

# Cheesman Park Multifamily Investment

875 North Marion Street Denver, CO 80218



FOR SALE

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Property Description

Located in one of Denver’s most desirable downtown neighborhoods, 875 N Marion St presents a lucrative opportunity for investors. Revenue upside easily attainable without significant expense by increasing rents, implementing RUBS, and adding tenant storage. Tenants will enjoy the incredible walkability, with a King Soopers only a block away, and the neighborhood attractions like Cheesman Park and the Denver Botanic Gardens.

Property Highlights

- Amazing location
- Significant upside without renovation
- High-demand neighborhood
- Well maintained property
- Onsite amenities

Offering Summary

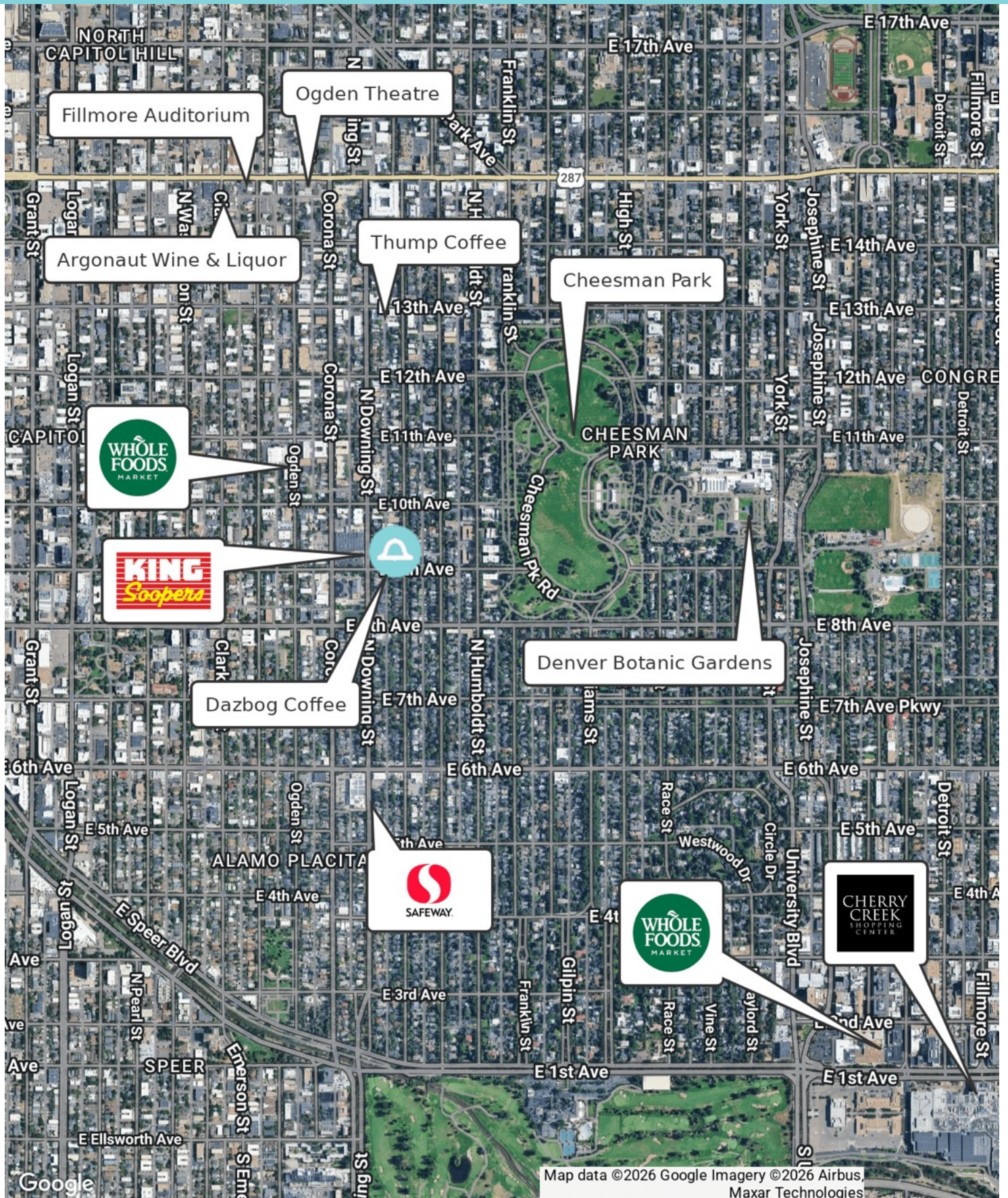
Sale Price:	\$1,700,000
Number of Units:	8
Building Size:	4,082 SF
Pro Forma NOI:	\$107,271
Pro Forma Cap Rate:	6.31%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,030	7,478	29,336
Total Population	3,232	11,811	46,176
Average HH Income	\$147,878	\$132,279	\$120,193

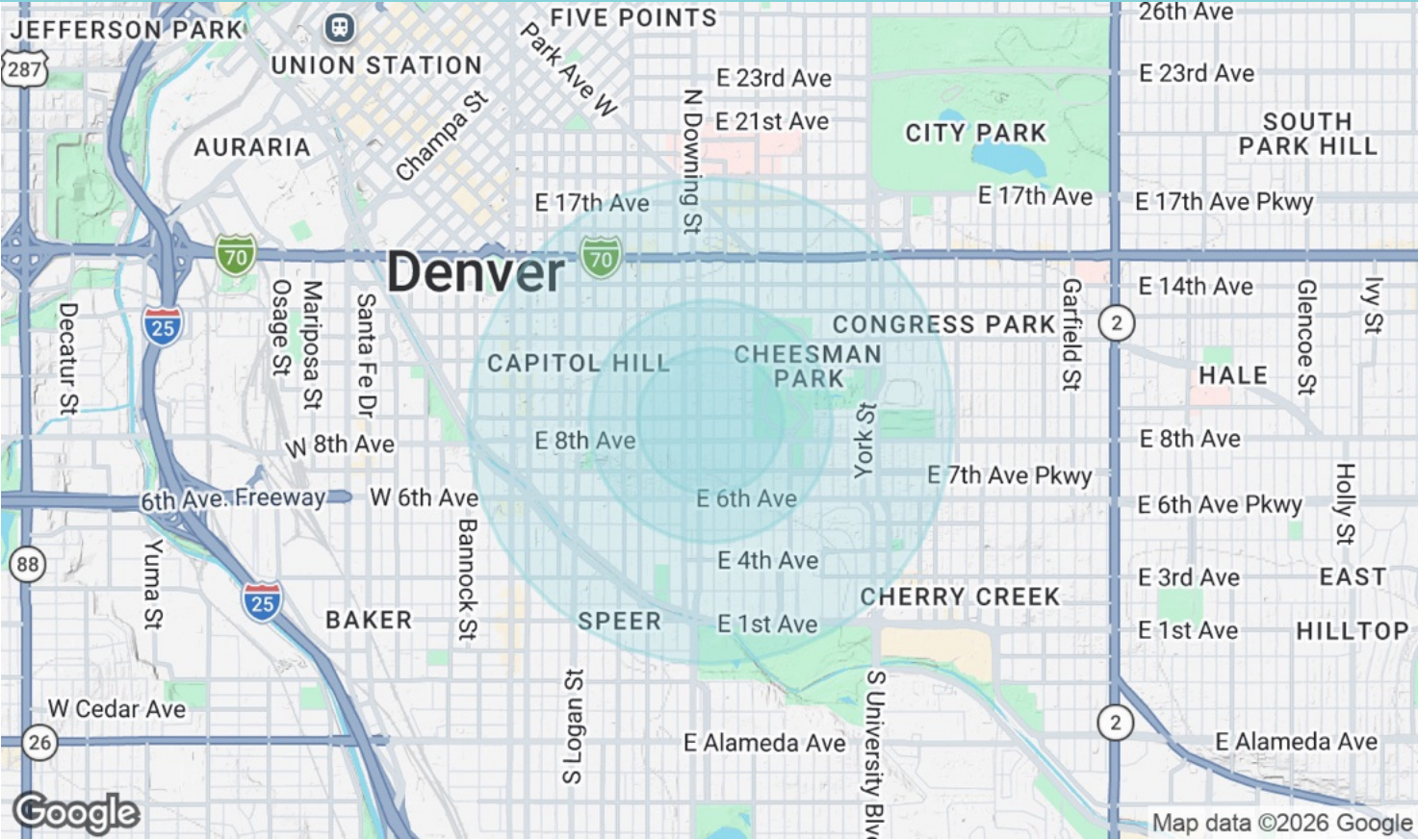


## Location

875 North Marion Street Denver, CO 80218







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,232	11,811	46,176
Average Age	40	40	40
Average Age (Male)	41	41	40
Average Age (Female)	39	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,030	7,478	29,336
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$147,878	\$132,279	\$120,193
Average House Value	\$956,928	\$906,666	\$872,631

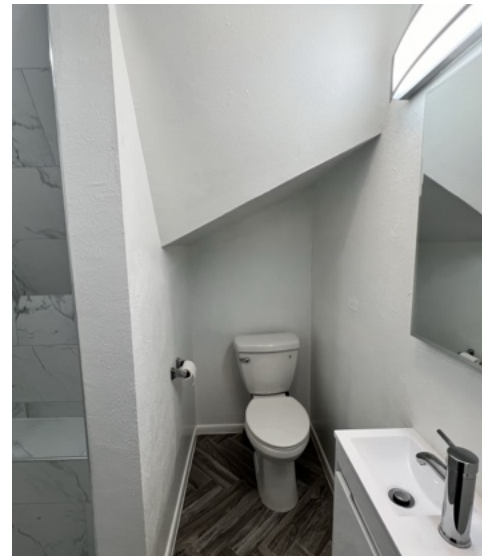
Demographics data derived from AlphaMap



For Sale

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## Rent Roll

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Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease End
Garden Level	2	2	\$1,750	\$1,900	1/2027
Garden Level	1	1	\$1,200	\$1,250	Vacant
Main Floor	2	2	\$600	\$2,000	MTM
Main Floor	2	1	\$1,750	\$1,900	8/2026
2nd Floor	1	1	\$1,200	\$1,350	6/2026
2nd Floor	1	1	\$1,100	\$1,350	6/2026
Top Floor	-	1	\$1,150	\$1,150	7/2026
Top Floor	-	1	\$900	\$1,150	6/2026
<b>Totals</b>			<b>\$9,650</b>	<b>\$12,050</b>	



# Financial Summary

875 North Marion Street Denver, CO 80218



Income Summary	2025 Actual	Pro Forma
Rent	\$108,256	\$144,600
RUBS	\$0	\$6,500
Storage	\$0	\$4,800
Vacancy Cost	\$0	(\$7,795)
Gross Income	\$108,256	\$148,105

Expenses Summary	2025 Actual	Pro Forma
Gas & Electric	\$6,097	\$6,100
Water/Sewer	\$2,610	\$2,700
Property Tax	\$8,594	\$8,034
Insurance	\$9,260	\$8,500
Repairs/Maintenance	\$3,977	\$4,000
Management	\$0	\$11,500
Operating Expenses	\$30,538	\$40,834

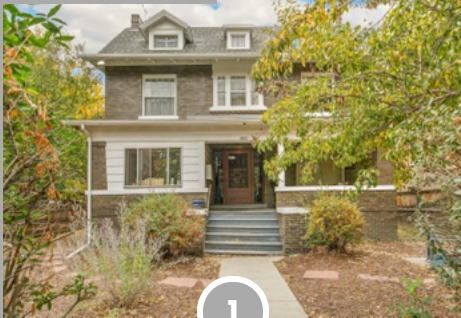
Net Operating Income	\$77,718	\$107,271
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## Comparable Sales

875 North Marion Street Denver, CO 80218

Sold 10/24/2025



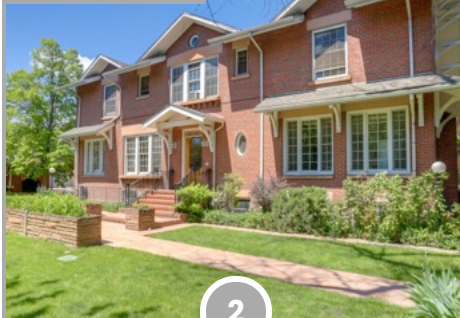
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**880 N Marion St**

Denver, CO 80218

Price:	\$862,500
No. Units:	6
Cap Rate:	5.83%

Sold 8/18/2025



2

**725 Corona St**

Denver, CO 80128

Price:	\$1,330,000
No. Units:	7
Cap Rate:	5.37%

Sold 1/20/2026



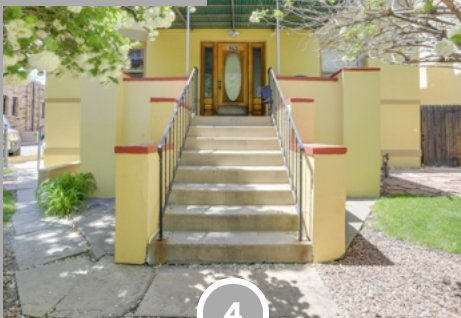
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**1130 Downing St**

Denver, CO 80218

Price:	\$1,200,000
No. Units:	4
Cap Rate:	5.63%

Sold 7/25/2025



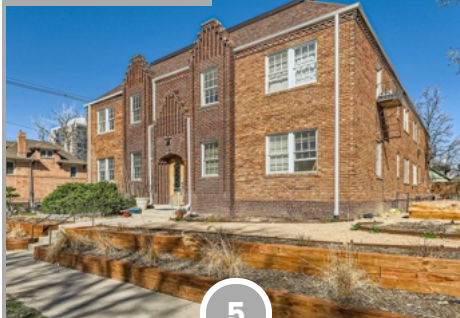
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**1625 N Clarkson St**

Denver, CO 80218

Price:	\$1,380,000
No. Units:	9
Cap Rate:	5.67%

Sold 8/20/2025



5

**1580 St Paul St**

Denver, CO 80206

Price:	\$1,940,000
No. Units:	9
Cap Rate:	4.43%

Sold 8/20/2025



6

**1275 Steele St**

Denver, CO 80206

Price:	\$2,310,000
No. Units:	12
Cap Rate:	4.43%



## Advisor Bio

875 North Marion Street Denver, CO 80218



**Calvin Graves**

Associate Advisor

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### **BellStreet**

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