



Aspen Heights - Lakewood

1225 Wadsworth Blvd

# Project Overview

Aspen Heights Partners is proposing a new market rate multifamily project in Lakewood, CO. The project is a 5-7 story apartment complex that consists of 351 units wrapped around five stories of structured parking. Roof top amenities display unfettered views of the Rocky Mountains, while residents can enjoy the heated pool, cabanas and hot tub as well as a fitness center, club room, grills, pizza oven, fire pit and a variety of outdoor games. Additional amenities include a dog park and dog wash, business center, ski and bike repair shop, putting green, and golf simulator.

The product will offer value to residents through a reasonably priced home with best-in-class amenities. Moreover, the site provides doorstep access to the Lakewood-Wadsworth Station, which is part of the RTD Rail Line. Parking in Downtown remains expensive, so residents would benefit from an inexpensive and quick 15-minute commute into downtown.

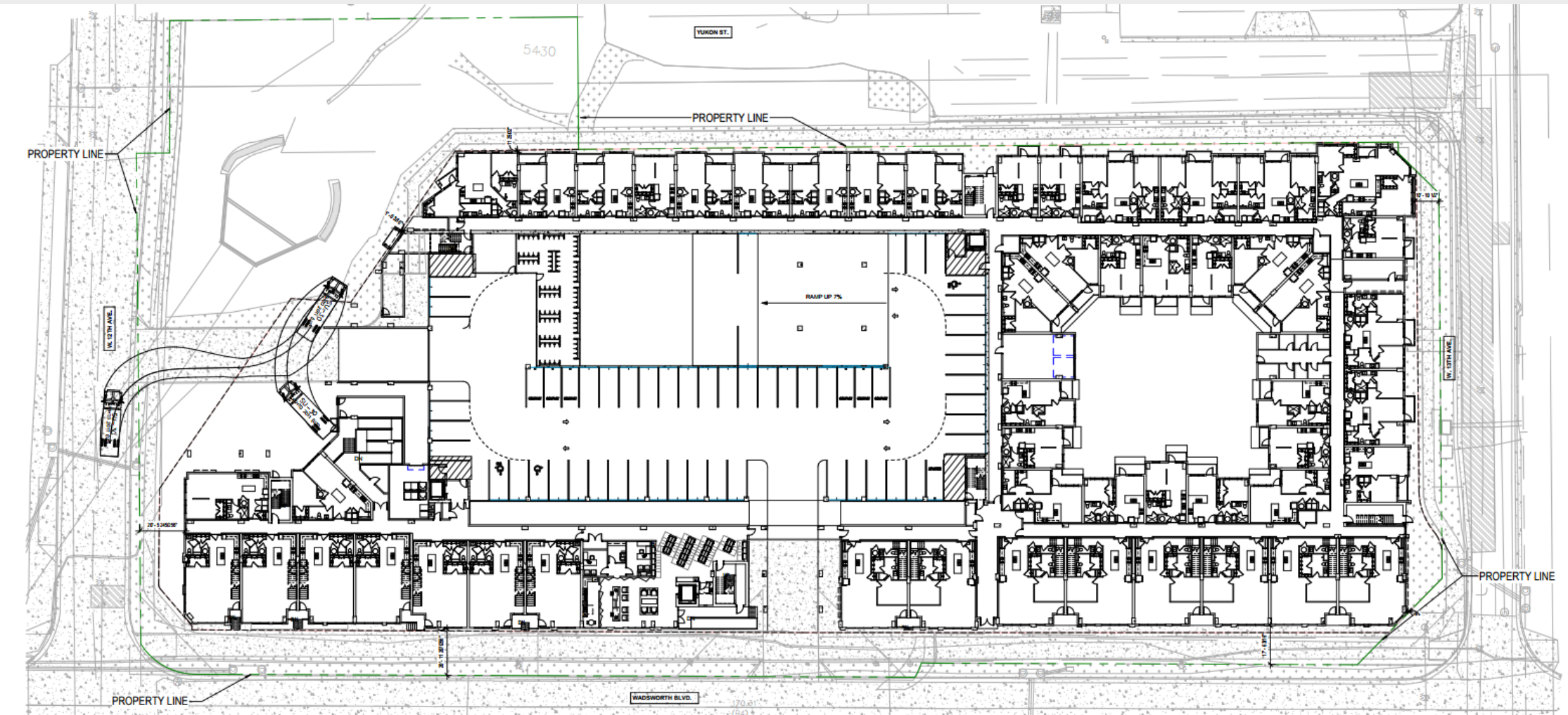
## Property Summary

Project Name	TBD
Property Type	Wrap – Podium Hybrid
Number of Units	351
Land Size (Acres)	2.9

## Project Timeline

Break Ground	June-20
Project Delivery	June-22
Project Stabilization	May-23

# Site Plan



# Rendering



# Rendering



# Rendering



# Benefits to Neighborhood

- Proximity to Light Rail minimizes traffic impact
- Removal of blighted buildings
- Streetscape improvements
- Nearly \$5,000,000 paid in municipal fees and taxes
- Reasonably priced units offer an approximately 25% discount to downtown Denver
- Development located in West Colfax Avenue Corridor Reinvestment Area
- Long-term owner

Questions?