

# Cheesman Park Multifamily Investment

875 North Marion Street Denver, CO 80218



FOR SALE

**Calvin Graves**  
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# For Sale

875 North Marion Street Denver, CO 80218



## 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
- Fully occupied
- Significant upside without renovation
- High-demand neighborhood
- Well maintained property
- Onsite amenities

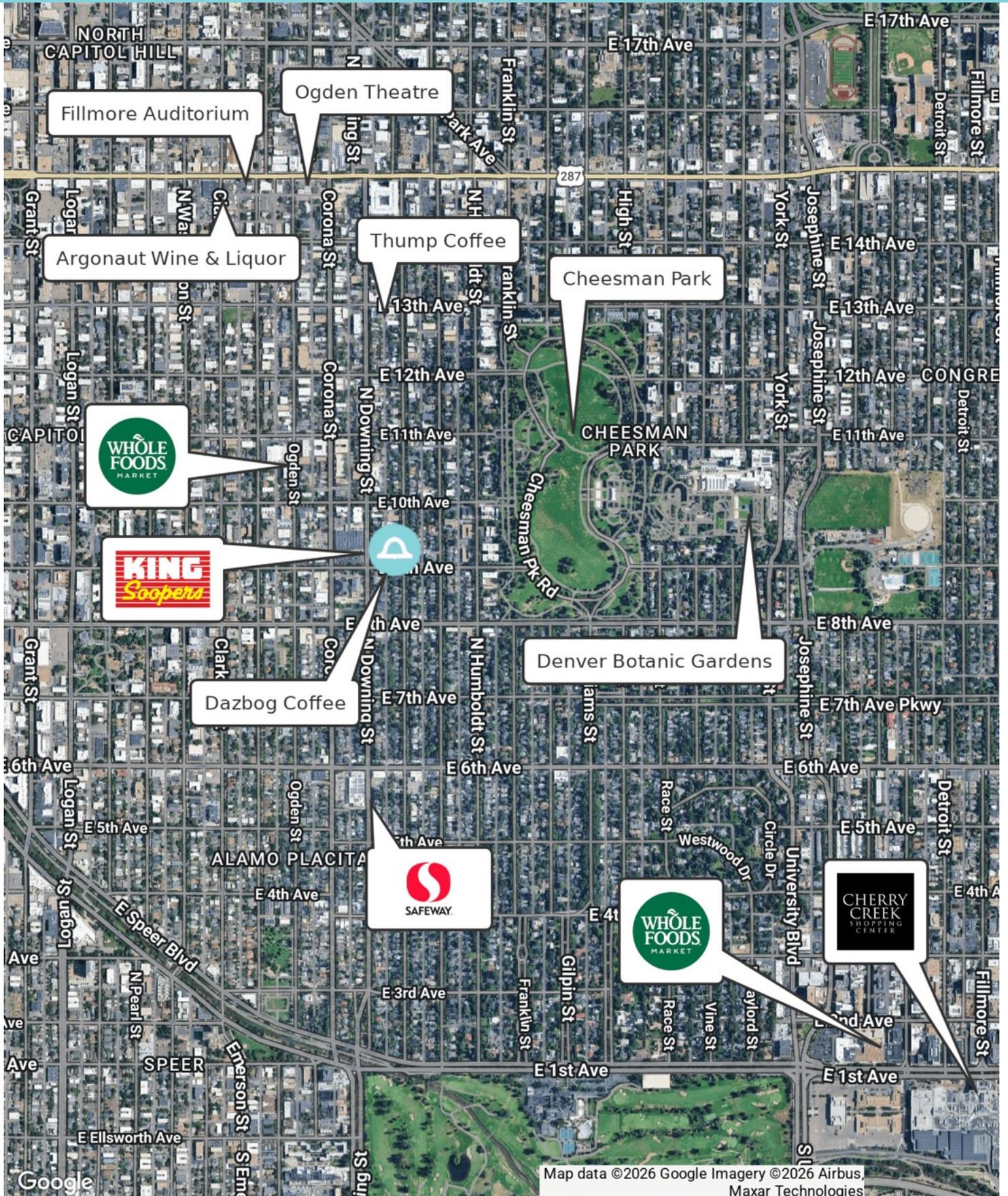
## Offering Summary

Sale Price:	\$1,600,000
Number of Units:	8
Building Size:	4,082 SF
Cap Rate:	5.36%

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

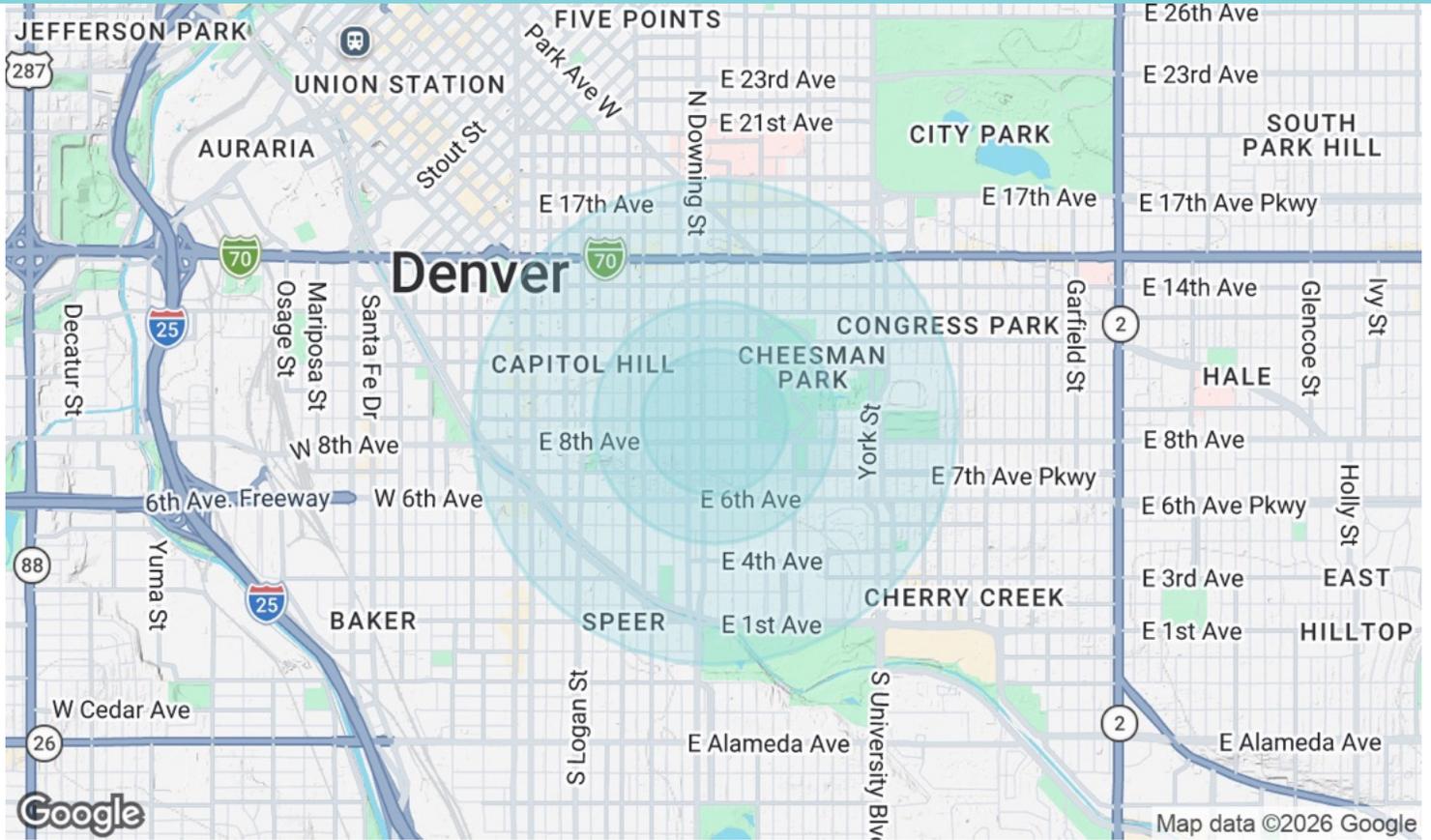
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# Demographics

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

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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	Jan 2027
Garden Level	1	1	\$1,200	\$1,250	Feb 2027
Main Floor (Mgr Unit)	2	2	\$600	\$2,000	MTM
Main Floor	2	1	\$1,750	\$1,900	Aug 2026
2nd Floor	1	1	\$1,200	\$1,350	June 2026
2nd Floor	1	1	\$1,100	\$1,350	June 2026
Top Floor	-	1	\$1,150	\$1,150	July 2026
Top Floor	-	1	\$900	\$1,150	June 2026
<b>Totals</b>			<b>\$9,650</b>	<b>\$12,050</b>	



# Financial Summary

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Income Summary	2025 Actual	Current	Pro Forma
Rent	\$108,256	\$115,800	\$144,600
RUBS	-	-	\$6,500
Storage	-	-	\$4,800
Vacancy Cost	\$0	\$0	(\$7,795)
<b>Gross Income</b>	<b>\$108,256</b>	<b>\$115,800</b>	<b>\$148,105</b>
Expenses Summary	2025 Actual	Current	Pro Forma
Gas & Electric	\$6,097	\$6,097	\$6,100
Water/Sewer	\$2,610	\$2,610	\$2,700
Property Tax	\$8,594	\$8,034	\$8,034
Insurance	\$9,260	\$9,260	\$8,500
Repairs/Maintenance	\$3,977	\$3,977	\$4,000
Management	-	-	\$11,500
<b>Operating Expenses</b>	<b>\$30,538</b>	<b>\$29,978</b>	<b>\$40,834</b>
<b>Net Operating Income</b>	<b>\$77,718</b>	<b>\$85,822</b>	<b>\$107,271</b>

# Comparable Sales

875 North Marion Street Denver, CO 80218

Sold 10/24/2025

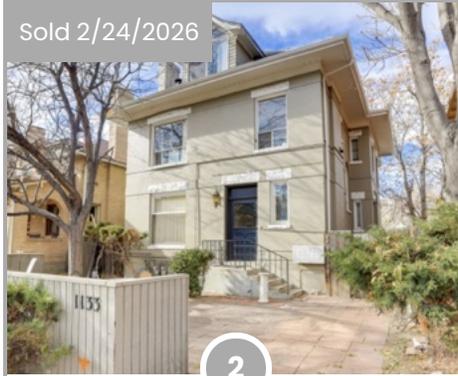


1

**880 N Marion St**  
Denver, CO 80218

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

Sold 2/24/2026

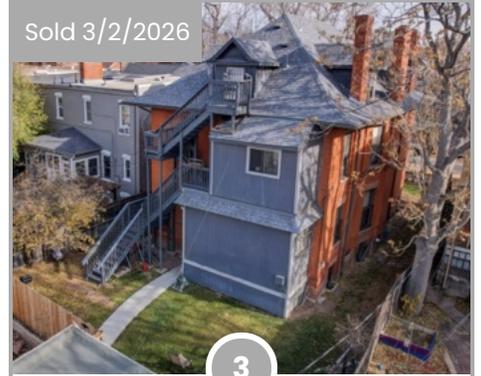


2

**1133 Clarkson St**  
Denver, CO 80218

Price:	\$895,000
Bldg Size:	3,202 SF
No. Units:	6
Cap Rate:	5.97%
Year Built:	1898

Sold 3/2/2026

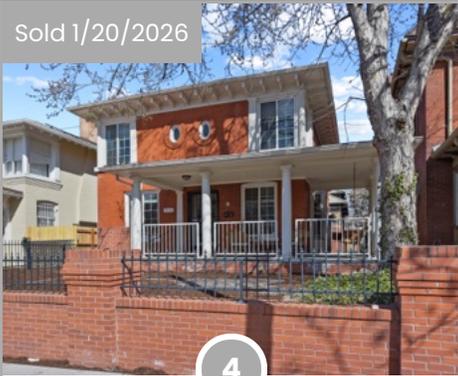


3

**1145 Clarkson St**  
Denver, CO 80218

Price:	\$900,000
Bldg Size:	3,496 SF
No. Units:	6
Cap Rate:	5.95%
Year Built:	1892

Sold 1/20/2026



4

**1130 Downing St**  
Denver, CO 80218

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

Sold 8/18/2025



5

**725 Corona St**  
Denver, CO 80218

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

Sold 7/25/2025



6

**1625 N Clarkson St**  
Denver, CO 80218

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

## Advisor Bio

875 North Marion Street Denver, CO 80218



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Associate Advisor

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