

3820 XAVIER STREET

DENVER, CO 80212



2,336

BUILDING SF

5,540

TOTAL LOT SF

4

UNITS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

COLBY CONSTANTINE
Investment Advisor
720.822.0029
colby@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY



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EXECUTIVE SUMMARY

Located at 3820 Xavier St in Denver, CO, this two-story fourplex offers four oversized 1-bedroom, 1-bathroom units just off 38th Ave and only 1/4 mile from the vibrant shops and restaurants on Tennyson St. The property has seen significant capital improvements over the last 10 years including new windows, updated major systems, and a beautiful facade. With its spacious layouts and unbeatable location, this multifamily asset presents a strong opportunity for both investors and owner-occupants.



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PROPERTY OVERVIEW

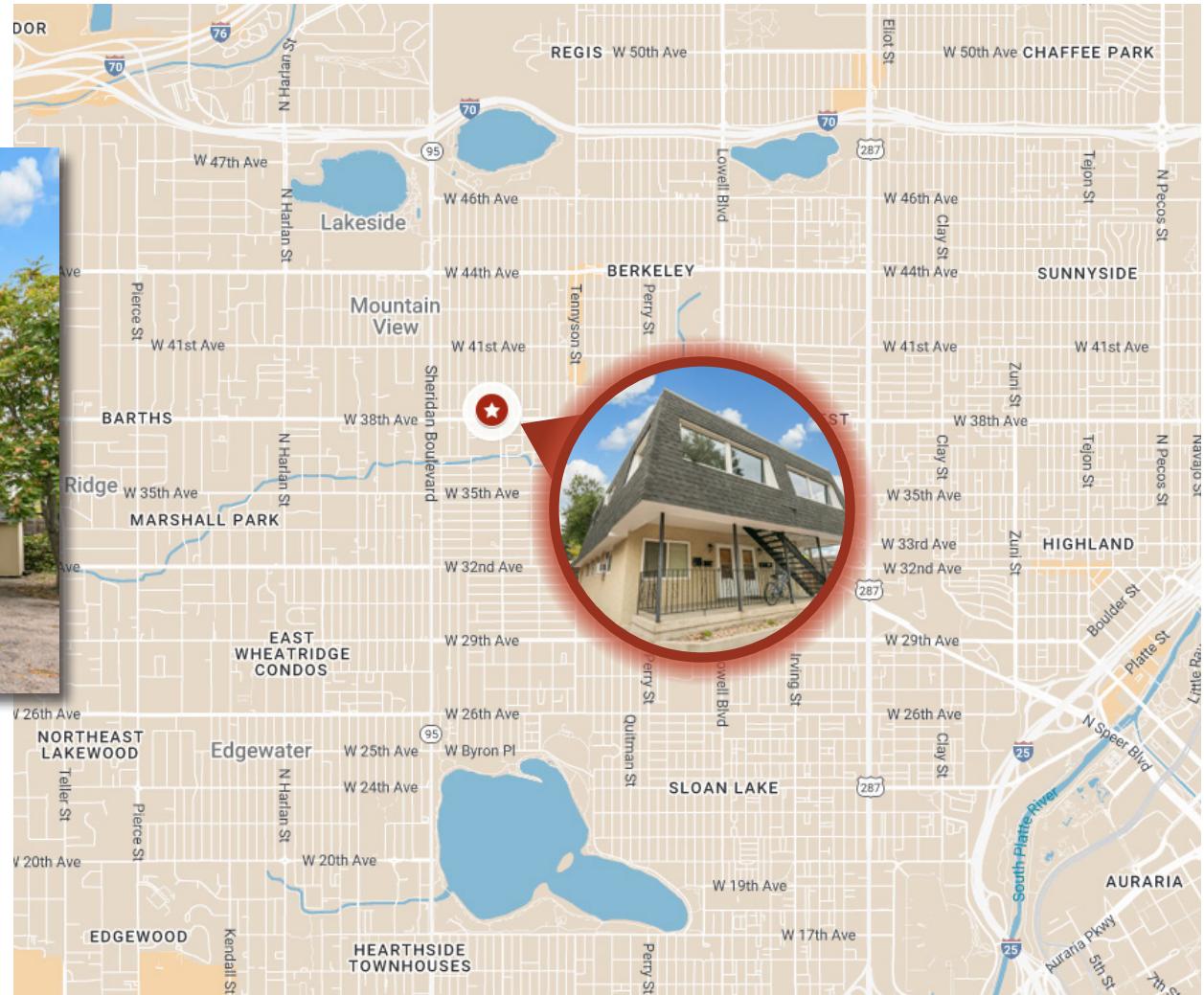


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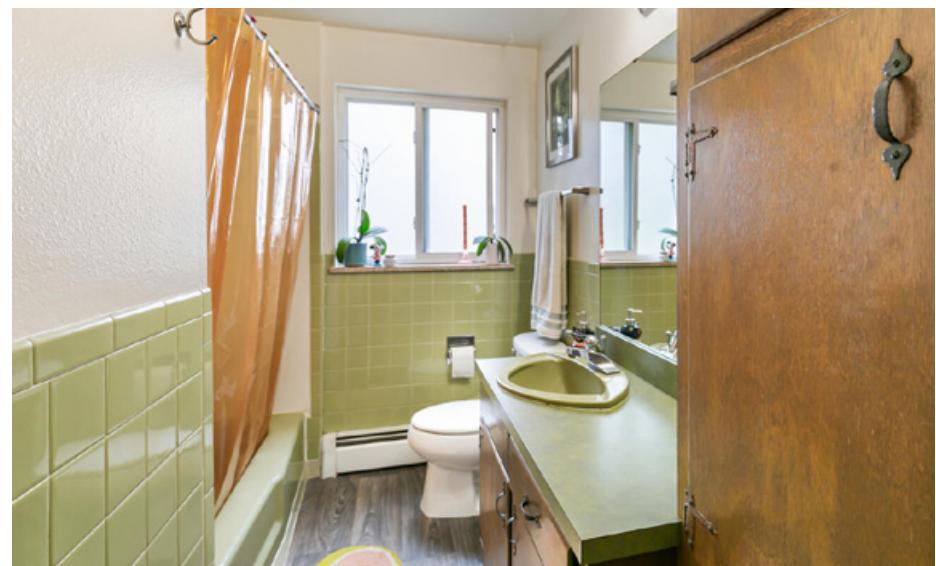
County	Denver
Year Built	1959
# Buildings	1
# Stories	2
Total Units	4
Roof Type	Flat
Gross Building SF	2,336
Lot SF	5,540
Parking	Surface / Off-Street
Air Conditioning	Window
Water / Sewer	Master
Electric / Gas	Individual
Zoning	U-MS-3



PROPERTY HIGHLIGHTS

- Prime location just off 38th Ave and Tennyson St
- Two-story fourplex with oversized one-bedroom units
- New vinyl double-pane windows
- Settled in a beautiful residential neighborhood

PROPERTY PHOTOS







FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
1 Bed, 1 Bath	4	575	\$1,225	\$2.13	\$1,500	\$2.61
TOTAL / AVERAGE	4	2,300	\$4,900	\$2.13	\$6,000	\$2.61



INCOME & EXPENSES

INCOME	CURRENT	PROFORMA
Gross Potential Rent	\$58,800	\$72,000
RUBS	\$1,139	\$2,400
Other	\$451	\$465
Storage	\$-	\$1,200
GROSS POTENTIAL INCOME	\$60,390	\$76,065
Vacancy/Collection Loss	\$-	5.0%
EFFECTIVE GROSS INCOME	\$60,390	\$72,465

EXPENSES	CURRENT	PROFORMA
Property Taxes	\$6,001	\$6,181
Insurance	\$3,465	\$3,569
Utilities	\$2,003	\$2,063
Repairs & Maintenance	\$4,000	\$4,000
Landscaping	\$309	\$318
Cleaning	\$770	\$793
TOTAL EXPENSES	\$16,548	\$16,924
Expenses per SF (gross)	\$7.08	\$7.24
Expenses per Unit	\$4,137	\$4,231
NET OPERATING INCOME	\$43,842	\$55,541

INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$925,000
Total SF:	2,336
Price Per SF:	\$395.98
Total Units:	4
Price Per Unit:	\$231,250

FINANCING

Loan to Value:	65%
Loan Amount:	\$601,250
Down Payment:	\$323,750
Interest Rate:	6.25%
Amortization:	30 Years





1



2



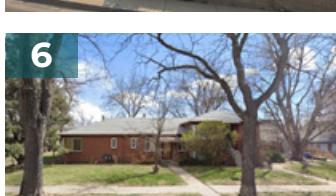
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4



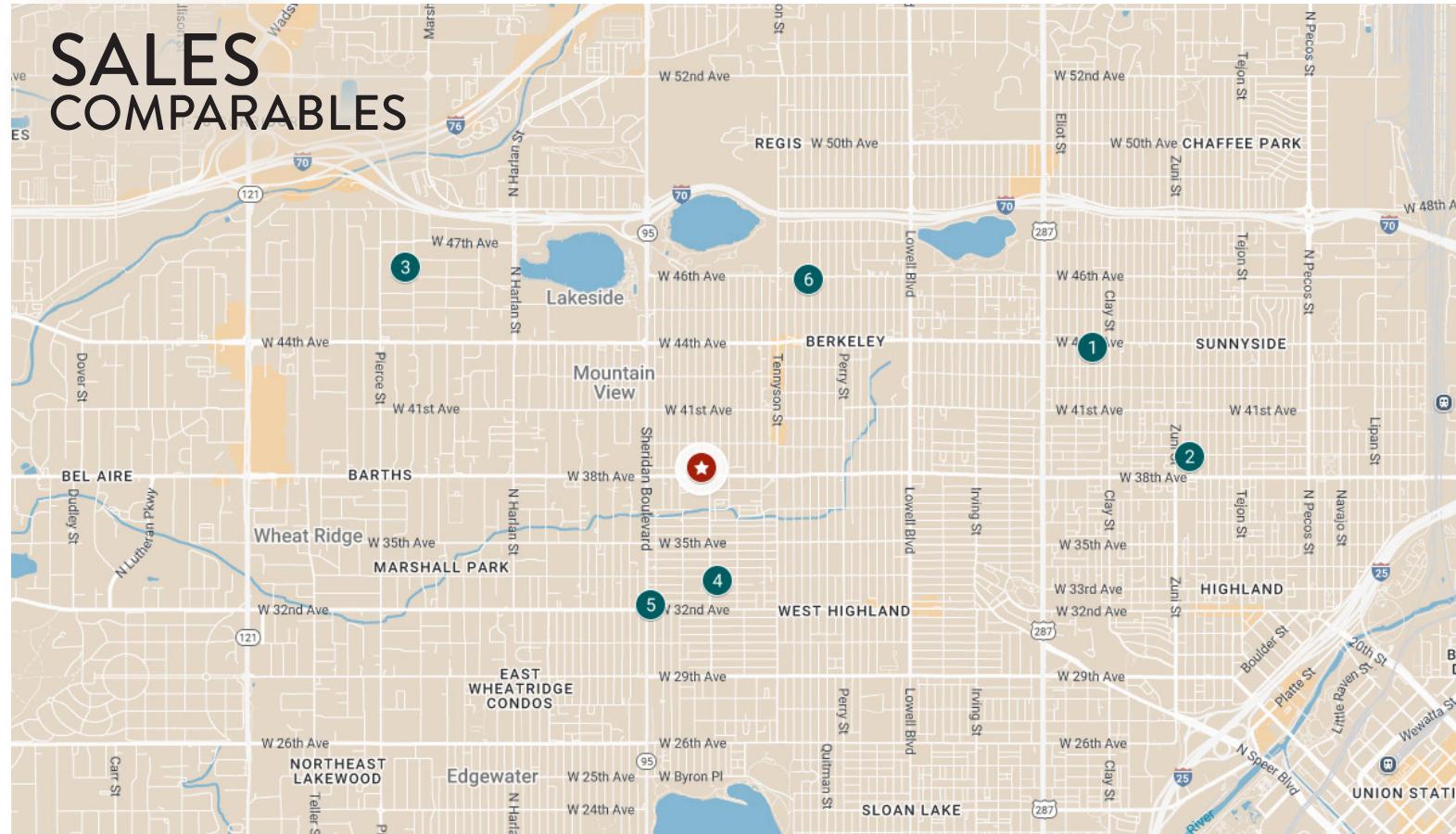
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6



7



#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	SF	\$/SF
SUB	3820 Xavier St, Denver, CO 80212		\$925,000	4	\$231,250	2,336	\$395.98
1	4350 Decatur St, Denver, CO 80211	11/1/2024	\$1,125,000	4	\$281,250	3,018	\$372.76
2	2300 W 39th Ave, Denver, CO 80211	7/28/2025	\$1,120,000	4	\$280,000	3,150	\$355.56
3	6650-6658 W 46th Pl, Wheat Ridge, CO 80033	3/19/2024	\$1,100,000	5	\$220,000	4,114	\$267.38
8	4638 W 33rd Ave, Denver, CO 80212	-	\$700,000	-	-	1,826	\$383.35
9	3200-3206 Sheridan Blvd, Denver, CO 80212	-	\$955,000	6	\$159,167	3,800	\$251.32
10	4200 W 46th Ave, Denver, CO 80212	-	\$1,000,000	4	\$250,000	2,564	\$390.02

AVERAGES

\$1,000,000

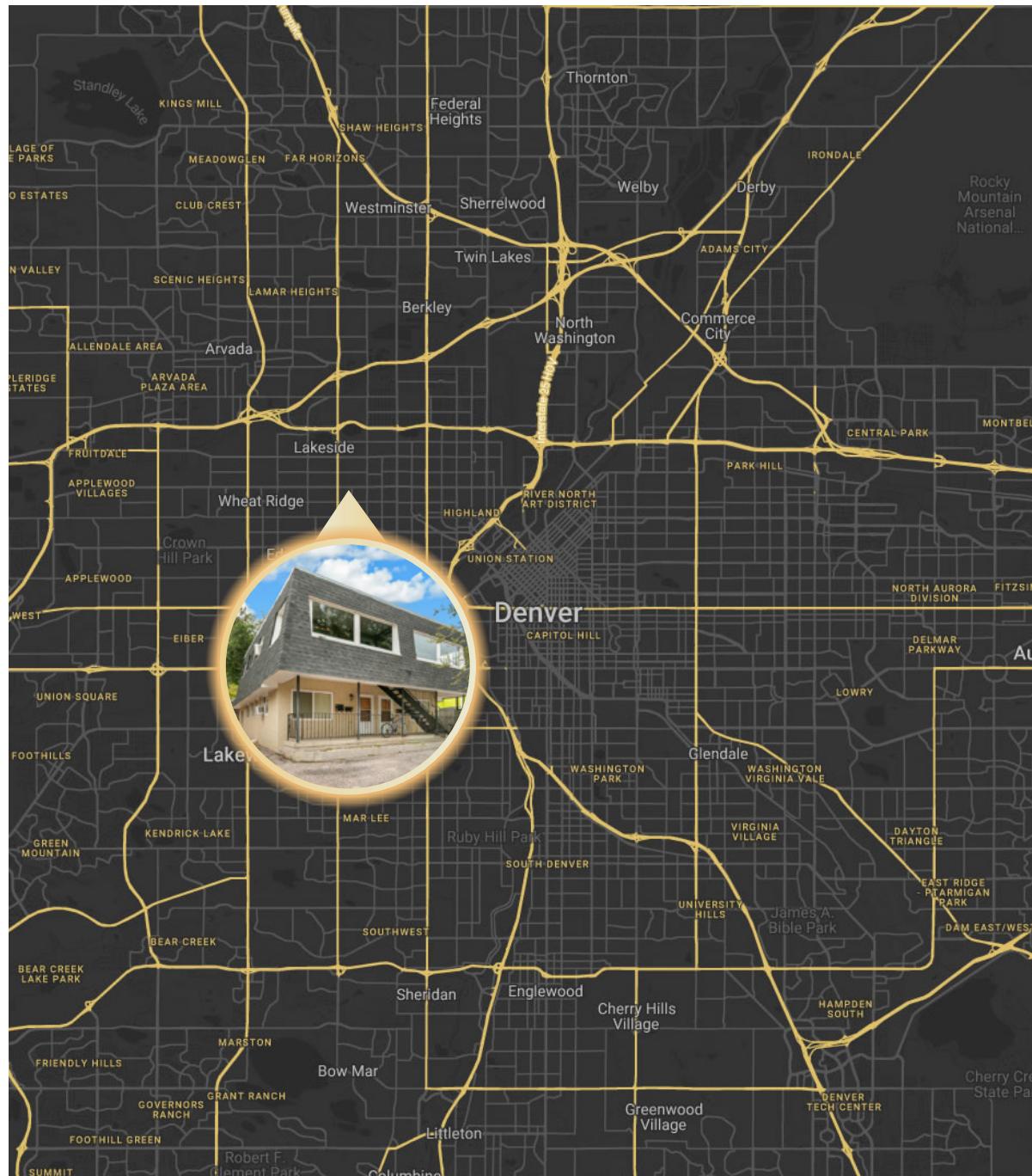
\$238,083

\$336.73

AREA OVERVIEW



LOCATION MAP & DEMOGRAPHICS



3820 XAVIER ST · DENVER /16

DEMOGRAPHICS

	1 MILE	3 MILES
2024 POPULATION	21,370	165,034
2024 # OF HOUSEHOLDS	10,178	77,637
MEDIAN HH INCOME	\$104,927	\$85,568

TRAFFIC COUNTS

Collection Street	Cross Street	VPD
Xavier St	W 39th Ave N	1,062
W 38th Ave	Zenobia St E	21,034
W 38th Ave	Sheridan Blvd W	22,939
Sheridan Blvd	S Broadway E	33,755
Sheridan Blvd	Ames St SW	40,209
Sheridan Blvd	W 38th Ave S	39,853
Sheridan Blvd	W 38th Ave S	29,778
Sheridan Blvd	W 33rd Ave S	32,460
W 38th Ave	W 38th Ave N	19,336
W 38th Ave	Utica St W	22,986

RETAIL/AREA MAP



LOCATION HIGHLIGHTS

- Surrounding Retail – many grocery stores and shopping centers within a mile of the property.
- Berkeley Lake Park – Offers walking trails, a playground, sports fields, and scenic lake views.
- Rocky Mountain Lake Park – Another nearby green space with a lake, trails, and picnic areas.
- Proximity to Downtown Denver – About a 10–15 minute drive, providing easy access to employment, entertainment, and cultural venues.
- Active Community Events – Seasonal farmers' markets, street fairs, and neighborhood festivals.
- Easy Highway Access – Quick connections to I-70 for trips to the mountains or across the city.

LOCATION WALK SCORE



Walk Score



Bike Score

92

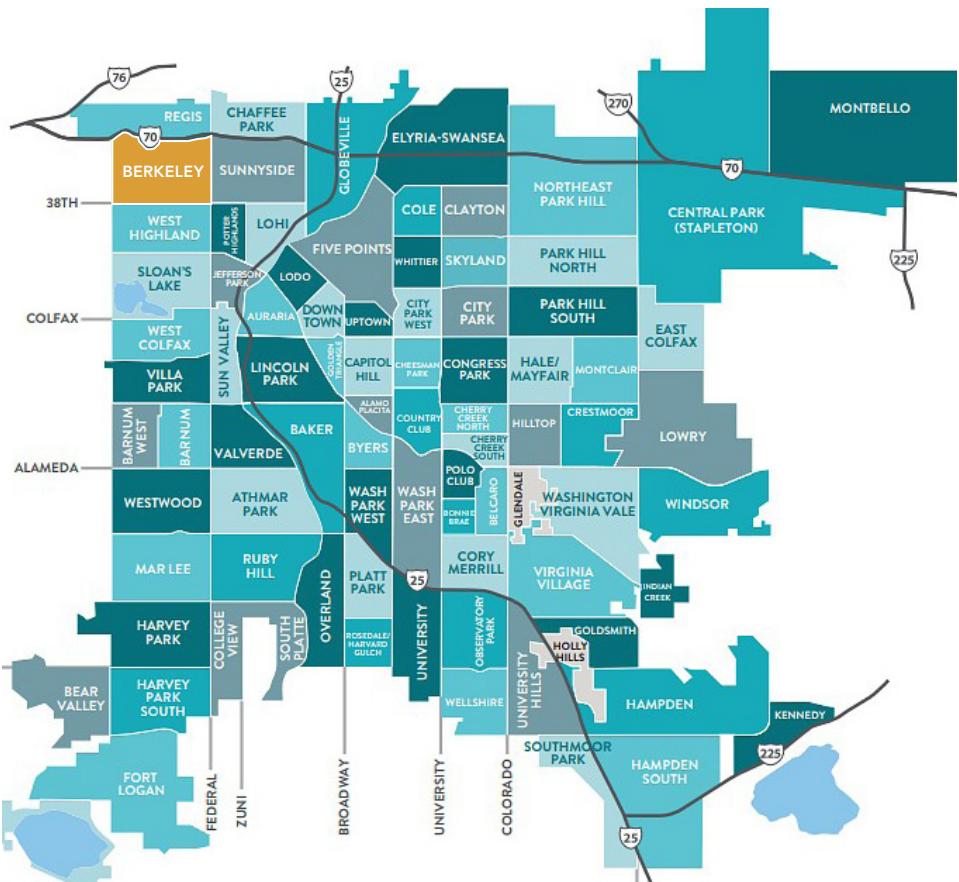
Walker's Paradise

Daily errands can be accomplished on foot

69

Very Bikeable

Some bike infrastructure available



BERKELEY NEIGHBORHOOD

39.7767° N, 105.0393° W

DENVER'S TOP NEIGHBORHOOD OF 2025

Berkeley is quintessential Denver, blending historical charm with contemporary wants, and thanks to steadily rising home prices and consistently stellar school rankings, it's been inching its way up the podium (third place in 2023 and second place in 2024). This year, the northwest neighborhood finally rises to the number one spot on our list of best hamlets in the city—it's also the first time the average home price in the area has surpassed \$1M. Berkeley encompasses a patchwork of Denver Squares, Victorians, modern townhomes, and duplexes. It's residential—with two solid schools—but close to all the necessary amenities, anchored as it is by the abundance of restaurants, bars, and shops along Tennyson Street. And its northern edge is lined with two sprawling green spaces, including one of the city's 16 off-leash dog parks. The result is an ideal spot for young families, first-time home buyers, and empty nesters to settle down.

LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- FV
- DISH Network
- Newmont
- Qurate Retail
- Liberty Media
- Ball
- DCP Midstream
- DaVita
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

#2

U.S. NEWS & WORLD REPORT

BEST CITY FOR GRADS

#3

RENT.COM

FASTEST GROWING METRO

#6

FORBES

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

HEALTHIEST CITY

#3

FORBES

BEST PLACE TO WORK

#4

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER COLORADO 2025 ECONOMIC OVERVIEW

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth. Nearly half of all Denver apartments are now offering incentives, with competition especially sharp in high-construction submarkets like Downtown and East Denver.

The surge in new units has been concentrated in the luxury segment, which makes up about 75% of recent deliveries. This has led to steep rent declines at the top end of the market, while mid-tier 3 Star properties initially held stronger. However, widespread concessions—such as up to three months of free rent—are now pulling renters into higher-quality buildings, weakening demand for more affordable units. Overall, rents are down 3.7% year-over-year, well below the national average, and while Q1 2025 saw slight growth, it was the weakest first-quarter performance in several years.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

*Source: CoStar, Sept. 2025

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON
KAUFMAN

PRINCIPAL



TEAL
HAGAN

PRINCIPAL + EMPLOYING BROKER



HALEY
FORD

DIRECTOR OF MARKETING



ERIN
FRIBERG

DIRECTOR OF OPERATIONS



COLBY
CONSTANTINE

INVESTMENT ADVISOR



ANDREW
VOLLERT

BROKER



ZACHARY
BIERMAN

BROKER



RYAN
FLOYD

BROKER



AMANDA
WEAVER

BROKER



LOUIS
PASSARELLO

JUNIOR BROKER



DREW
MADAYAG

JUNIOR BROKER

► EMPATHY

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

► TEAM MENTALITY

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

► DISPROPORTIONATE VALUE

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

► PERSEVERANCE & PASSION

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

► TANGIBLE RESULTS

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

► ELITE PERFORMANCE

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Colby Constantine

INVESTMENT ADVISOR

Colby Constantine is an Investment Advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 3820 Xavier St, Denver, CO 80212 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

