

FOR SALE OR LEASE

SALE: \$2,869,570

LEASE: Contact Broker

INDUSTRIAL / REDEVELOPMENT OPPORTUNITY



2050 and 2070 W 7th Avenue, Denver, CO 80204

For more information:

JEFF GEMAN

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Property Highlights

- » Close Proximity To The New Denver Broncos Stadium Development Project
- » Up to 8,000 SF of leaseable space
- » Available offices with the ability to be combined
- » Potential For Redevelopment
- » 3 Dock High Doors
- » Large Storage Space
- » Heavy Power
- » 18 ft+ Clear Height
- » Covered Land Play
- » Ability To Lease Up And Create More Cash Flow
- » Warehouse Space

Location Amenities

- » Street parking
- » Light rail
- » Close Proximity To 6th Ave and Major Interstates I-25 & I-70



Property Details

Address	2050 W 7th Ave Denver, CO
Building	13,279 SF
Land	19,901 SF
Power	4,000 Amps Single & Three Phase 120-240 Volts & 480 Volts
Zoning	I-A
Taxes (2025)	\$35,522.42

Address	2070 W 7th Ave Denver, CO
Building	1,824 SF
Land	5,001 SF
Zoning	I-A

Sale Price: \$2,869,570
Lease Rate: Contact Broker

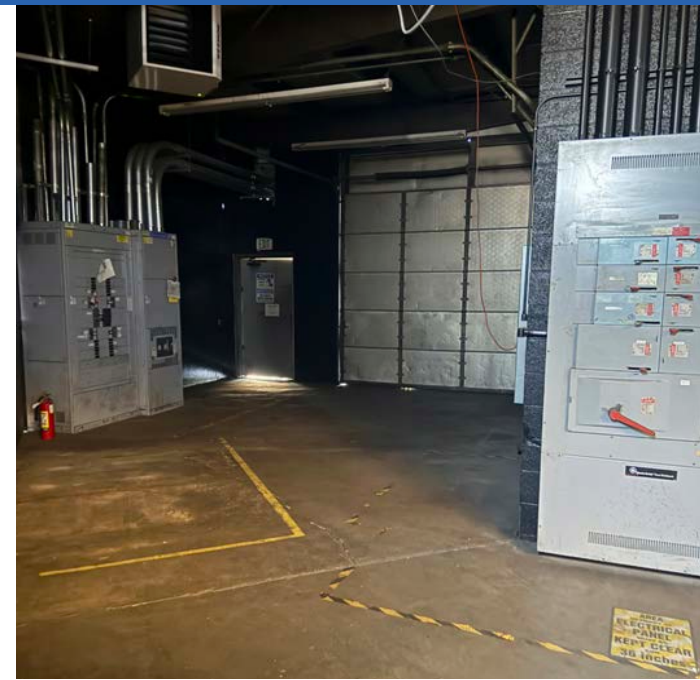
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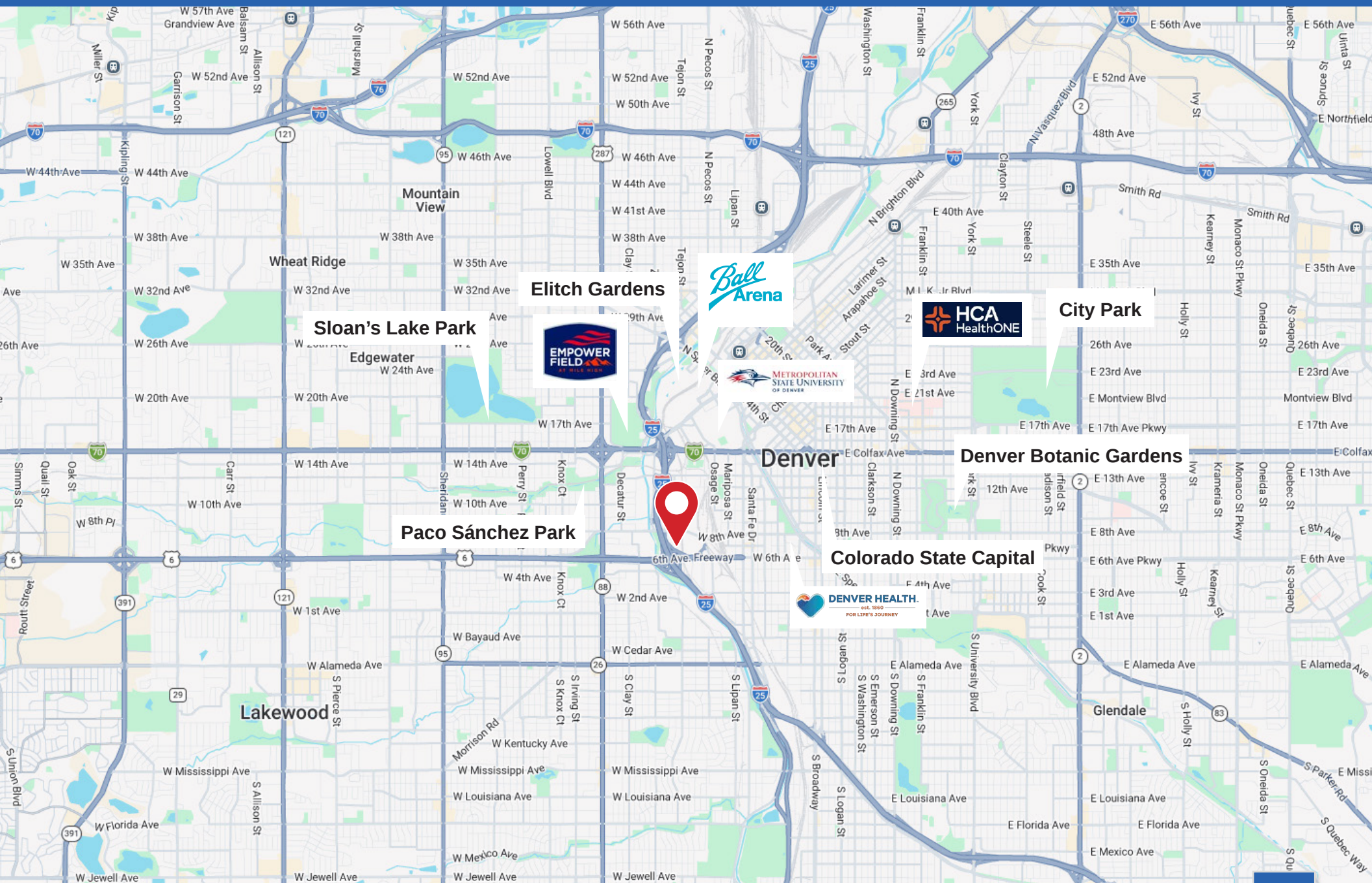
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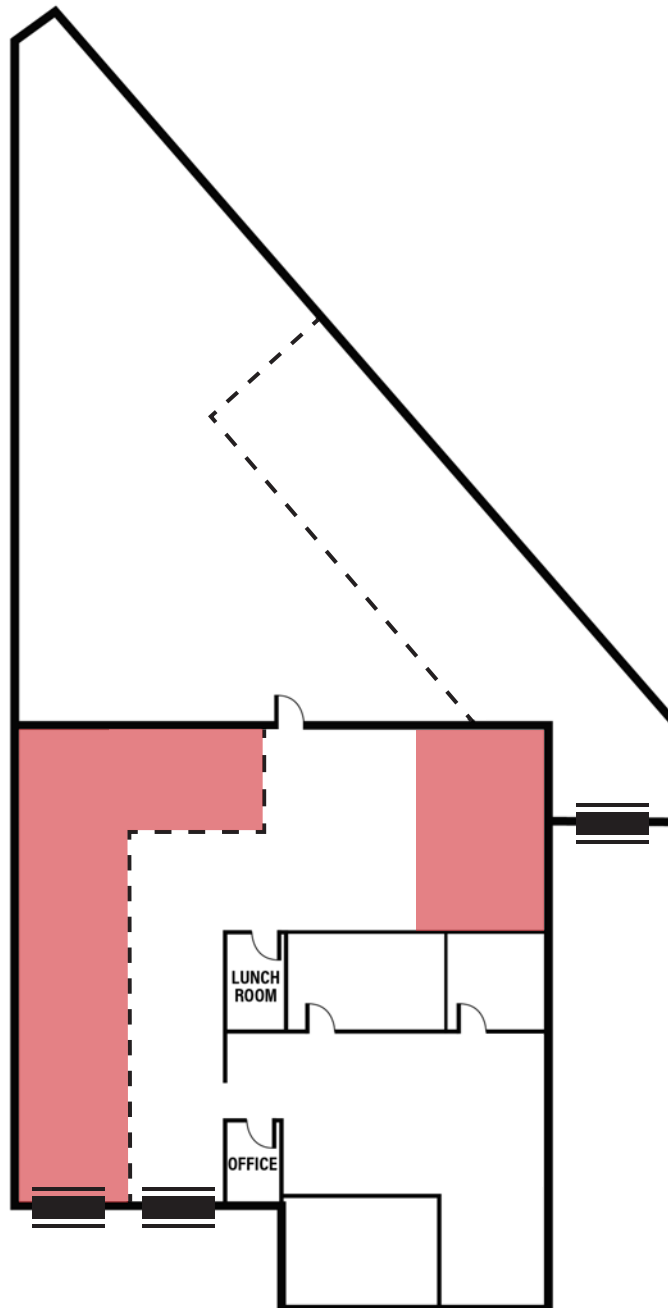


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Floor Plan



Total SqFt: 13,279

Key:

- - - = Temporary Wall

▬ = Loading Dock

■ = Leased

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Broncos - Burnham Yard

The Denver Broncos have identified the historic Burnham Yard site near downtown Denver as the preferred location for a new retractable-roof stadium and a large-scale mixed-use development. Once a vital rail yard that played an important role in Denver's industrial growth, the property now presents a rare opportunity to transform one of the city's most significant infill sites into a vibrant, connected urban district. The proposed vision would honor the site's history while introducing a thoughtful mix of residential, commercial, entertainment, hospitality, and public spaces designed to serve the surrounding community throughout the year.

Preliminary concepts emphasize strong connections to the existing street grid, expanded parks and public gathering areas, pedestrian-friendly corridors, and improved access to nearby neighborhoods. The 10th & Osage light rail station would be positioned as a central transportation hub, reinforcing the development's transit-oriented character and providing convenient regional access. Rather than creating a stadium that operates primarily on game days, the broader plan is intended to establish a complete urban neighborhood with year-round activity, amenities, and economic opportunity. The stadium would serve as a major anchor within the district, but the larger goal is to create a dynamic destination that strengthens connections between downtown Denver, surrounding communities, and the city's evolving urban core.



**Concept Map provided by the Walton-Penner Family Ownership Group Large Development Review (LDR) Pre-Application Dated November 2025*

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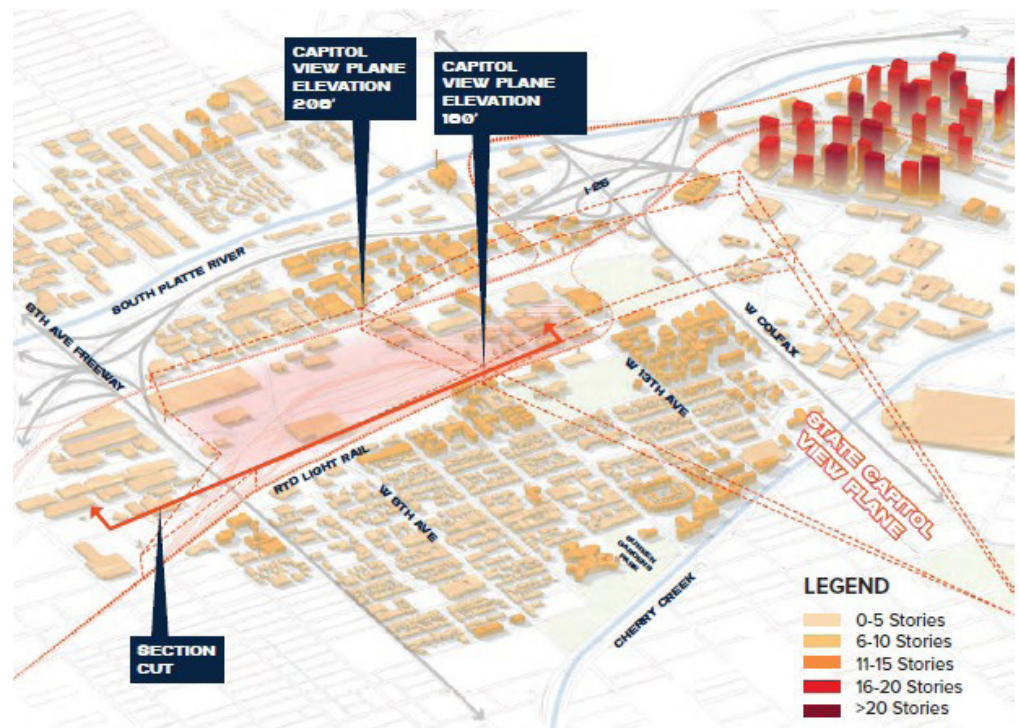


Broncos - Burnham Yard

The preliminary development plan incorporates a range of building heights to preserve important sightlines toward the Rocky Mountains and the Colorado State Capitol while creating a cohesive and visually dynamic skyline. The proposed stadium would serve as the tallest and most prominent structure, anchoring the western edge of the site, with surrounding buildings gradually stepping down in height to provide a thoughtful transition to nearby properties and residential neighborhoods.

The massing strategy would also account for the Capitol view plane and emphasize visual openness throughout the redevelopment. Special consideration is being given to the historic Locomotive Shop, which would remain a defining feature of the district. Lower-scale buildings and podiums would be positioned around the structure to preserve its visibility, architectural character, and connection to Burnham Yard's industrial history.

The property is currently governed by a mix of industrial and mixed-use zoning districts. The project team has begun coordinating with Denver's Community Planning and Development department to evaluate the rezoning and entitlement process needed to support the proposed stadium, mixed-use development, public spaces, and broader transformation of the site.



**Neighborhood Scale Map provided by the Walton-Penner Family Ownership Group
Large Development Review (LDR) Pre-Application Dated November 2025*

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Denver Industrial Market

Denver's industrial market continues to benefit from population growth, a diverse business base and direct access to major highways, reinforcing its position as a key distribution and operations hub for Colorado and the broader Rocky Mountain region. Demand remains active across logistics, construction, manufacturing, food and beverage, service businesses and last-mile delivery users.

While recent development has increased available inventory, well-located properties with efficient loading, outdoor storage, flexible layouts and convenient highway access remain competitive. Slower construction activity and limited infill land should help support absorption and continued long-term demand for quality industrial space.

Colorado Connector (CoCo)

The Colorado Connector, or CoCo, is a proposed passenger rail line that would link communities across the Front Range, offering service between Fort Collins and Pueblo. Designed to reduce reliance on I-25, the system would connect key residential, employment and entertainment destinations throughout the region. The proposed route also includes a stop within steps of the new Denver Broncos stadium, giving fans and event attendees a convenient transit option from communities across Colorado.



**Conceptual Rendering provided by Front Range Passenger Rail District*

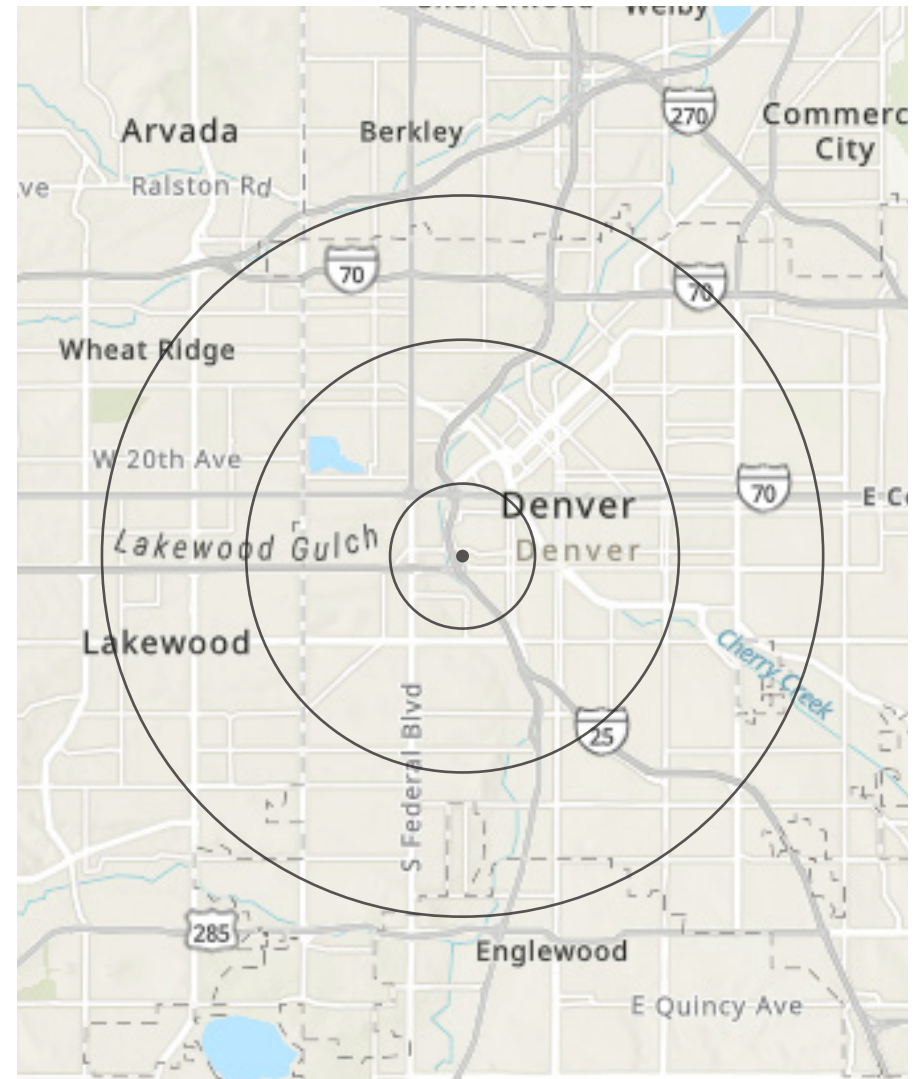
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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,522	250,578	513,525
Population (2025)	13,053	272,422	545,729
2025-2030 Annual Rate	5.50%	1.53%	1.11%
Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,185	126,539	239,653
Total Households (2025)	5,881	138,769	255,958
2025-2030 Annual Rate	5.11%	1.59%	1.17%
Median Household Income	\$70,652	\$97,174	\$98,589
Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	24,588	225,442	374,032



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Meet the Broker



Jeff Geman
Broker Associate

Jeff Geman is a Broker Associate at Malman Real Estate, focusing on industrial, retail, office, and land transactions. Since joining the firm in 2024, Jeff has leveraged his strong client relationship skills to provide strategic, hands-on guidance to buyers, sellers, landlords, and tenants.

Before entering commercial real estate, Jeff spent 11 years in supply chain management, where he built a reputation for cultivating strong client and customer relationships—an expertise he now brings to his brokerage work. His passion for real estate is rooted in a family history in franchising, where he played a key role in growing small brands into large-scale operations.

A Colorado native, Jeff holds a degree in Business Management from the University of Colorado. He is known for his approachable style, attention to detail, and commitment to delivering results for his clients across the Denver market.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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REAL ESTATE

For more information:

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