

# 1273 SOUTH CHEROKEE STREET | DENVER, CO 80223

INDUSTRIAL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Hard to find, small industrial. Located in Denver's vibrant Baker/South Broadway corridor, 1273 South Cherokee Street offers a prime opportunity in one of the city's most dynamic neighborhoods. Just steps from South Broadway's popular retail and dining destinations, the property benefits from strong visibility and convenient access to I-25, 6th Avenue, and Downtown Denver.

Surrounded by ongoing residential and commercial growth, this location is ideal for retail, office, showroom, or creative users seeking an energetic urban setting.

## PROPERTY HIGHLIGHTS

- Reception, 2 Private Offices, Break Room and Restroom
- RTU for office space
- Space heater in warehouse
- Security System
- Secure Parking

## OFFERING SUMMARY

|               |           |
|---------------|-----------|
| Lease Rate:   | 3,100/Mo  |
| Available SF: | 1,958 SF  |
| Lease Term:   | 3-5 Years |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 529       | 2,123     | 7,350     |
| Total Population  | 950       | 4,109     | 15,548    |
| Average HH Income | \$117,168 | \$155,524 | \$142,587 |

## MARK PYMS

Broker/Owner

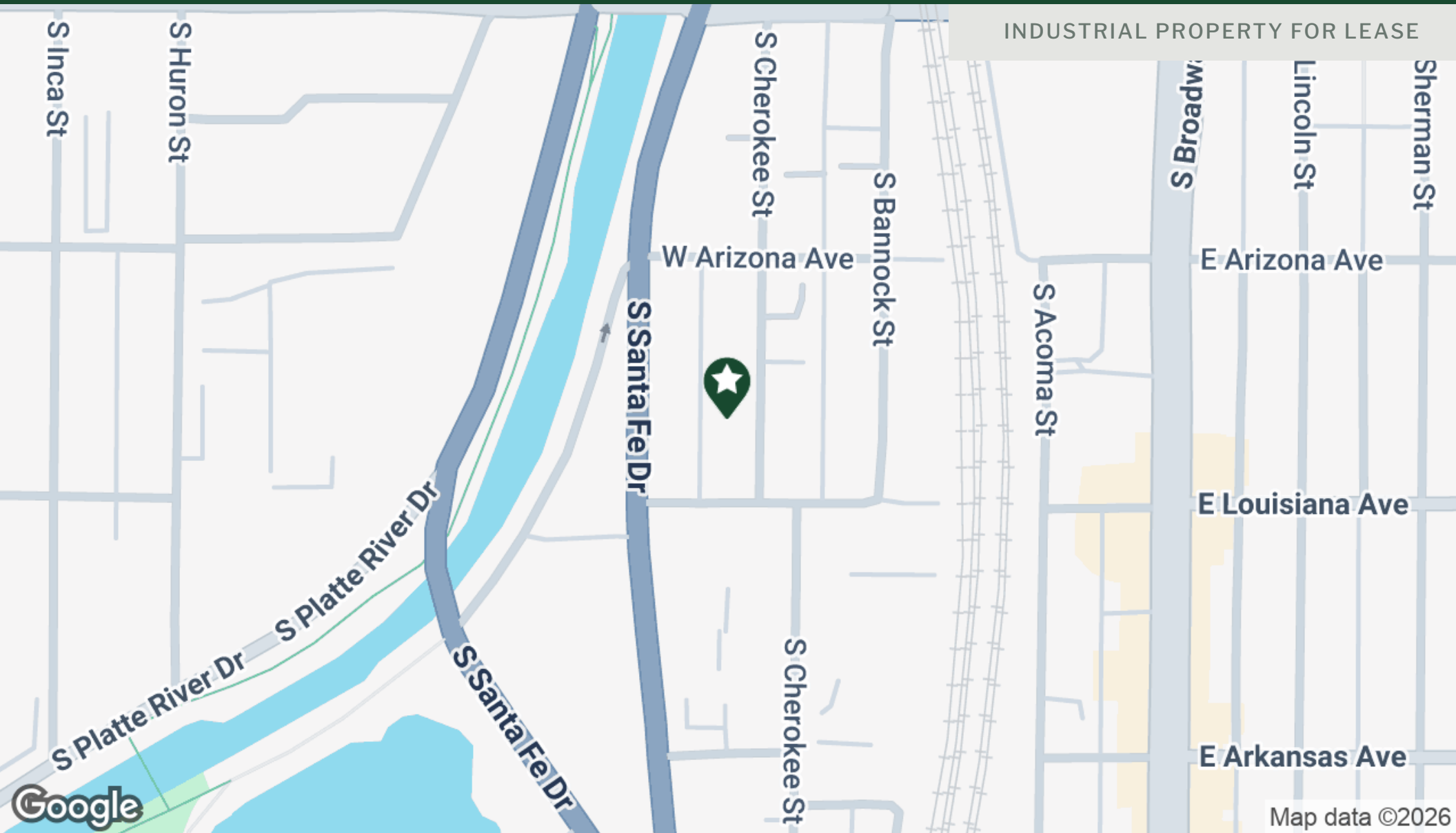
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Mark@pcgcre.com



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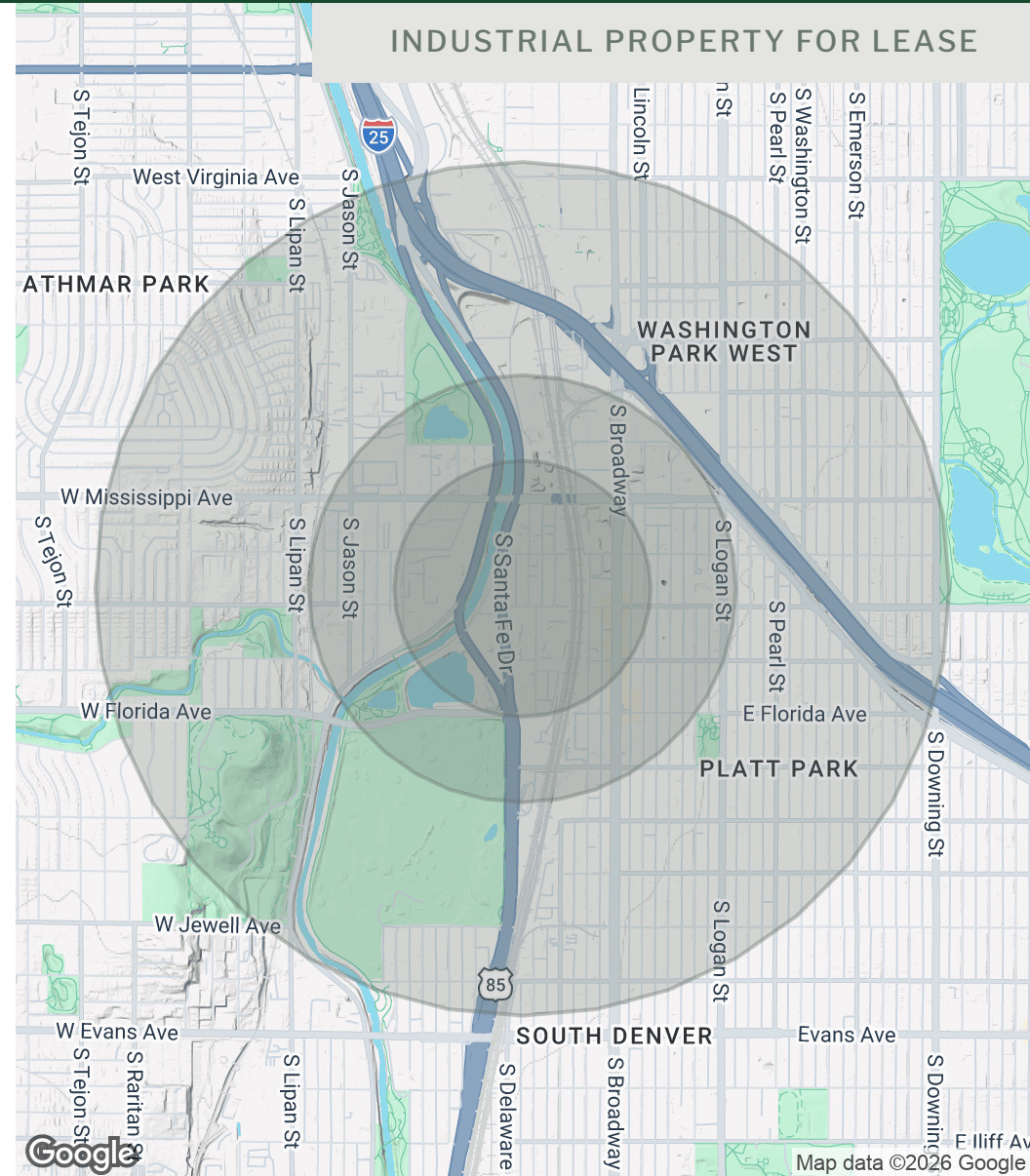
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 950       | 4,109     | 15,548 |
| Average Age          | 34        | 35        | 37     |
| Average Age (Male)   | 35        | 35        | 37     |
| Average Age (Female) | 33        | 34        | 37     |

| HOUSEHOLDS & INCOME | 0.3 MILES   | 0.5 MILES   | 1 MILE    |
|---------------------|-------------|-------------|-----------|
| Total Households    | 529         | 2,123       | 7,350     |
| # of Persons per HH | 1.8         | 1.9         | 2.1       |
| Average HH Income   | \$117,168   | \$155,524   | \$142,587 |
| Average House Value | \$1,227,212 | \$1,005,050 | \$849,869 |

Demographics data derived from AlphaMap



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Direct: **303.966.0690** | Cell: **720.318.9454**

### PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

**Panorama Commercial Group**  
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