

1273-1279 SOUTH CHEROKEE STREET

Denver, CO 80223



**18,642 SF INDUSTRIAL
PROPERTY FOR SALE/
REDEVELOPMENT**

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional multi-tenant industrial asset at 1273-1279 S Cherokee Street, in the heart of Denver's Santa Fe/Mississippi industrial corridor (Overland Neighborhood), offered for sale as a redevelopment site. Rarely does a central Denver land play come packaged with immediate cash flow through short-term leases to help alleviate the cost during the design, permitting, and other entitlements.

PROPERTY HIGHLIGHTS

- SITE: 35,250 sf (\$120.57 psf)
- Size: 18,642 sf includes 2,622 sf dry storage warehouse (\$227.98 psf)
- Power: 3-Phase
- Water Line: 1"

OFFERING SUMMARY

Sale Price:	\$4,250,000
Number of Units:	4
Building Size:	18,642 SF
NOI:	\$127,299.00

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	617	2,207	7,942
Total Population	1,208	4,388	16,018
Average HH Income	\$105,034	\$135,829	\$143,267

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PROPERTY DESCRIPTION



THE SITE

The offering comprises a corner lot at Cherokee Street & Louisiana Avenue totaling approximately 35,250 square feet (.81 acres), zoned I-B, UO-2. The existing improvements consist of small-bay industrial/flex units currently occupied by short-term tenants (2-3yrs), generating approximately \$17,260/month in gross income. The improvements are functional but contribute minimal value, with a below-market-average rent of \$11.11 Gross! — **The land is the asset.**

THE OPPORTUNITY

This property makes most sense as an infill redevelopment site. The location is one of Denver's most actively transforming submarkets. The Gates District at Broadway Station— a 41-acre, 2,500-unit mixed-use transit-oriented development just blocks to the north — is actively under construction and reshaping the demand profile of everything within the neighborhoods. A 14,500-seat professional women's soccer stadium is now proposed for the Santa Fe Yards portion of the same site, adding another layer of long-term foot traffic and neighborhood activation. Laws Whiskey House, already an established destination just a few blocks away, and directly behind the subject property, is a 3-story Multi-Family development currently under construction.

The subject site is within walking distance of the I-25 & Broadway RTD light rail station. This location offers easy access to Santa Fe, Mississippi, Broadway, and a short distance to I-25.

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WITHIN A 3-MILE RADIUS

Santa Fe Yards

NWSL Soccer Stadium - Denver is set to build a 14,500-seat women's soccer stadium at Santa Fe Yards near Broadway and I-25 for its NWSL expansion team. The stadium, designed by Populus, is the first in Colorado specifically for women's professional sports and one of the first in the U.S. It's part of a broader mixed-use redevelopment with housing, restaurants, and a hotel, and is slated to open in 2028. The city's share of the project is \$70 million, with a projected \$2.2 billion economic impact over 30 years. The 14-acre redevelopment also features a 3.5-acre recreational park and future mixed-use development with pedestrian and bike connections close to public transit.

Burnham Yard

Denver Broncos Stadium & Mixed-Use District - Burnham Yard, the Broncos' preferred site for a new stadium, is located less than a mile southeast of Empower Field at Mile High along the I-25 corridor. Initial plans propose a retractable-roof stadium on the west side of the site, surrounded by restaurants, retail, housing, offices, and entertainment venues. The development's footprint has grown to cover 150 acres, with 5-7 million square feet of mixed-use development anticipated. The small area plan is expected to be finalized by late 2026, with a community benefits agreement targeted for early 2027 and stadium construction starting midway through 2027. The Broncos are targeting a 2031 completion.

Santa Fe & Louisiana Ave.

A new construction project is under construction at the northeast corner of South Santa Fe Drive and West Louisiana Avenue in the Overland neighborhood. A variance with conditions was approved in April 2026, with the project required to include more income-restricted units than standard zoning would require.

Broadway Park Redevelopment

Broadway Park is a 75-acre site about 2.5 miles south of downtown Denver, located at the edge of Baker, Platte Park, and West Washington Park neighborhoods. The site is being repositioned for higher-density, mixed-use development with residential, walkable streets, bike lanes, parks, and transit access.

31 W. Evans Ave.

Mixed Use Residential Infill - A four-story mixed-use residential building has been proposed for 31 West Evans Avenue in the Overland neighborhood, on roughly an 8,700-square-foot site at the corner of Evans and South Acoma Street. The project includes structured parking, rooftop amenity space, bicycle parking, and pedestrian improvements and is being reviewed under mixed-use zoning standards near the Evans light rail station.

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EXTERIOR PHOTOS



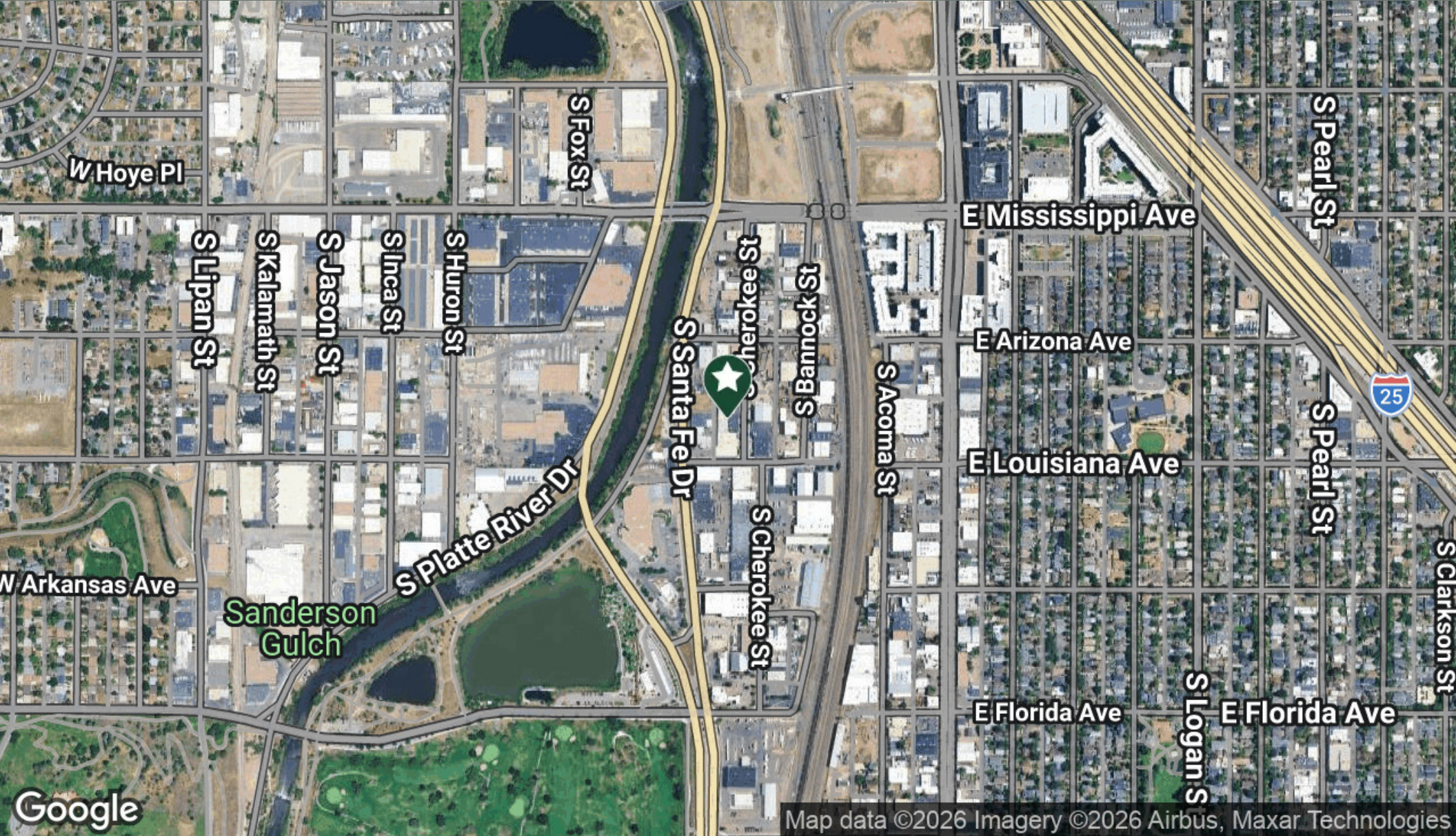
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AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$207,120
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EXPENSES SUMMARY

Taxes	\$56,093
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Utilities	\$6,870
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Insurance	\$16,858
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OPERATING EXPENSES	\$79,821
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NET OPERATING INCOME	\$127,299
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RENT ROLL

UNIT #	TENANT NAME	SIZE SF	LEASE START	LEASE END	MONTHLY RENT
1273 S. Cherokee St.	Auto Restoration	1,958 SF	6/1/2026	5/31/2027	\$3,000
1275-77 S. Cherokee St.	Shamrock Painting	10,012 SF	6/1/2025	6/30/2027	\$8,000
1279 S. Cherokee St.	Integrated Medical Arts	4,050 SF	4/1/2025	3/31/2028	\$4,260
S. Cherokee St.	Dry Storage Shed (owner)	3,000 SF	6/1/2026	5/31/2027	\$2,000
TOTALS		19,020 SF			\$17,260

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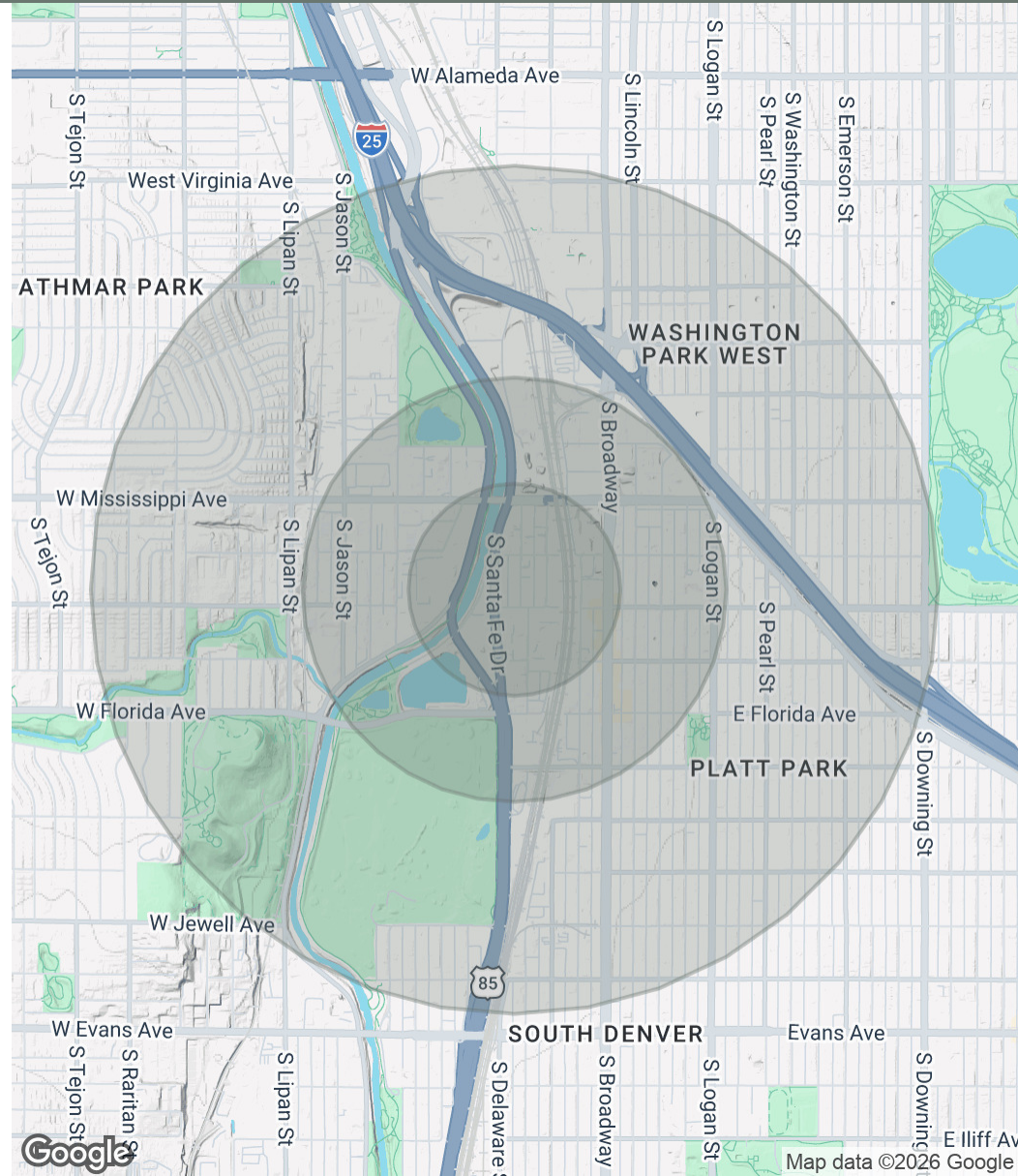


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,208	4,388	16,018
Average Age	30.0	32.4	35.8
Average Age (Male)	35.1	34.7	36.5
Average Age (Female)	28.8	32.0	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	617	2,207	7,942
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$105,034	\$135,829	\$143,267
Average House Value	\$541,147	\$641,529	\$829,536

2023 American Community Survey (ACS)



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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.

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