

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



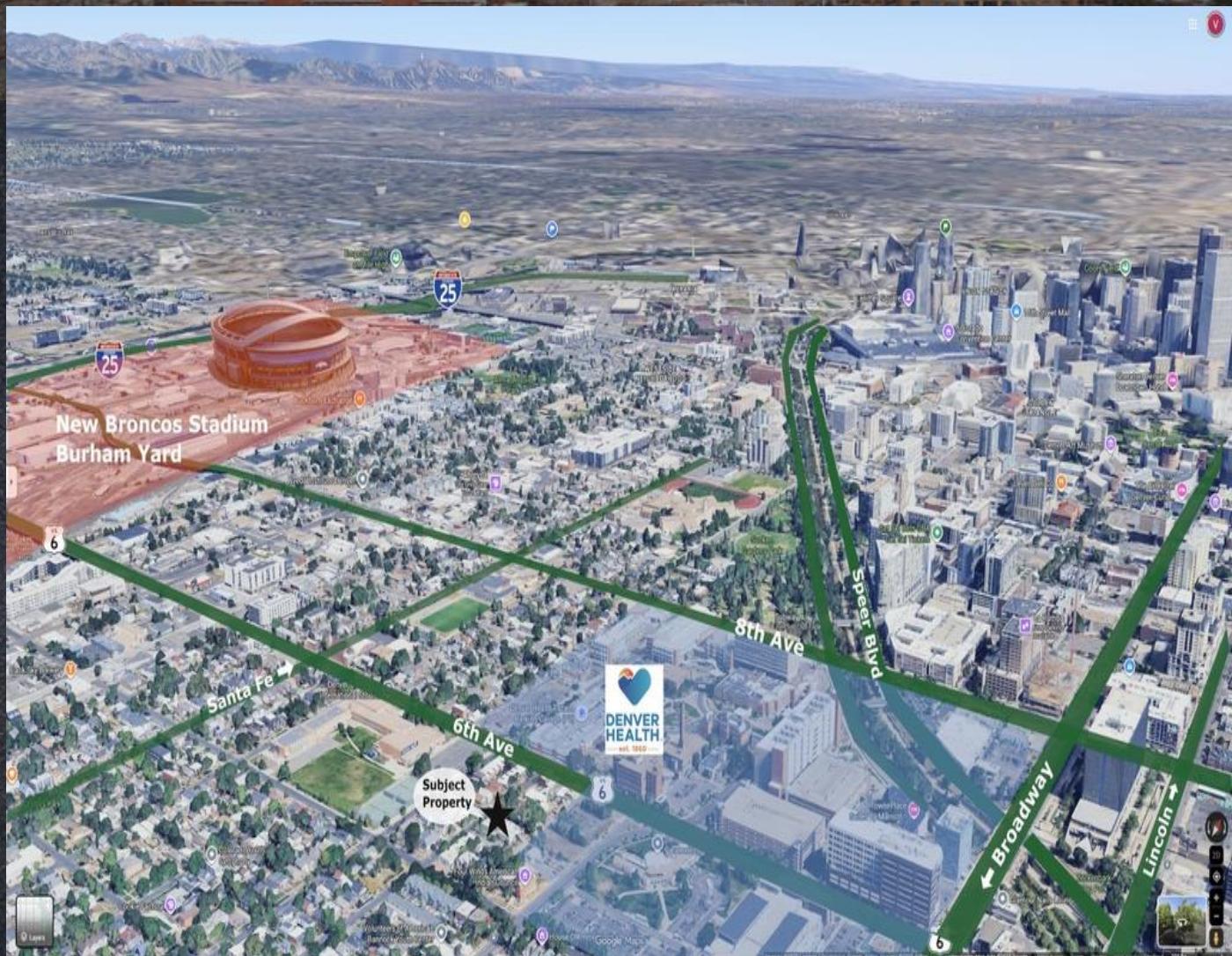
Denver Health Institutional Expansion



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.

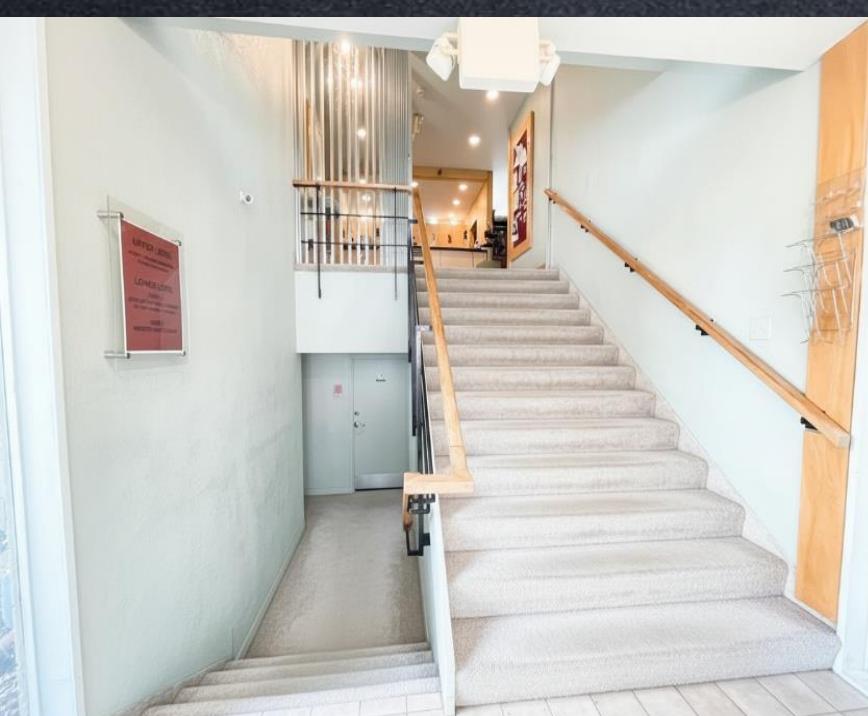
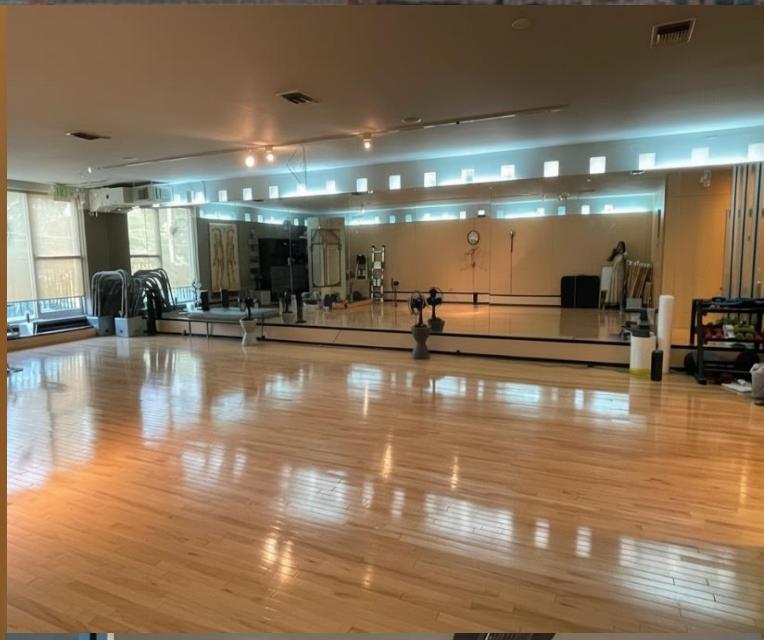
Signaling sustained demand

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)

HILTON APPROVED, CONCEPT SUBMITTED

LOG # 2024-CONCEPT-0000128

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%+



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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.

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