



3300 South Tamarac Drive  
Denver, Colorado  
564 Units



- Tamarac Village Apartments is located within one of Denver's most desired rental locations. The demand for this location can be attributed to the excellent proximity to abundant retail including the newly renovated Tiffany Plaza which is anchored by the new **Whole Foods** flagship store. This location is also minutes from Denver's largest employment center (**The Denver Technological Center - DTC**) and enjoys convenient access to **Downtown Denver** and the **Cherry Creek Shopping District**. Additionally, Tamarac Village is within one mile of the **Hampton Light Rail Station**.
- Extensive amenity package includes carports, a spacious resident lounge with WiFi, a business center, three pools, mature landscaping, six ponds with fountains and a waterfall, state of the art fitness center, yoga studio, two racquetball courts, billiards room, three tennis courts, basketball court, a playground, and a dog run.
- This immediate submarket has out-performed the Denver metro area and enjoys 95% + occupancy. Additionally, Tamarac Village has averaged under 5% vacancy over the past three years.
- Tamarac Village sits on over 25 acres and is fully entitled for 1,100 units, positioning the property for a redevelopment as the market recovers.

For additional information contact:

**Doug Andrews**  
(303) 260-4408  
andrews@ARAUSA.com

**Terrance Hunt**  
(303) 260-4477  
hunt@ARAUSA.com

**Jeff Hawks**  
(303) 260-4406  
hawks@ARAUSA.com

**Mike Murray**  
(303) 260-4487  
mmurray@ARAUSA.com



Apartment Realty Advisors  
West Region

717 17th Street, Suite: 2000  
Denver, CO 80202  
Tel: (303) 260-4400  
Fax: (303) 260-4234

# Tamarac Village Apartments

564 Units • 382,838 Net Rentable Sq. Ft.

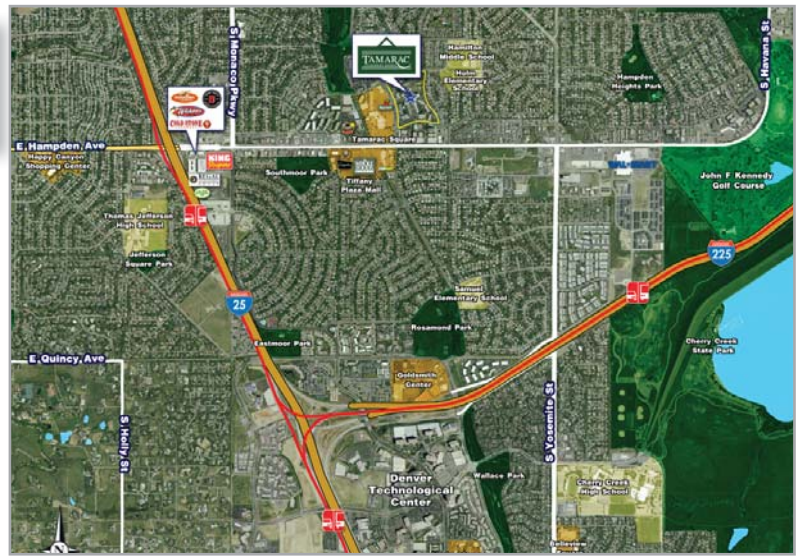
## Property Information

Location:	3300 South Tamarac Drive
Year Built:	1977
County:	Denver
City:	Denver
Number of Buildings:	14 plus clubhouse, maintenance
Number of Stories:	2.5 & 4
Average Unit Size:	679 square feet
Land Area:	25.16 acres
Density:	22.42 units / acre
Metering:	Individual for electric Master for gas and water
School District:	Denver Public Schools

## Features and Amenities

- Convenient access to Light Rail, major employers, recreation and retail
- Immaculate, updated clubhouse with state of the art fitness center, 2 raquetbal courts and yoga studio
- Resident lounge within clubhouse includes HD Plasma TV's, Wi-Fi, coffee bar, and pool tables
- Business center with WiFi and conference table
- 3 resort style swimming pools and spa
- Sand volleyball court
- 3 lighted tennis courts
- Basketball court
- Playground
- BBQ and picnic areas
- Mature landscaping in a park-like setting
- Laundry facilities
- Elevators
- Dog run
- Ceiling fans
- Tile entries\*
- Coat closets
- Eleven inviting floor plans
- Fireplaces\*
- Spacious walk-in closets
- Air conditioning
- Linen closets\*
- Covered parking
- Manufactured hardwood floors\*
- Breakfast bars
- Private balconies / patios
- Pantries\*
- Upgraded kitchens feature frost-free two door refrigerators, dishwashers and garbage disposals

*\*In select homes*



## Unit Mix

Description	Units	SF	Avg. Current Rent	Avg. Rent/ SF
Studio	20	450	\$457	\$1.02
1 Bed / 1 Bath	168	530	\$562	\$1.06
1 Bed / 1 Bath	118	560	\$623	\$1.11
1 Bed / 1 Bath	111	660	\$640	\$0.97
2 Bed / 2 Bath	59	950	\$778	\$0.82
2 Bed / 2 Bath	88	1,016	\$792	\$0.78
<b>Total / Average</b>	<b>564</b>	<b>679</b>	<b>\$645</b>	<b>\$0.95</b>



**ARA** APARTMENT<sup>SM</sup>  
REALTY ADVISORS

MULTIHOUSING INVESTMENT SERVICES

ATLANTA • AUSTIN • BOCA RATON • BOSTON • CHARLOTTE • CHICAGO • DALLAS  
DENVER • DAYTON • HOUSTON • KANSAS CITY • ORLANDO • PHOENIX  
SALT LAKE CITY • SAN FRANCISCO • SEATTLE • TAMPA

WWW.ARAUSA.COM