district. The property is zoned C-MX-5 and ideally positioned to benefit from the high traffic count along this corridor and excellent area demographics that continues to increase in popularity attracting investment in the area and is the number one visitor destination in Colorado. The popular and unique area is realizing apartment demand at an all-time high, rates for prime retail space exceeding \$60/SF, and new office space rates over \$30/SF. The area has been selected by premium retailers Neiman Marcus, Hermes, Coach, Bank of America, Orvis, West Elm, Whole Foods, Tiffany & Company, Burberry, Ralph Lauren, Apple among many others.

## **Cherry Creek North:**

Encompassing a 16-block area, the Cherry Creek North district (CCN) is a premier outdoor retail, dining and mixed-use area located just 5 minutes from downtown Denver and across from the Cherry Creek Shopping Center. Over 400 businesses from independents to internationals operate in CCN. Income demographics are among the highest in the State with average household income within a 1-mile radius in excess of \$250,000. The area is experiencing a transformation with six major mixed-use development projects currently in progress combining class A retail and office space along with luxury residential.

## **Cherry Creek Shopping Center:**

The Cherry Creek Shopping Center is a highly successful shopping destination that attracts over 15 million visitors per year and is the single most visited destination in Colorado. Cherry Creek mall generates estimated annual sales over \$750/SF. 36 Steele Street is ideally situated to leverage this traffic with street frontage directly across from the primary entrance to the mall and its parking structure.

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# ALTA SURVEY

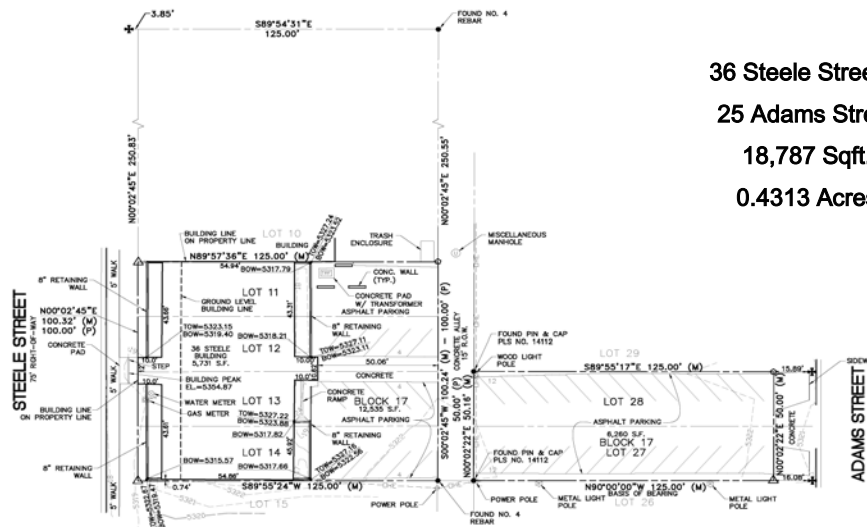


# BUELL

## ALTA SURVEY

LOTS 11-14 AND 27-28 BLOCK 17, BURLINGTON CAPITOL HILL ADDITION  
36 STEELE STREET AND 25 ADAMS  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**36 Steele Street &  
25 Adams Street**  
**18,787 Sqft.**  
**0.4313 Acres**



**LEGEND**

- + CURB & GUTTER
- CHASED CROSS
- △ SET PIN NAIL & DISK PLS NO. 28298
- SET REBAR & CAP, PLS NO. 28298
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE

EXCEPTIONS PER LAND TITLE INSURANCE COMPANY  
TITLE COMMITMENT NUMBER: ABB70194502, EFFECTIVE DATE AUGUST 31, 2007

8. EXISTING LEASES AND EASEMENTS, IF ANY.

9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL PLAN FOR THE LOCATION OF GFF-5 STREET RECORDED DECEMBER 05, 2005 UNDER RECEPTION NO. 2005207074.

**LEGAL DESCRIPTION:**  
LOTS 11, 12, 13, 14, 27 AND 28, BLOCK 17, BURLINGTON CAPITOL HILL ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**BENCH MARK:**  
C&D BENCHMARK NO. 385 B, C&D BRASS CAP, INTERSECTION OF STEELE STREET AND 1ST AVENUE, SOUTHEAST CORNER TOP OF CURB AT THE SOUTH END OF CURB.

**BASIS OF BEARING:**  
"WEST" ALONG THE SOUTH LINE OF LOT 27, BLOCK 17 BETWEEN THE CHASED CROSS AND REBAR & CAP PLS NO. 14112 AS SHOWN ON PLAT.

**FLOOD ZONE DESIGNATION:**  
THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FEMA, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080680800C PANEL 15 OF 27, DATED SEPTEMBER 28, 1995. FLOOD ZONE DESIGNATION IS ZONE X.

TO COSMOPOL COLORED, LLC, A COLORADO LIMITED LIABILITY COMPANY AND APS&E, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LAND TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASOM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASOM, NSPS IN 2005, AND INCLUDES ITEMS 7(A), 7(B), 7(C), 7(D), 7(E), 7(F), 7(G), 7(H), 7(I), 7(J), 7(K), 7(L), 7(M), 7(N), 7(O), 7(P), 7(Q), 7(R), 7(S), 7(T), 7(U), 7(V), 7(W), 7(X), 7(Y), 7(Z), 7(1), 7(2), 7(3), 7(4), 7(5), 7(6), 7(7), 7(8), 7(9), 7(10) OF TABLE A AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ASOM LAND TITLE SURVEYS."

DATE: 12/21/2012

JERALD W. RICHMOND, P.L.S. 28298  
FOR AND ON BEHALF OF  
DIAMONDBACK ENGINEERING & SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE: NOVEMBER 9, 2007

PREPARED BY: **DIAMONDBACK ENGINEERING & SURVEYING, INC.**  
12840 W. CEDAR DR., SUITE C • LAKEWOOD, CO 80228  
OFFICE 303-985-4204 FAX 303-985-4214

PROJECT: 36 STEELE STREET, DENVER, CO  
DRAWN BY: J. RICHMOND  
CHECKED BY: M. WINDFELT  
DATE: 11/9/12

DIAMONDBACK ENGINEERING & SURVEYING, INC.  
12840 W. CEDAR DR., SUITE C • LAKEWOOD, CO 80228

DATE: 11/9/12

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