



OFFICE/FLEX BUILDING FOR SALE

1050 Yuma Street, Denver, CO 80204

Sales Price: \$6,900,000

Building Size: 19,019 SF

Lot Size: 18,960 SF



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1050 YUMA ST, DENVER, CO – OFFICE/FLEX BUILDING FOR SALE

A rare opportunity to acquire a fully built-out office building converted from its industrial roots into modern workspace, ideal for an owner/user or investor. The property features two above-grade floors plus a finished lower level with efficient, move-in-ready layouts, as well as a private rear parking lot.

The property offers excellent visibility and convenient access throughout the Denver metro area with its strategic location at I-25 and 8th Avenue.

Located just a block from the proposed new Denver Broncos stadium site at Burnham Yard, the property sits within one of Denver's most significant redevelopment corridors, benefiting from substantial public and private investment expected to drive long-term value appreciation.

PROPERTY HIGHLIGHTS

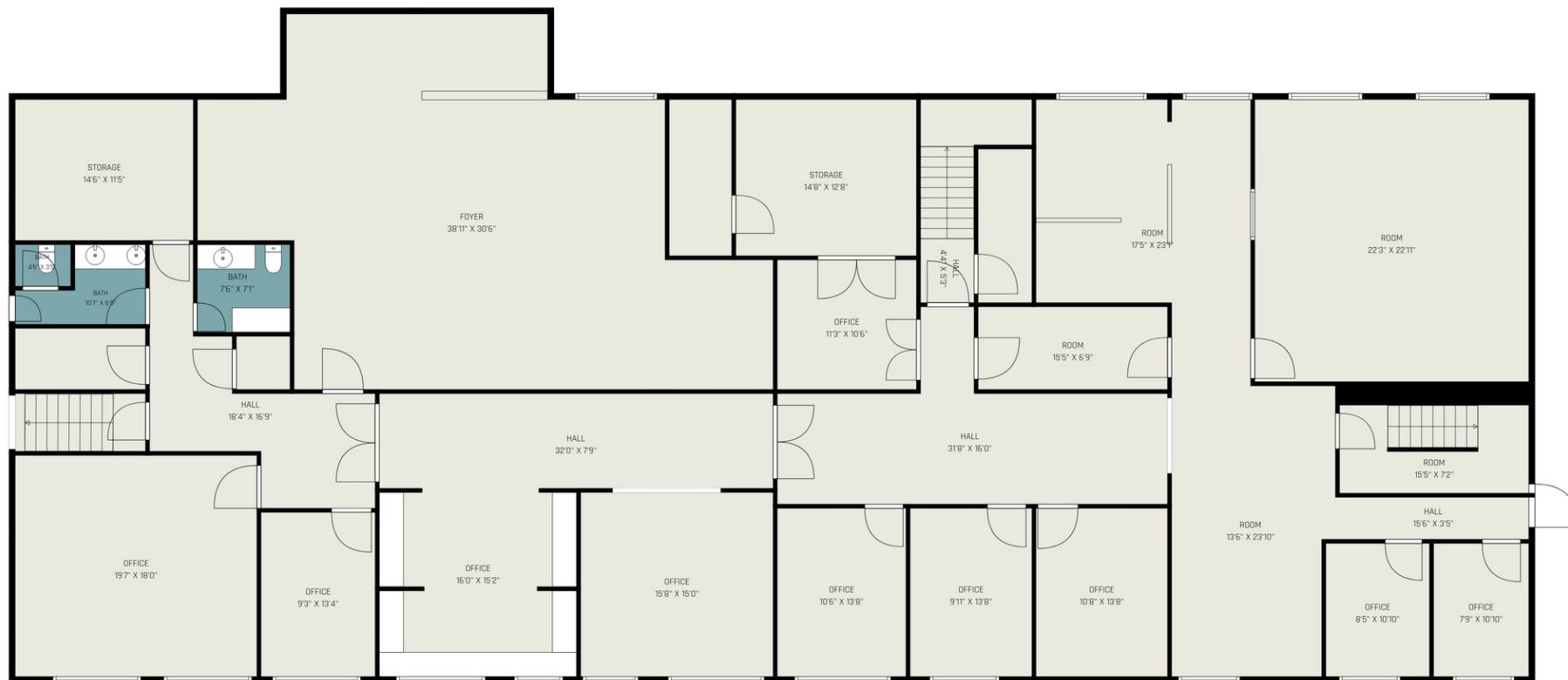
- **Just blocks from the proposed Denver Broncos stadium at Burnham Yard, within a major regional redevelopment corridor with significant growth and value-add potential.**
- Fully built-out, converted industrial office building – 2 floors plus finished lower level.
- Private rear parking lot with approximately 23 stalls
- Flexible for owner/user, owner-occupant with income, or investment.
- Distinctive character, high-ceilings, move-in-ready and efficient layouts throughout.
- Excellent access & visibility with its strategic location at I-25 & 8th Ave.
- **Leaseback: Tenant may be willing to leaseback for up to 18-months post-closing to allow them to relocate.**

PROPERTY DETAILS

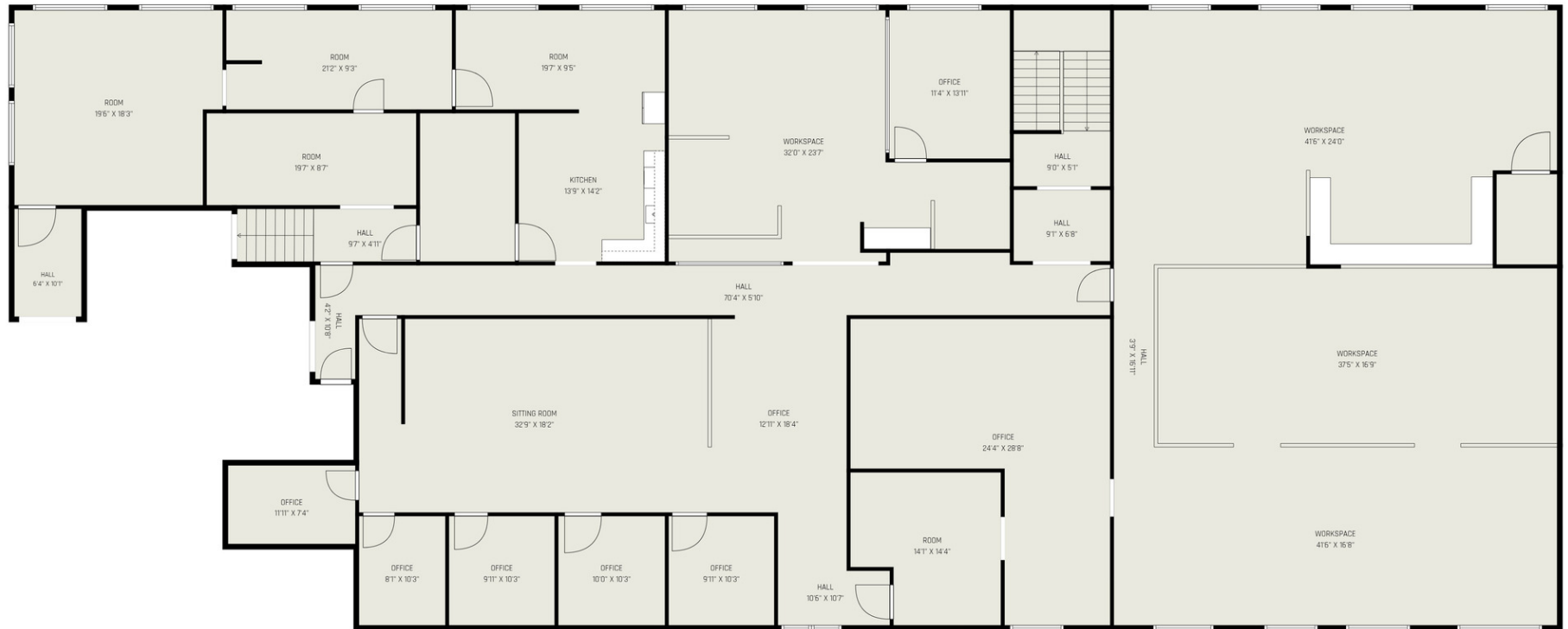
Address	1050 Yuma Street, Denver, CO 80204
Lot Size	18,960 SF
Building Size	19,019 SF Three (3) Stories
Year Built	1963
Zoning	I-B
2025 Taxes	\$71,395.84
Parking	Private lot in rear of building; Approximately 23 stalls
Loading	One (1) dock-high (platform)
Sales Price	\$6,900,000



FIRST FLOOR



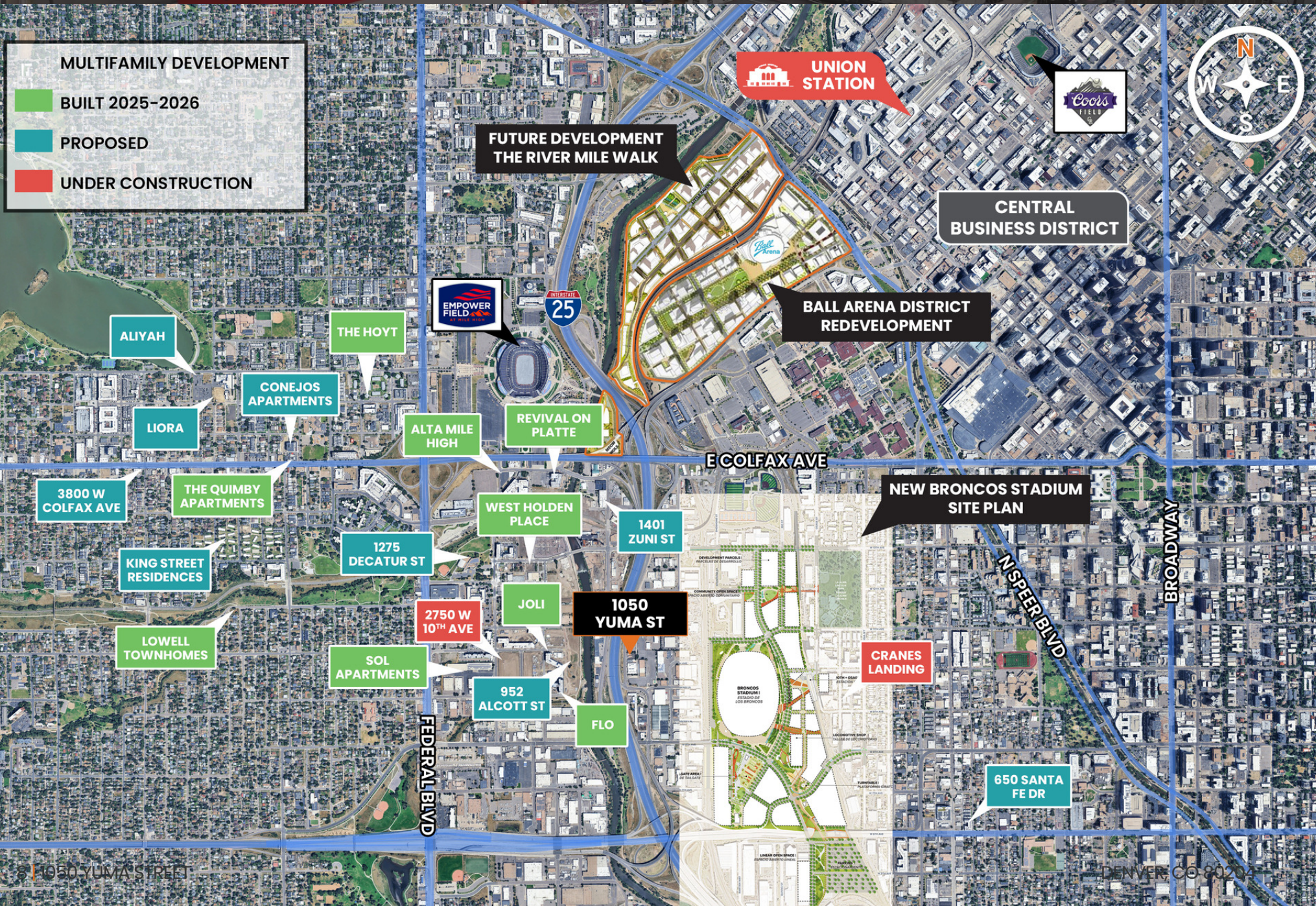
LOWER LEVEL



SECOND FLOOR











 ELITCH GARDENS

 BALL ARENA

CENTRAL
BUSINESS DISTRICT

 EMPOWER FIELD

 DENVER CENTER FOR THE
PERFORMING ARTS

 AURARIA CAMPUS

 COLORADO CONVENTION
CENTER

 UNIVERSITY OF
COLORADO
 METROPOLITAN
STATE UNIVERSITY
 COMMUNITY
COLLEGE OF DENVER

E COLFAX AVE

 COLORADO
STATE CAPITOL

FEDERAL BLVD

N SPEER BLVD

BROADWAY

SUBJECT
PROPERTY

 DENVER PUBLIC
LIBRARY
 HISTORY COLORADO
CENTER
 DENVER
ART MUSEUM
 CLYFFORD STILL
MUSEUM

FUTURE HOME OF DENVER
BRONCOS STADIUM

W 8TH AVE

W 6TH AVE

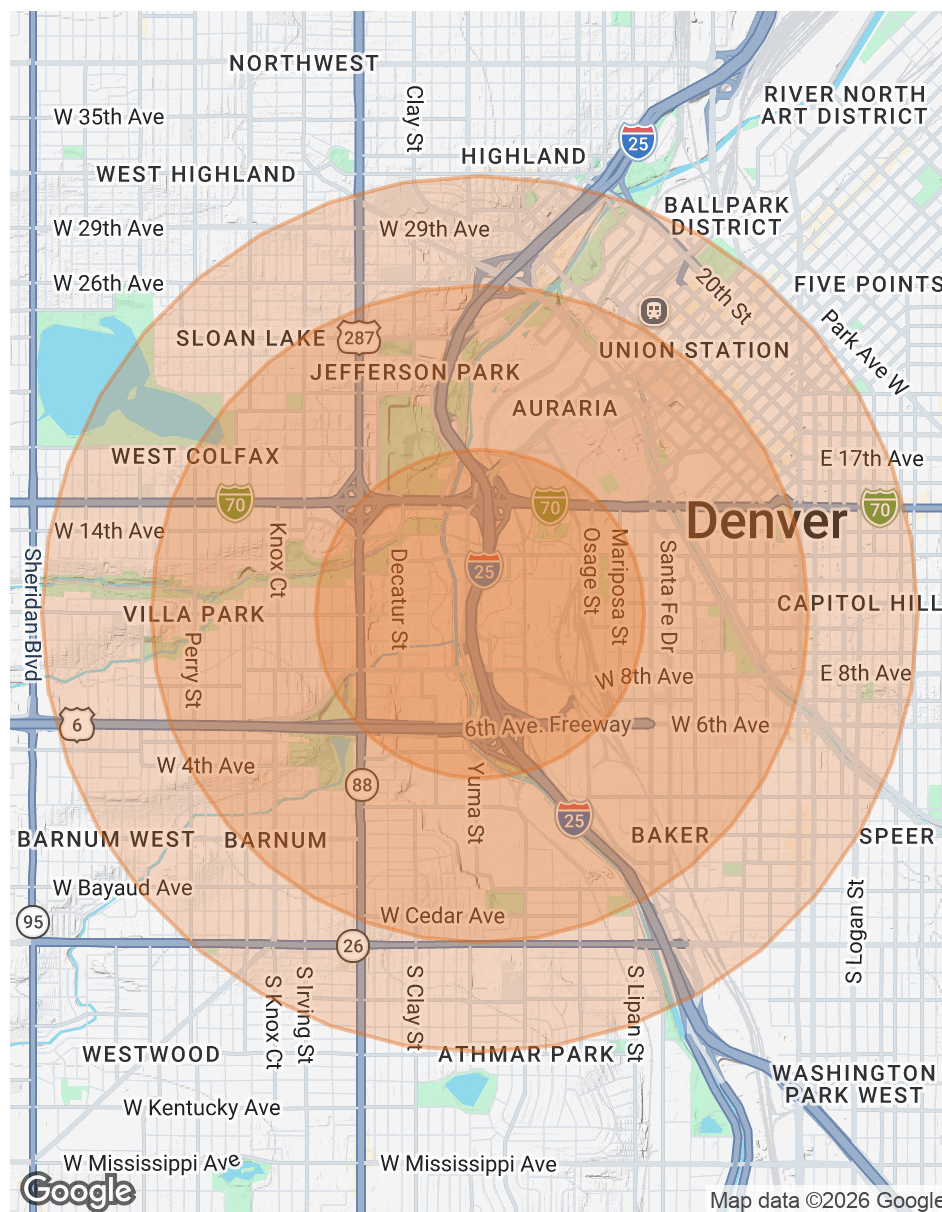
POPULATION

	0.75 MILES	1.5 MILES	2 MILES
Total Population	4,882	40,760	107,132
Average Age	30.9	35.0	34.7
Average Age (Male)	31.1	34.4	34.9
Average Age (Female)	32.3	35.3	34.3

HOUSEHOLDS & INCOME

	0.75 MILES	1.5 MILES	2 MILES
Total Households	2,149	20,491	59,347
# of Persons per HH	2.3	2.0	1.8
Average HH Income	\$83,715	\$131,505	\$123,025
Average House Value	\$411,410	\$624,200	\$585,663

2023 American Community Survey (ACS)



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