OFFERING MEMORANDUM



NORTHPEAK®
COMMERCIAL ADVISORS

# 2300 S MARION STREET

Denver, CO 80210

**Price:** $1,900,000

# INVESTMENT ADVISORS



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# PROPERTY SUMMARY

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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

| | |
|---|---|
| Address | **2300 S Marion St.**<br>Denver, CO 80210 |
| Price | $1,900,000 |
| Lot Size | 26,350 SF |
| Zoning | E-SU-D |

## PROPERTY HIGHLIGHTS

- Location, Location, Location: In the University neighborhood, minutes from Platt Park, South Broadway, and the University of Denver
- Flexible Redevelopment: 26,350 SF lot, room for up to 4 single-family home lots
- Permissive Zoning: E-SU-D allows single-family homes and detached ADUs
- One Deal, Not Four: One negotiation, one closing, and one loan save time and money
- Lower Cost Per SF: Large parcel priced below single lots, leaving more room for profit

| LEASE | TERM | TERMS | MONTHLY INCOME |
|---|---|---|---|
| LEASE 1 | MTM | FIXED RENT | $1,500 |
| LEASE 2 | MTM | 20% GROSS COLLECTIONS | $4,300± |
| **TOTAL** | | | **$5,800±** |

**2300 S Marion Street** is a 26,350 SF redevelopment parcel in Denver's University neighborhood, offered at $1,900,000. Zoned E-SU-D, which requires a minimum lot size of 6,000 SF, the site can be redeveloped into up to four single-family home lots, each of which can also have a detached accessory dwelling unit (ADU). The property is currently exempt from property taxes due to its non-profit status.

The property is minutes from Platt Park, South Broadway, and the University of Denver, in one of Denver's most established neighborhoods. Demand for new homes is strong here, and very little land is available for new building.

Buying the site as one parcel gives a developer clear advantages. One negotiation, one due diligence period, and one closing replace the cost and risk of piecing together neighboring lots. The buyer controls the whole site plan and building several homes at once also saves money, since costs can be shared across the project.

Two leases are currently in place, each terminable on 30 days' written notice. A developer can keep the income coming in through design and permitting, then clear the site when construction is ready to start.

Don't miss this opportunity to acquire a prime redevelopment parcel in the heart of Denver.





# LOCATION OVERVIEW

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# REGIONAL MAP



2300 S MARION ST.

| DEMOGRAPHIC INFORMATION | | |
|---|---|---|
| **POPULATION** | | |
| **2 MILES** | **5 MILES** | **10 MILES** |
| 67,315 | 457,676 | 1,460,368 |

| HOUSEHOLDS | | |
|---|---|---|
| **2 MILES** | **5 MILES** | **10 MILES** |
| 31,927 | 216,032 | 640,160 |

| AVERAGE HOUSEHOLD INCOME | | |
|---|---|---|
| **2 MILES** | **5 MILES** | **10 MILES** |
| $143,679 | $122,835 | $124,821 |

| MEDIAN HOME VALUE | | |
|---|---|---|
| **2 MILES** | **5 MILES** | **10 MILES** |
| $861,684 | $696,998 | $657,447 |

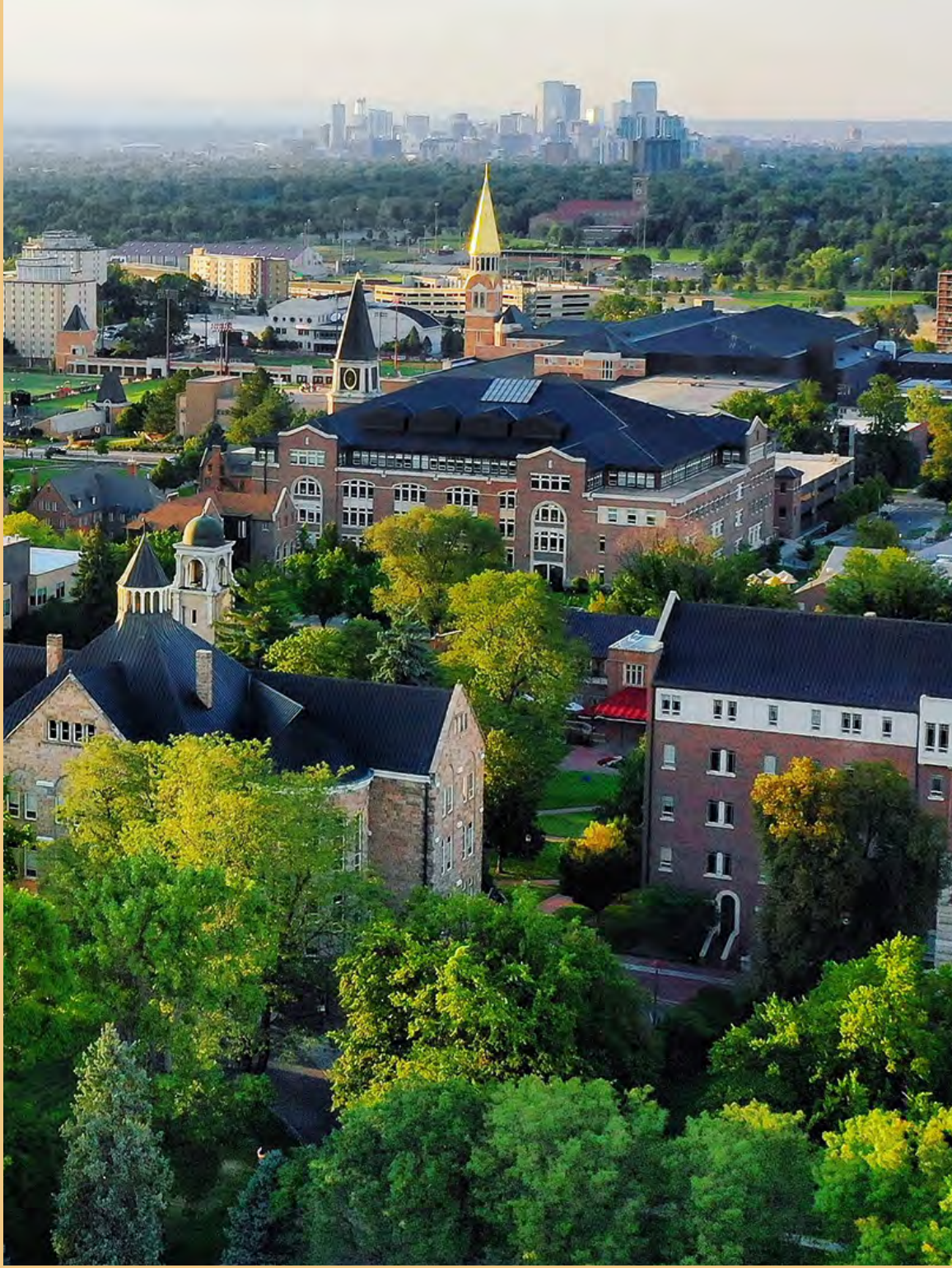
# RETAIL MAP



# UNIVERSITY

Positioned immediately adjacent to the University of Denver campus, the University neighborhood offers an exceptionally high-demand, stable residential setting tailored for multifamily investment. Bounded by Evans Avenue, Broadway, Downing Street, and Yale Avenue, the submarket benefits from a continuous, built-in tenant pool driven by undergraduate students, graduate scholars, faculty, and university staff. Tenants enjoy a vibrant, walkable commercial environment featuring local cafes, bookshops, and neighborhood eateries along Evans and Broadway, alongside immediate recreation at Harvard Gulch Park. This perpetual academic energy ensures a resilient, year-round leasing cycle and strong structural occupancy that insulates property owners from broader economic downturns.

The University submarket represents a tightly held, supply-constrained urban pocket with robust barriers to entry against competing new supply. Commuter accessibility is a standout feature, anchored by the University of Denver RTD Light Rail Station, which provides seamless, rapid transit north into Downtown Denver and south toward the Denver Tech Center. Furthermore, direct arterial access via Broadway and nearby Interstate 25 allows residents effortless connectivity across the entire metropolitan area. For multifamily investors, acquiring an asset in the University neighborhood delivers durable cash flow, excellent long-term tenant retention, and enduring capital preservation backed by prime central-south Denver land fundamentals.





# COMPARABLE REDEVLOPMENT SALES

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# COMPARABLE REDEVELOPMENT SALES



**SUBJECT PROPERTY**
2300 S Marion St., Denver, CO 80210

| | |
|---|---|
| Lot Acres | 26,350 SF |
| Zoning | E-SU-D |
| Sale Type | Redevelopment |
| List Price | $1,900,000 |
| Price/SF (Land) | $72 |
| Sale Date | JUST LISTED |



2281 S Sherman St
Denver, CO 80210 #1

| | |
|---|---|
| Lot Acres | 0.14 |
| Zoning | U-TU-B |
| Sale Type | Redevelopment |
| Sale Price | $535,000 |
| Price/SF (Land) | $88 |
| Sale Date | 11/4/2024 |



2409 S Lafayette St
Denver, CO 80210 #2

| | |
|---|---|
| Lot Acres | 0.14 |
| Zoning | E-TU-C |
| Sale Type | Redevelopment |
| Sale Price | $680,000 |
| Price/SF (Land) | $112 |
| Sale Date | 11/25/2024 |



2485 S Madison St
Denver, CO 80210 #3

| | |
|---|---|
| Lot Acres | 0.15 |
| Zoning | E-SU-D |
| Sale Type | Redevelopment |
| Sale Price | $950,000 |
| Price/SF (Land) | $149 |
| Sale Date | 12/18/2024 |



2045 S Cook St
Denver, CO 80210 #4

| | |
|---|---|
| Lot Acres | 0.30 |
| Zoning | E-SU-D |
| Sale Type | Redevelopment |
| Sale Price | $1,000,000 |
| Price/SF (Land) | $76 |
| Sale Date | 12/19/2024 |



2400 S Monroe St
Denver, CO 80210 #5

| | |
|---|---|
| Lot Acres | 0.15 |
| Zoning | E-SU-D |
| Sale Type | Redevelopment |
| Sale Price | $800,000 |
| Price/SF (Land) | $123 |
| Sale Date | 1/17/2025 |

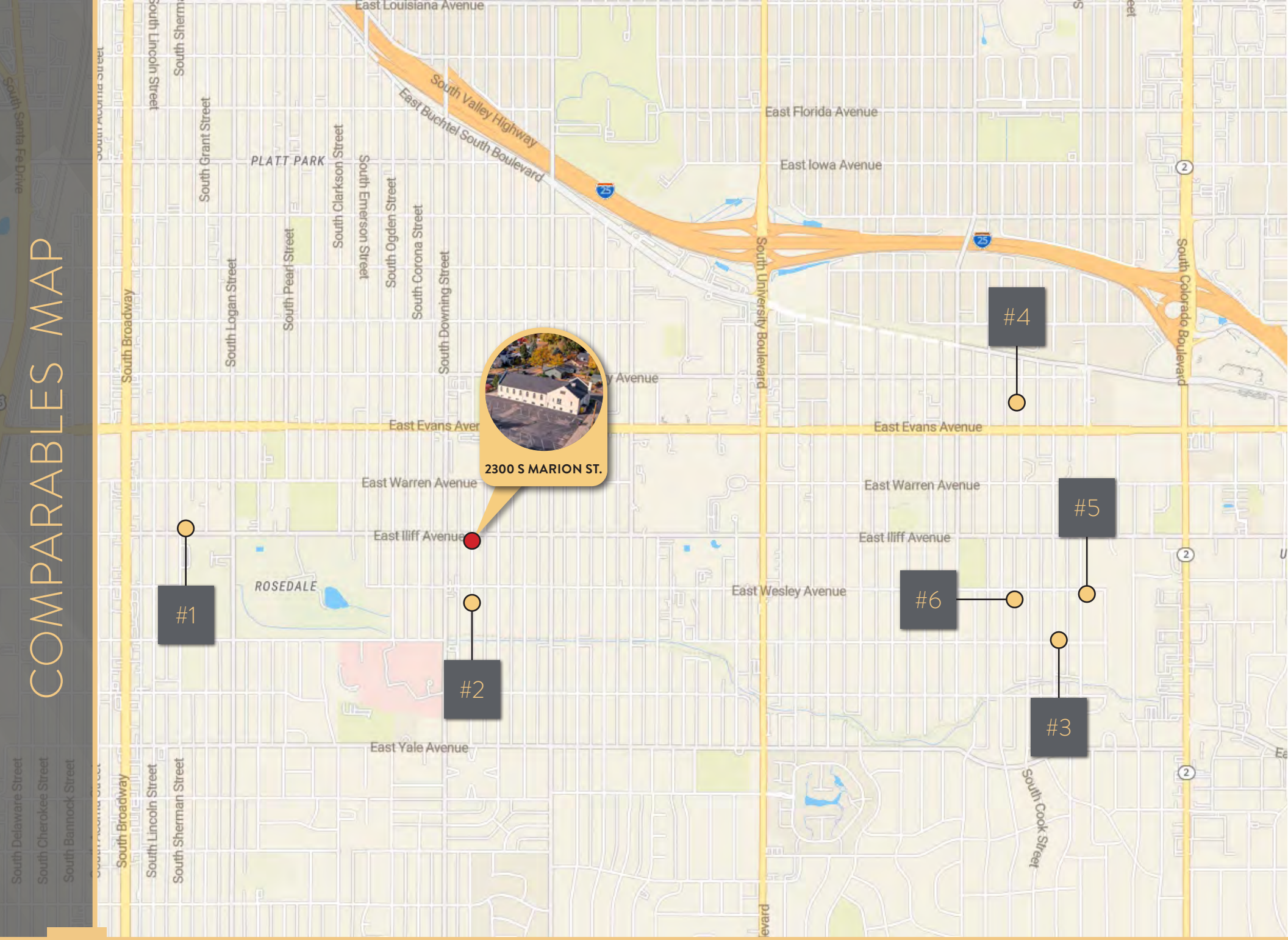


2339 S Adams St
Denver, CO 80210 #6

| | |
|---|---|
| Lot Acres | 0.15 |
| Zoning | U-SU-C |
| Sale Type | Redevelopment |
| Sale Price | $930,000 |
| Price/SF (Land) | $146 |
| Sale Date | 1/31/2025 |

ALL LISTED PRICES REFLECT SALES OF LOTS THAT SUBSEQUENTLY UNDERWENT DEMOLITION AND REDEVELOPMENT.

# COMPARABLES MAP



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2300 S Marion St., Denver, CO 80210 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum in 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.

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