



E 6TH AVE



YUMA ST

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



HENRY GROUP
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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

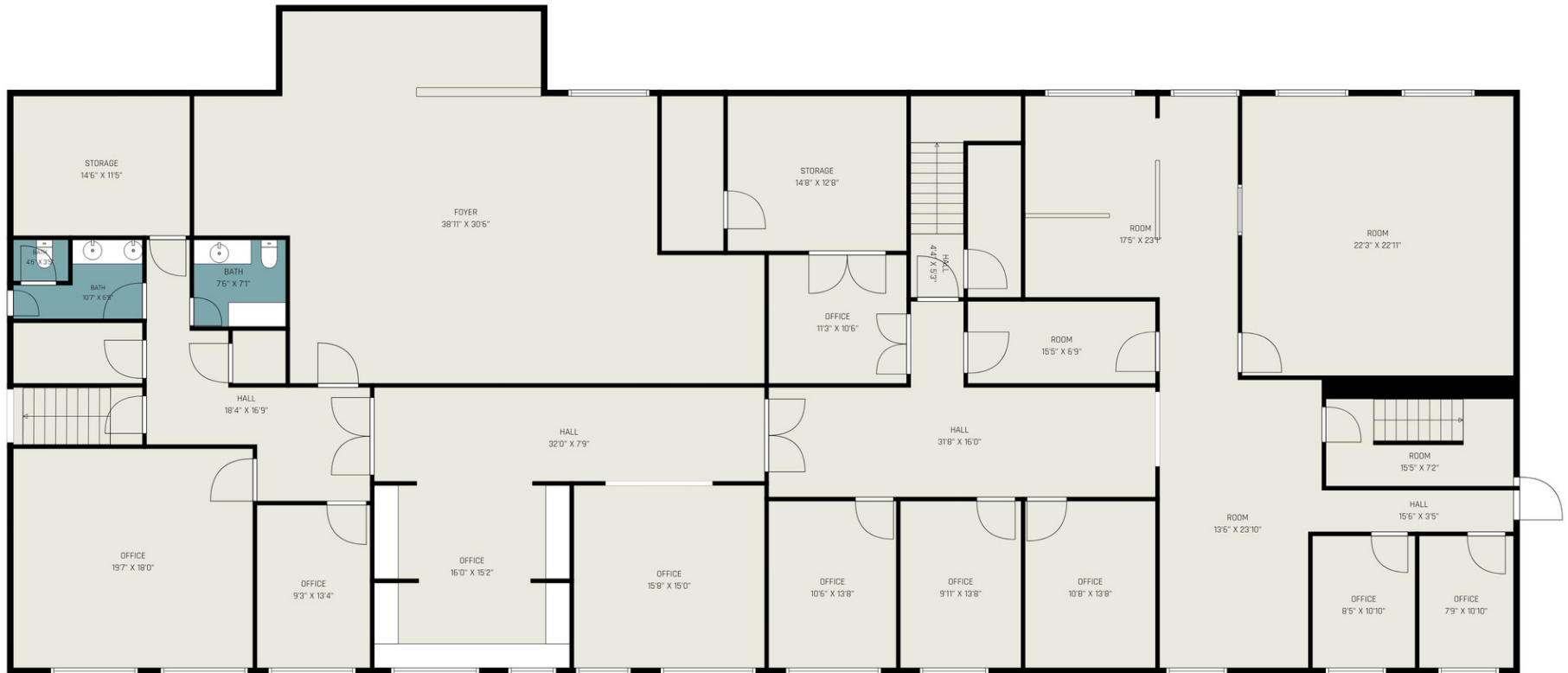
- **Just blocks from the proposed Denver Broncos stadium at Burnham Yard, within a major regional redevelopment corridor with significant growth and value-add potential.**
- Fully built-out, converted industrial office building – 2 floors plus finished lower level.
- Private rear parking lot with approximately 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

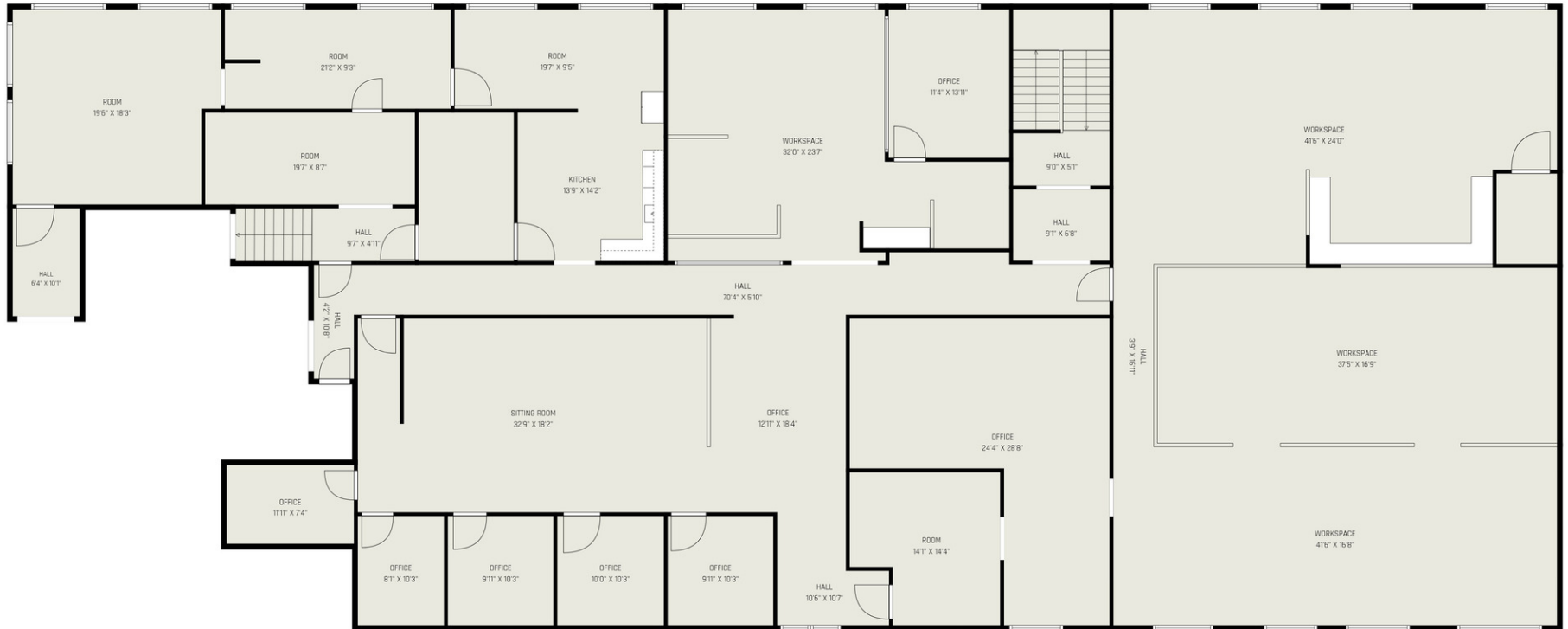
Address	1050 Yuma Street, Denver, CO 80204
Lot Size	18,960 SF
Building Size	19,019 SF Three (3) Stories
Year Built	1963
Zoning	I-B
2025 Taxes	\$71,395.84
Parking	Private lot in rear of building; Approximately 23 stalls
Loading	One (1) dock-high (platform)
Sales Price	\$6,900,000



FIRST FLOOR



LOWER LEVEL



SECOND FLOOR





MULTIFAMILY DEVELOPMENT

- BUILT 2025-2026
- PROPOSED
- UNDER CONSTRUCTION



UNION STATION



FUTURE DEVELOPMENT THE RIVER MILE WALK

CENTRAL BUSINESS DISTRICT



BALL ARENA DISTRICT REDEVELOPMENT

ALIYAH

THE HOYT

CONEJOS APARTMENTS

LIORA

ALTA MILE HIGH

REVIVAL ON PLATTE

E COLFAX AVE

NEW BRONCOS STADIUM SITE PLAN

3800 W COLFAX AVE

THE QUIMBY APARTMENTS

WEST HOLDEN PLACE

1401 ZUNI ST

KING STREET RESIDENCES

1275 DECATUR ST

NEW BRONCOS STADIUM SITE PLAN

N SPER BLVD

BROADWAY

LOWELL TOWNHOMES

SOL APARTMENTS

FEDERAL BLVD

2750 W 10TH AVE

JOLI

1050 YUMA ST

CRANES LANDING

LOWELL TOWNHOMES

952 ALCOTT ST


FLO

650 SANTA FE DR





 **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**

 **COLORADO STATE CAPITOL**

FEDERAL BLVD

E COLFAX AVE

NSPER BLVD

BROADWAY

SUBJECT PROPERTY

 **DENVER PUBLIC LIBRARY**
 **HISTORY COLORADO CENTER**
 **DENVER ART MUSEUM**
 **CLIFFORD STILL MUSEUM**

FUTURE HOME OF DENVER BRONCOS STADIUM

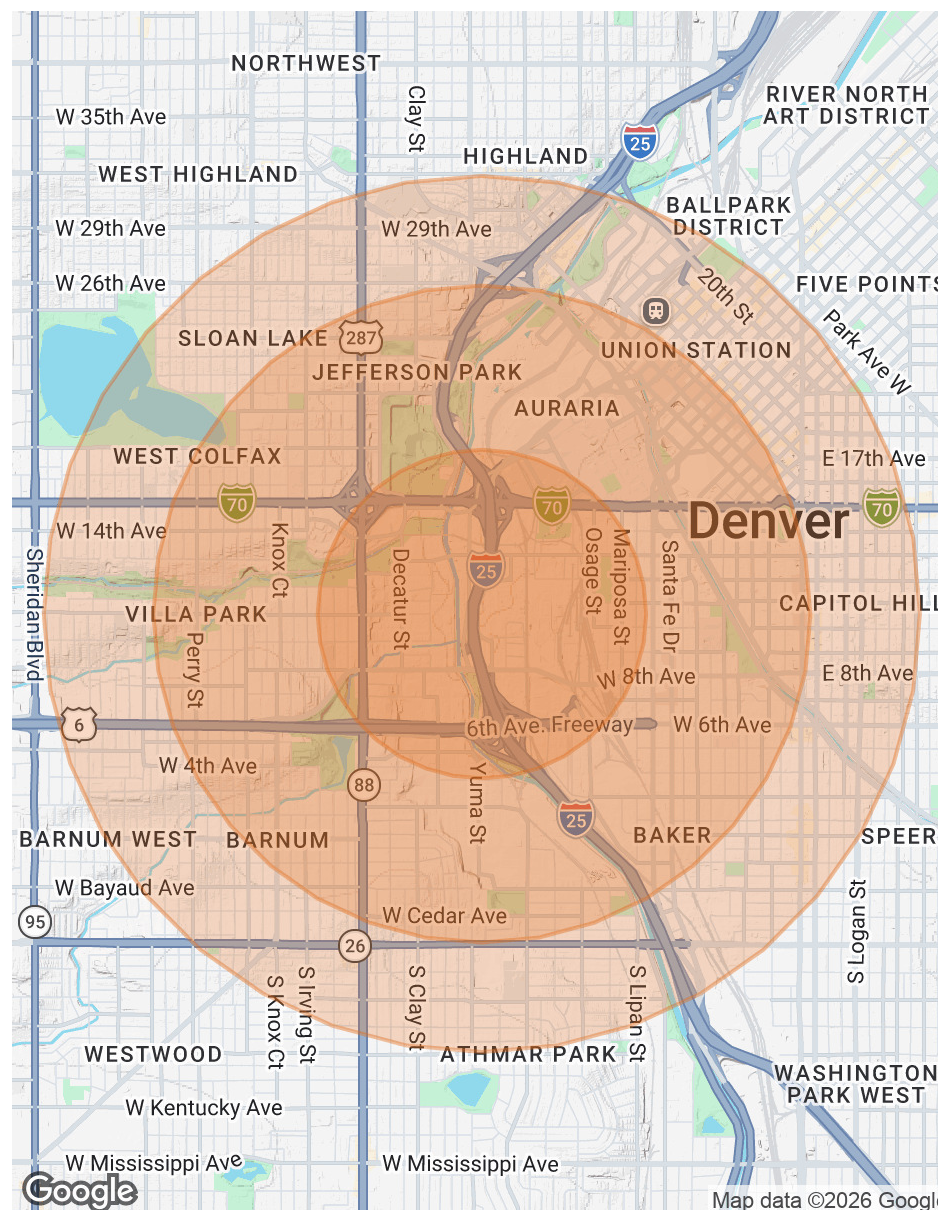
W 8TH AVE

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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