

520 & 536 Cherokee St, Denver

Central Denver Retail + Infill, C-MX-8, 14,100 sq ft.

\$2,800,000

Infill, 8 story,
mixed-use

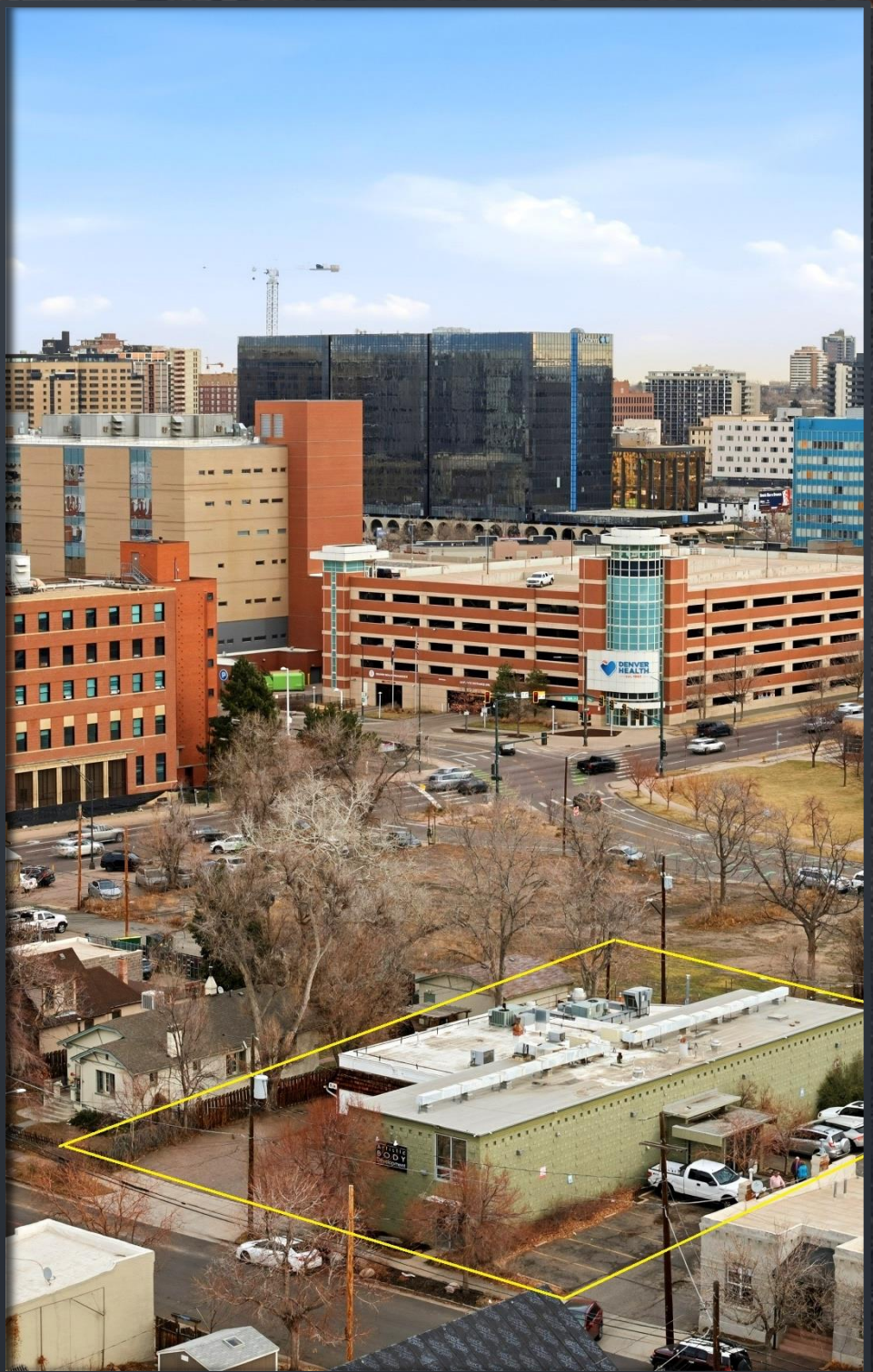
Next to
Denver Health

1 mile to
Burham Yard

NOI: \$93,240

4 Tenants,
100% Leased

Rent Growth



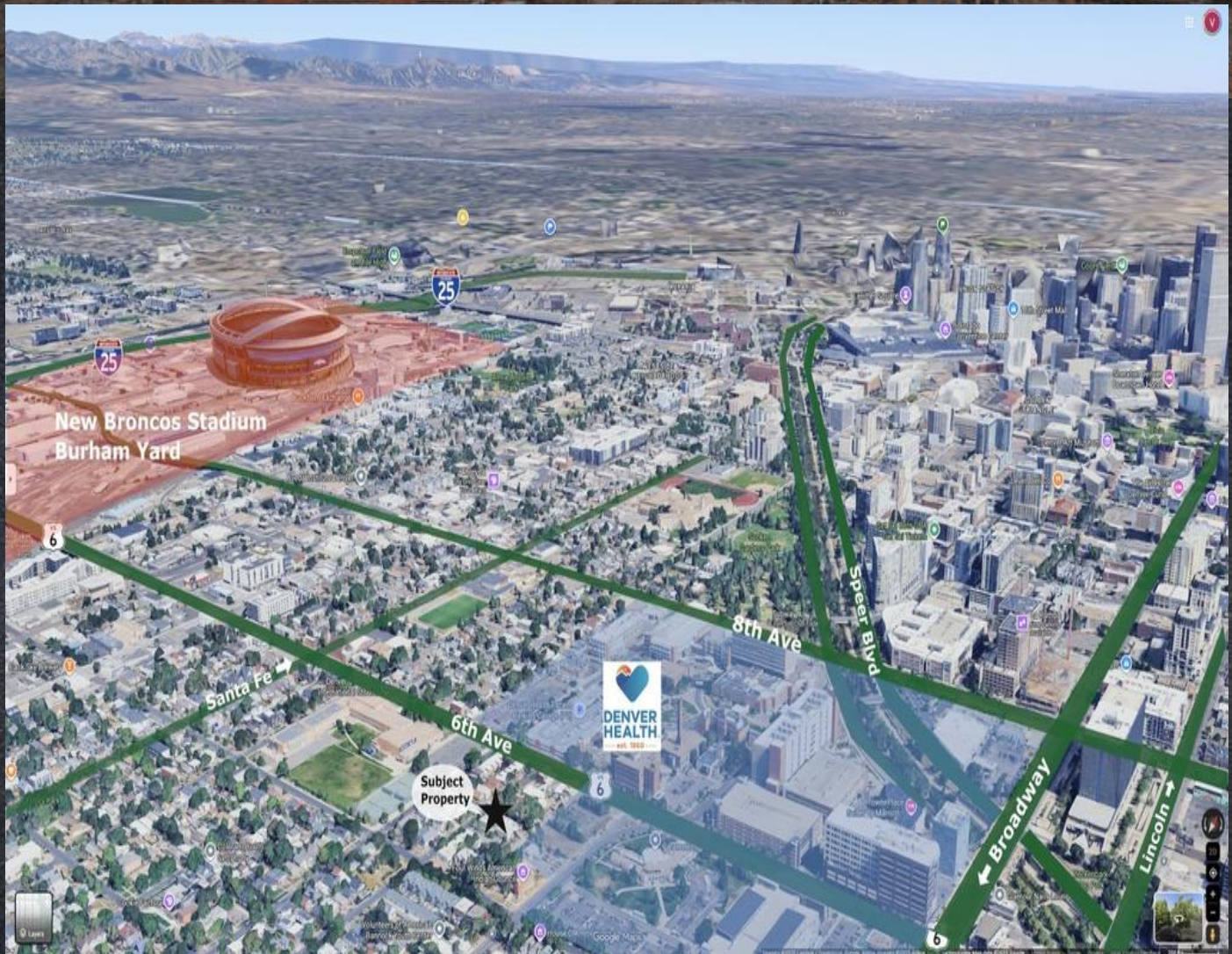
Denver Health Institutional Expansion



For \$5.5 million, - Denver Health has acquired multiple adjacent parcels (539, 543, 549, 561 and 567 N Bannock)

Signaling long-term commitment, institutional reinforcement, and sustained demand

Burham Yard & Future Broncos District



Less than 1 mile from proposed Broncos mixed-use stadium district

Expected to catalyze major economic and real estate activity.

Signaling sustained demand

520 CHEROKEE – RETAIL SPACE

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 st floor Suite A	Catalyst Physical Therapy March '26
1 st floor Suite B	Wedding Dance coach August 26
2 nd floor	Artistic Body Movement August 26 (2 spaces)



520 CHEROKEE - PICTURES



536 CHEROKEE – COMMERCIAL KITCHEN - 2 WALK IN FREEZERS

Gross Income	\$48,000/yr
Building	1 Story
Land	7062 sqft
Building	2264 sqft
Zoning	C-MX-8
Parking	7 spaces + loading zone
Tenant Spaces	Current - 1 Potential to run as cloud kitchen
Leases	1
Tenant	Pastore Italian distribution
Tenancy	Sept'27



536 CHEROKEE - PICTURES



REDEVELOPMENT

Leverage **C-MX-8** zoning for Hospitality, mixed-use residential + retail, Medical offices.

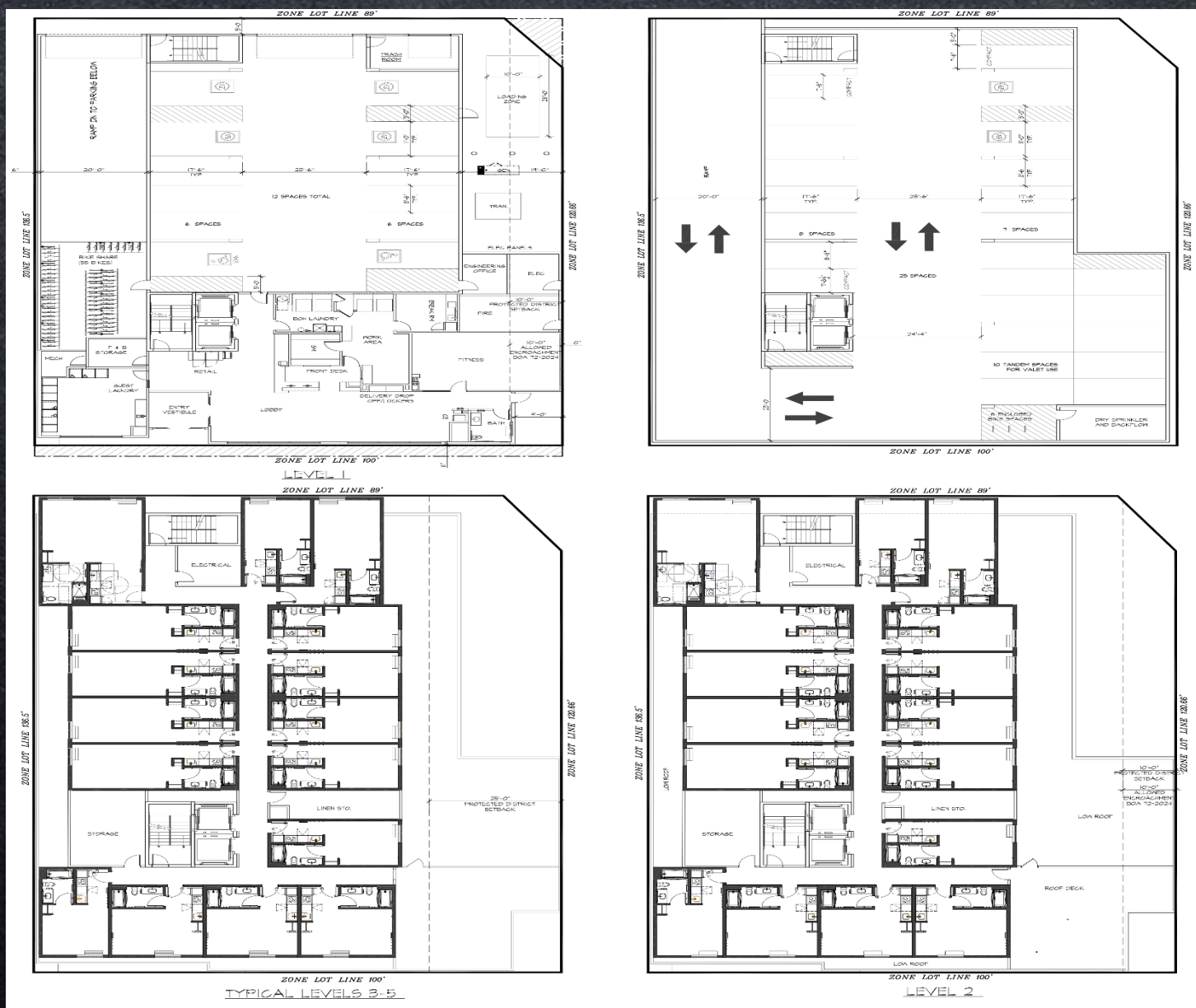
Perfect for **55/60+ Active Community**.
Hospital/Stadium Proximity, High Walkability,



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 rd Year Stable) and 3% inflation. 78% occupancy.
NOI	45%+



DISCLOSURES AND 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.

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