

# ***Retail Income + Growth + Re-Development***

***Denver Central /New Broncos Stadium/Denver Health***



**Price \$2,800,000. 14,062 Sq. ft Lot. Zoned C-MX-8. \$141,000 AGI**



**536 Cherokee street, Denver**



**520 Cherokee street, Denver**

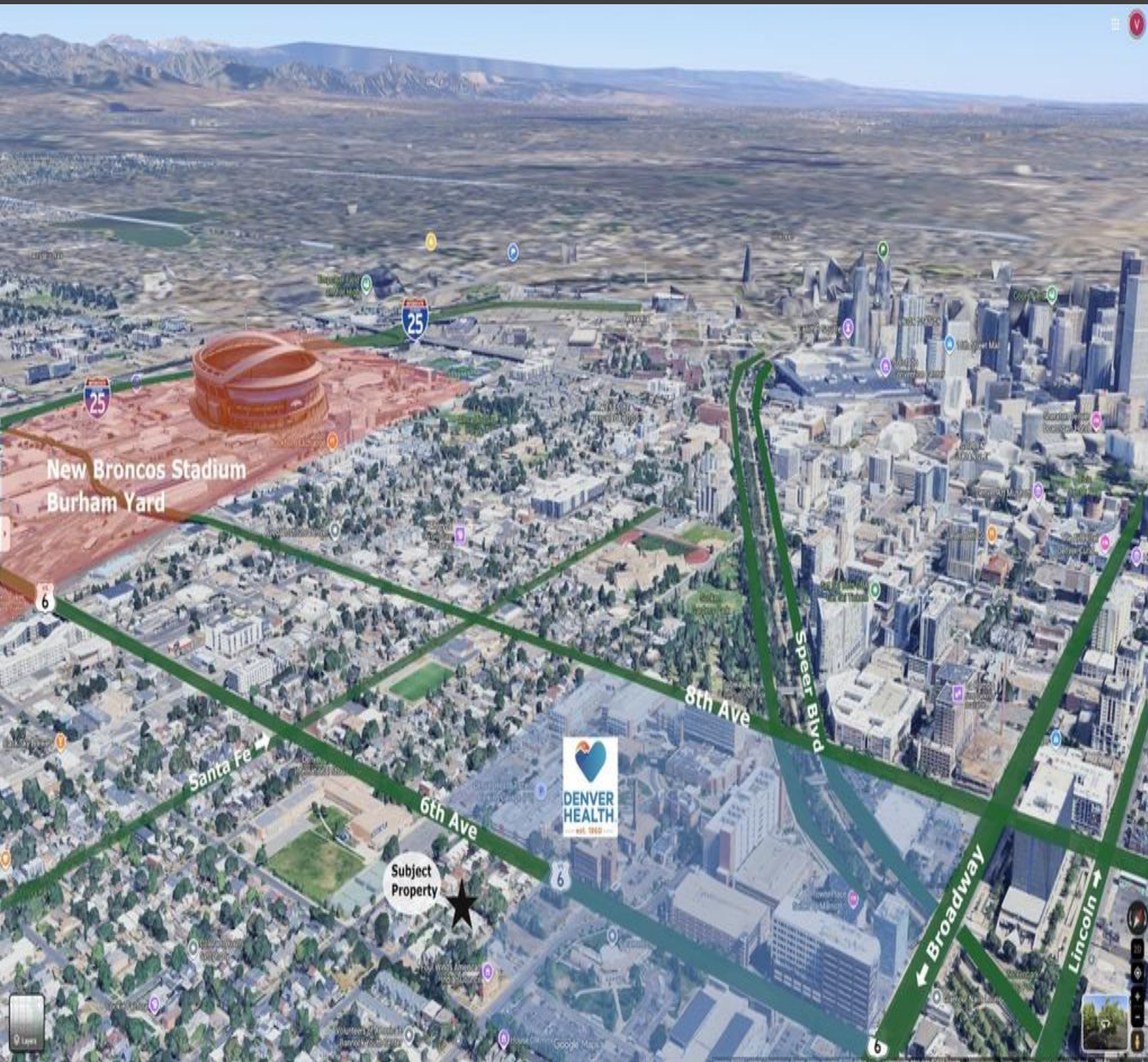
# Denver Health Institutional Expansion

Denver Health has acquired multiple adjacent parcels(539, 543, 549, 561 and 567 N Bannock) totaling approximately **\$5.5M** signaling long-term commitment, institutional reinforcement, and sustained demand.



# BURNHAM YARD & FUTURE BRONCOS DISTRICT

Ideally positioned less than **1 mile** from Burnham Yard redevelopment and proposed Denver Broncos mixed-use stadium district, expected to catalyze major economic and real-estate activity through 2030+.



## CENTRAL DENVER POSITIONING

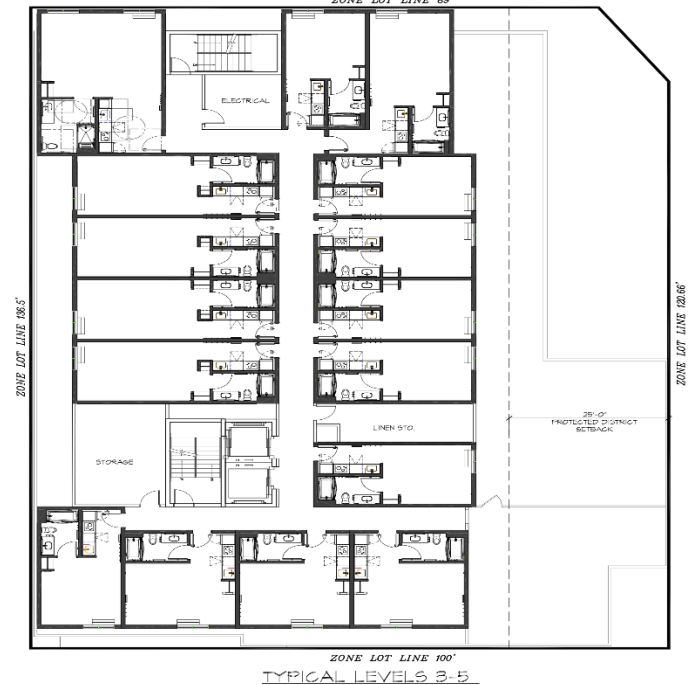
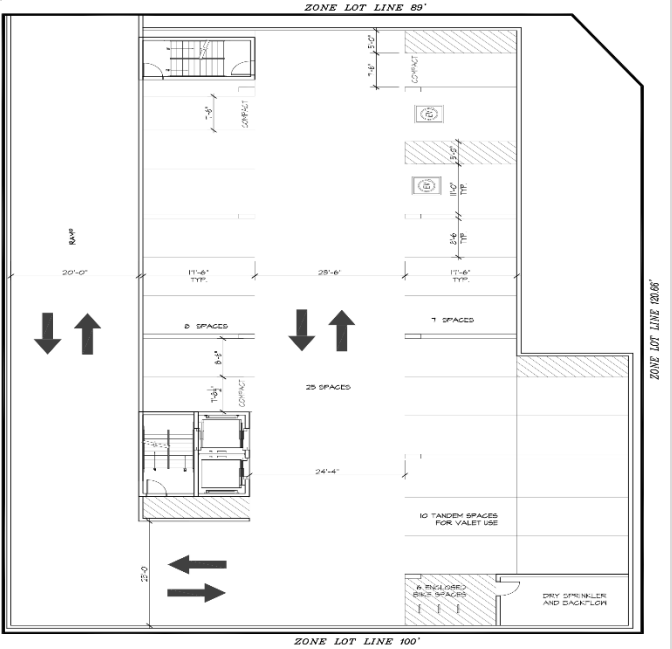
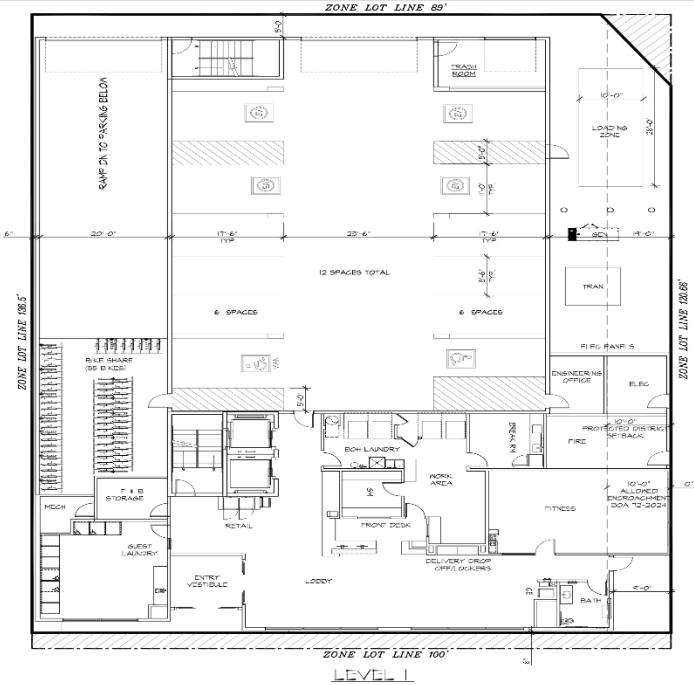
Exceptional urban accessibility to **Downtown Denver, Cherry Creek North, Capitol Hill, Santa Fe Arts District and Broadway**

# Redevelopment

- ❑ Leverage C-MX-8 zoning for Hospitality, mixed-use residential + retail, Medical offices.
- ❑ Perfect for **55/60+ Active Community**. Hospital/Stadium Proximity, High Walkability,
- ❑ **Approved by Hilton** for 96 Room Extended Stay Hotel.
- ❑ Negotiate and acquire 542 Cherokee for 21,062 sq ft. (go Higher or Wider or both)



Build Cost	\$20-26M
7 Stories	2 Podium + Wood
9 Year	300%-400% Cash/Cash Return
RevPAR	\$110 (3 <sup>rd</sup> Year Stable) and 3% inflation. 78% occupancy.
NOI	45%+



# 520 Cherokee St

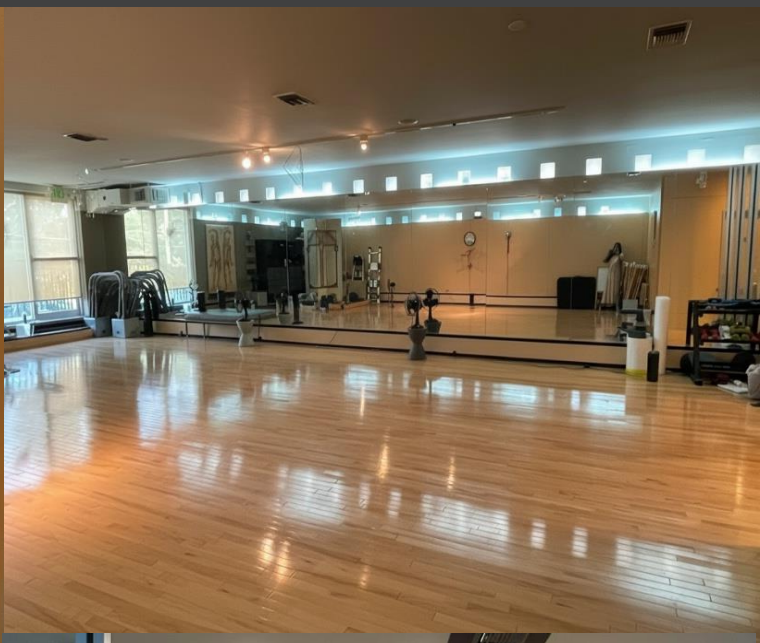
## Current Income producing with Strong Upside potential

- Below-market rental rates relative to demand drivers
- Opportunity to implement leasing resets, tenant mix optimization, and physical enhancements

Gross Income	\$93,204/yr
Building	2 Story
Land	7000 sqft
Building	5441 sqft
Zoning	C-MX-8
Parking	17 spaces
Tenant Spaces	4
Leases	3
1 <sup>st</sup> floor Suite A	Catalyst Physical Therapy March'26
1 <sup>st</sup> floor Suite B	Wedding Dance coach August 26
2 <sup>nd</sup> floor	Artistic Body Movement August 26



520 Cherokee St - Additional Pictures



# ***536 Cherokee St***

## ***Commercial Kitchen with 2 walk-in –freezers***

### **Current Income producing with Strong Upside potential**

- Below-market rental rates relative to demand drivers
- Opportunity to implement leasing resets, tenant mix optimization, and physical enhancements

<b>Gross Income</b>	<b>\$48,000/yr</b>
<b>Building</b>	<b>1 Story</b>
<b>Land</b>	<b>7062 sqft</b>
<b>Building</b>	<b>2264 sqft</b>
<b>Zoning</b>	<b>C-MX-8</b>
<b>Parking</b>	<b>7 spaces + Loading Zone</b>
<b>Leases</b>	<b>1</b>
<b>Tenant</b>	<b>Pastore Italian Distributing Inc</b>
<b>Tenancy</b>	<b>Sept'27</b>



536 Cherokee St - Additional Pictures



# ***Disclosures & Confidentiality Agreement***

This Confidential Offering Memorandum ("Memorandum") has been prepared solely for the purpose of providing selected information to prospective purchasers to assist in evaluating the acquisition of 520 & 536 Cherokee Street, Denver, Colorado (the "Property"). This Memorandum is not all-inclusive or intended to contain all information a prospective purchaser may require. All financial projections, assumptions, market information, and statements contained herein are based on information supplied by the owner and other sources believed to be reliable; however, neither the Owner nor any of their affiliates, representatives, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

Prospective purchasers should conduct their own independent due diligence, investigations, inspections, financial analysis, and verification of all information presented. All information is subject to change, correction, withdrawal, or prior sale without notice.

The Owner expressly reserves the right, at its sole discretion, to reject any or all offers, terminate discussions, and/or modify the terms of the offering at any time.

This Memorandum is being provided solely for review by the party receiving it and is not to be reproduced, distributed, or made available to any other person without the prior written consent of the Owner. By accepting this Memorandum, the recipient agrees that all information contained herein is confidential, will be used solely for the purpose of evaluating a possible transaction, and will not be disclosed to any other party without the written consent of the Owner.

Any estimates of future performance or projections are provided for general reference only and do not constitute a guarantee of future results. Past performance is not indicative of future results. Cap rates, returns, and financial metrics referenced herein are estimates only and are subject to market conditions, lease negotiations, operating performance variances, and other risk factors.

Purchaser shall rely exclusively on its own investigations, inspections, and legal, tax, financial, and professional advisors in evaluating and negotiating any prospective transaction relating to the Property.



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