

2855 N HARRISON ST
DENVER, CO 80205

INI THE NEWELL TEAM



Confidential Offering Memorandum

 PINNACLE
REAL ESTATE ADVISORS

2855 N Harrison St
Denver, CO 80205

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EXECUTIVE SUMMARY





2855 N Harrison Street

Denver, CO 80205

Existing Units:	10
Year Built:	1952
List Price:	\$1,600,000
Unit Price:	\$160,000
Bldg Price/SF:	\$249.14
Land Price/SF:	\$64.00
Building Types:	Brick
Total Building Size:	6,422 SF
Lot Size:	0.57 Acres
Roof:	Pitched
Heating:	Forced Air
Parking:	Off-Street Spaces
Zoning:	E-MU-2.5

Property Features

- Two, Single Story Brick Buildings with Pitched Roofs
- 6.62% Current CAP Rate
- Individually Metered for Gas & Electric
- Covered Land Play Opportunity on Large 0.57 Acre Lot
- Zoning Allows Flexibility in Residential Form, Permitting Urban Houses, Duplexes, Townhomes, Among Others
- Strong Neighborhood Demographics: \$123,271 Average Household Income Within 1 Mile Radius
- Nearby Recent Developments
- Walking Distance to City Park Golf Course, Denver Zoo and Denver Museum of Nature & Science
- Can be Purchased with 2875 N Harrison Street

Property Photos



Property Photos



FINANCIAL ANALYSIS

29th Ave

Harrison St



Income & Expenses Analysis



UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	No. of Units	Approx. SF	Current Rent	Monthly Income	Current Rent/SF	Pro Forma Rent	Monthly Income	Pro Forma Rent/SF
1 Bed 1 Bath	8	630	\$1,267	\$10,135	\$2.01	\$1,275	\$10,200	\$2.02
2 Bed 1 Bath	2	690	\$1,565	\$3,130	\$2.27	\$1,600	\$3,200	\$2.32
TOTAL	10	6,420		\$13,265			\$13,400	

INCOME

	Current	Pro Forma
Gross Potential Rent	\$159,180	\$160,800
Other Income		
Utility Reimbursement (Actual - 2025/ Estimated: \$50/Unit/Month)	\$0	\$6,000
Total Other Income	\$0	\$6,000
Gross Potential Income	\$159,180	\$166,800
Vacancy/Collection Loss (Estimated) 5.00%	(\$7,959)	5.00% (\$8,340)
EFFECTIVE GROSS INCOME	\$151,221	\$158,460

EXPENSES

Taxes (Actual - 2025/ Estimated: 2026)	\$6,313	\$8,336
Insurance (Actual - 2025)	\$9,722	\$9,722
Gas & Electric (Actual - 2025)	\$7,552	\$7,552
Water & Sewer (Actual - 2025)	\$7,127	\$7,127
Trash (Actual - 2025)	\$562	\$562
Maintenance & Repairs (Actual - 2025/ Estimated: \$850/Unit/Year)	\$9,400	\$8,500
Management Fee (Actual - 2025/ Estimated: 7%)	\$0	\$11,092
Legal & Professional (Actual - 2025)	\$3,883	\$3,883
Administrative (Actual - 2025)	\$679	\$679
TOTAL EXPENSES	\$45,238	\$57,453
Expenses per Unit	\$4,524	\$5,745
Expenses per SF	\$7.05	\$8.95
% OF EGI	29.9%	36.3%
NET OPERATING INCOME	\$105,983	\$101,007

Pricing Summary



Investment Summary

Price:	\$1,600,000
Price/Unit:	\$160,000
Price/SF:	\$249.14
Current CAP Rate:	6.62%

Proposed Financing

Loan Amount:	65%	\$1,040,000
Down Payment:	35%	\$560,000
Interest:	6.50%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$105,983
Debt Service		(\$78,882)
Net Cash Flow	4.84%	\$27,101
Principal Reduction		\$11,624
Total Return	6.92%	\$38,726

VALUE INDICATORS

CAP Rate	6.62%
Price Per Unit	\$160,000
Price Per Foot	\$249.14

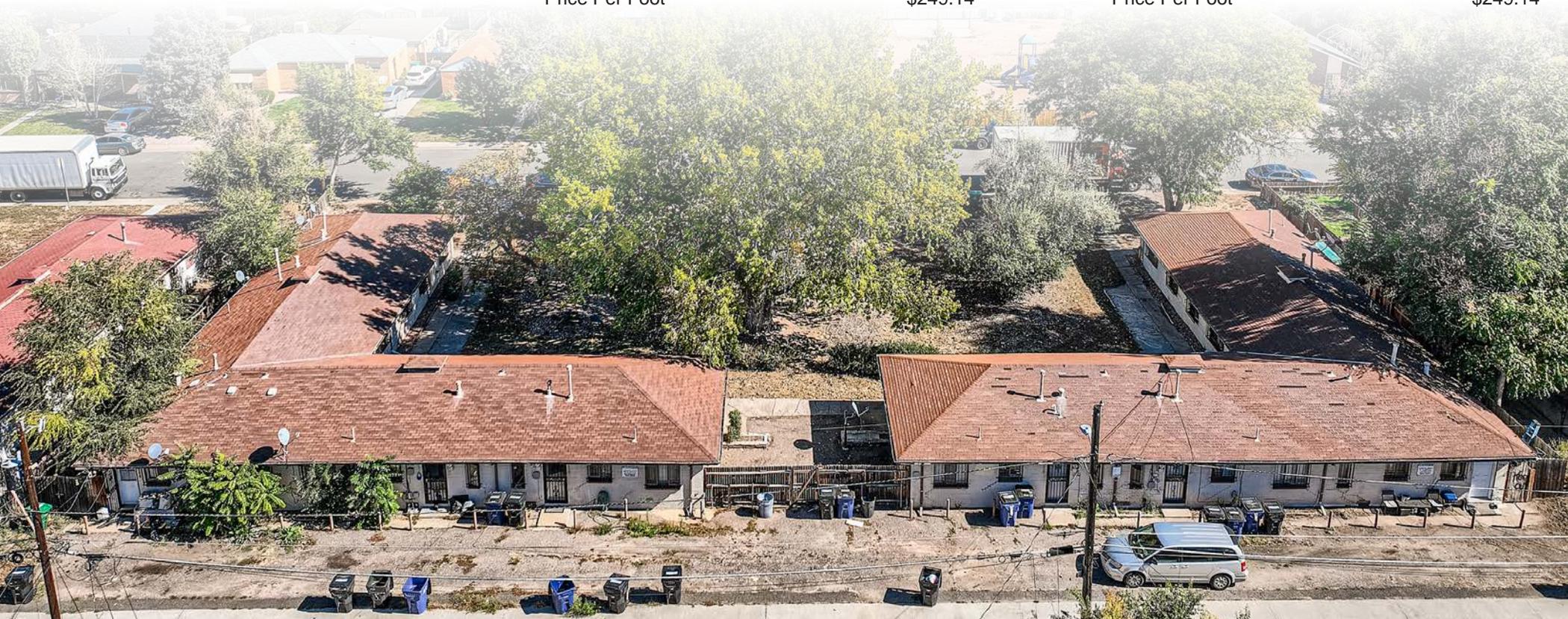
Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$101,007
Debt Service		(\$78,882)
Net Cash Flow	3.95%	\$22,125
Principal Reduction		\$11,624
Total Return	6.03%	\$33,750

VALUE INDICATORS

CAP Rate	6.31%
Price Per Unit	\$160,000
Price Per Foot	\$249.14



SALES COMPARABLES



Sales Comparables



1362 N Lafayette Street Denver, CO

1



Number of Units:	9
Year Built:	1940
Sale Price:	\$1,500,000
Sale Date:	4/16/2025
Price/Unit:	\$166,667
Price/SF:	\$233.90

Unit Mix:	
1	Studio
8	1Bd/1Ba



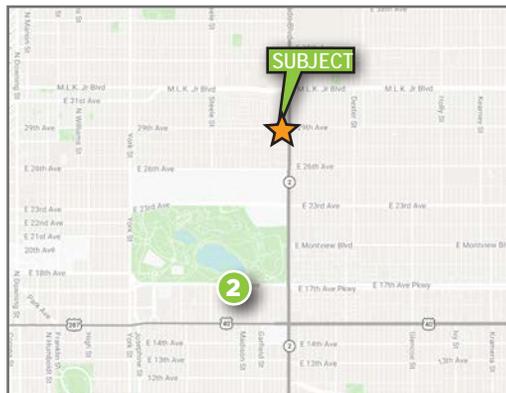
1685 Cook Street Denver, CO

2



Number of Units:	9
Year Built:	1929
Sale Price:	\$2,100,000
Sale Date:	7/17/2025
Price/Unit:	\$233,333
Price/SF:	\$233.49

Unit Mix:	
1	Studio
8	2Bd/1Ba



3389 Kearney Street Denver, CO

3



Number of Units:	5
Year Built:	1955
Sale Price:	\$1,217,000
Sale Date:	11/21/2025
Price/Unit:	\$243,400
Price/SF:	\$317.26

Unit Mix:	
5	2Bd/1Ba



LOCATION OVERVIEW



Location Overview



**DENVER MUSEUM OF
NATURE & SCIENCE**

**DENVER
ZOO**

**CITY PARK
GOLF COURSE**



2855 N Harrison Street

Location Overview



POPULATION

1 mile	16,065
3 mile	185,194
5 mile	441,500



HOUSEHOLDS

1 mile	6,411
3 mile	93,209
5 mile	209,251



AVERAGE HH INCOME

1 mile	\$123,271
3 mile	\$115,560
5 mile	\$114,973

DENVER, CO

ABOUT

Denver, CO has a population of 713k people with a median age of 35.2 and a median household income of \$91,681. Over previous years, the population of Denver, CO grew from 710,800 to 713,734, a 0.413% increase and its median household income grew from \$85,853 to \$91,681, a 6.79% increase.

The median property value in Denver, CO is \$586,700, and the homeownership rate is 49.1%. The average car ownership in Denver, CO is 2 cars per household.

ECONOMY

The economy of Denver, CO employs 421k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (66,520 people), Health Care & Social Assistance (55,348 people), and Educational Services (37,020 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

The median property value in Denver, CO is \$586,700, which is 1.93 times larger than the national average of \$303,400.

POPULATION

713,734

0.413% GROWTH

MEDIAN AGE

35.2

MEDIAN HH INCOME

\$91,681

6.79% GROWTH

NUMBER OF EMPLOYEES

421,609

1.3% GROWTH

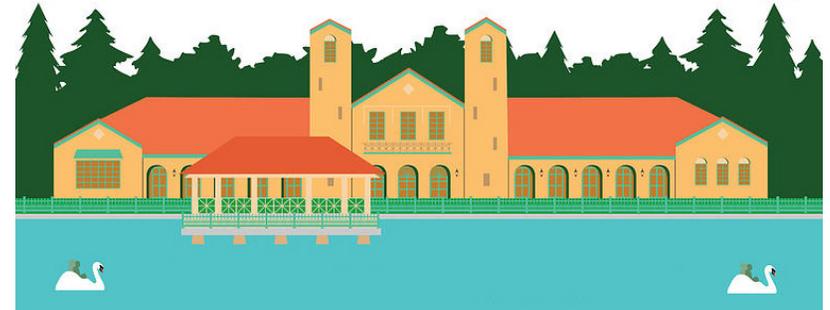
MEDIAN PROPERTY VALUE

\$586,700

8.57% GROWTH

Source: <https://www.datausa.io/> & census.gov

CITY PARK NEIGHBORHOOD



City Park is one of Denver's largest and most visited urban parks, spanning from 17th to 23rd Avenue and bordered by Colorado Boulevard and York Street. Just east of downtown, it offers expansive green space, lakeside views, and clear sightlines to the mountains and city skyline. The park is home to major attractions like the Denver Zoo and the Denver Museum of Nature & Science, along with Ferril Lake, paddle boat rentals, the Prismatic Fountain, and the Mile High Loop running trail. In the summer, it's a hub for community events like City Park Jazz.

**WALKING
SCORE
83**

**BIKING
SCORE
96**

**TRANSIT
SCORE
52%**



The surrounding City Park neighborhood combines access to all of this with a residential, walkable feel. Tree-lined streets feature a mix of early 20th-century homes, apartments, and local cafés. It's rated very walkable and bikeable, with several bus lines serving the area. With its blend of cultural landmarks, green space, and neighborhood charm, City Park remains one of Denver's most sought-after areas to live and explore.

E-MU-2.5 Zoning Information

E-MU-2.5 is a multi unit district allowing urban houses, duplexes, tandem houses, row houses, garden courts, town houses, and apartments up to two and a half stories in height depending on building form, and detached accessory dwelling units.

Town House (Multi Unit Districts)

Not to Scale. Illustrative Only.



Denver Zoning Code Division 4.3 - 18 Design Standards

Urban Edge (E-) Zoning Information

Denver County

Section 4.1.1 Neighborhood Context Description

General Character: The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses.

Building Placement and Location: Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

Building Height: The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

Nearby Developments



	Development Address	No. Units	YOC	Lot Size	Average Unit Size	Zoning
1	Skyland Village 3454 E 31st Ave, Denver, CO	68	2017	2.72 AC	1,782 SF	E-MU-2.5
2	Skyland South 3030-3040 N Wilson Court, Denver, CO	44	2016	1.53 AC	2,053 SF	E-MU-2.5
3	28 Jackson 2809-2823 N Jackson St, Denver, CO	8	2017	0.46 AC	1,658 SF	R-3-X
4	St. Paul Street Townhomes 3151-3157 N St. Paul St, Denver, CO	4	2020	0.16 AC	1,766 SF	E-RH-2.5



M.L.K. JR BLVD

4



St Paul St Townhomes

1

2



Skyland Village

S

3



Skyland South



2855 N Harrison St

26TH AVE

COLORADO BLVD



28 Jackson

Disclaimer



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property located at 2855 N Harrison St (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as

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