

# 380

**NORTH QUIVAS STREET**  
DENVER, CO 80204

**±31,988 SF INDUSTRIAL OFFICE/WAREHOUSE  
IN THE HEART OF CENTRAL DENVER**

**FOR SALE OR LEASE**



**I-25 VISIBILITY WITH OVER  
228,000 VEHICLES PER DAY**

**Burnham Yard**

**VPD: 151,000**



**380**

**N. QUIVAS STREET**

**ADJACENT TO BURNHAM YARD  
REDEVELOPMENT AND CONCEPTUAL  
BRONCOS STADIUM SITE**



**VPD: 228,000**

**N**





# PROPERTY OVERVIEW

±31,988 SF ON 1.2 ACRES



## PROPERTY DETAILS

380 N. Quivas Street presents a rare opportunity to invest in one of Denver's most dynamic and evolving urban corridors. Situated in the heart of the Baker neighborhood, just outside Downtown, this property is ideally positioned adjacent to the Burnham Yard redevelopment zone and the conceptual Broncos Stadium redevelopment. Its location offers unmatched visibility from I-25 and seamless access to the entire metro area, making it a strategic site for both users and investors. Currently set within an established industrial district surrounded by retail amenities, the property is ready for redevelopment and represents a compelling land play for those looking to capitalize on Denver's next wave of growth. With flexible divisibility options, Enterprise Zone designation, and proximity to Colorado's largest and most diverse labor pool, 380 N. Quivas Street is perfectly suited for a visionary investor seeking long-term value in Central Denver's urban core.

### 380 N. QUIVAS STREET DENVER, COLORADO 80204

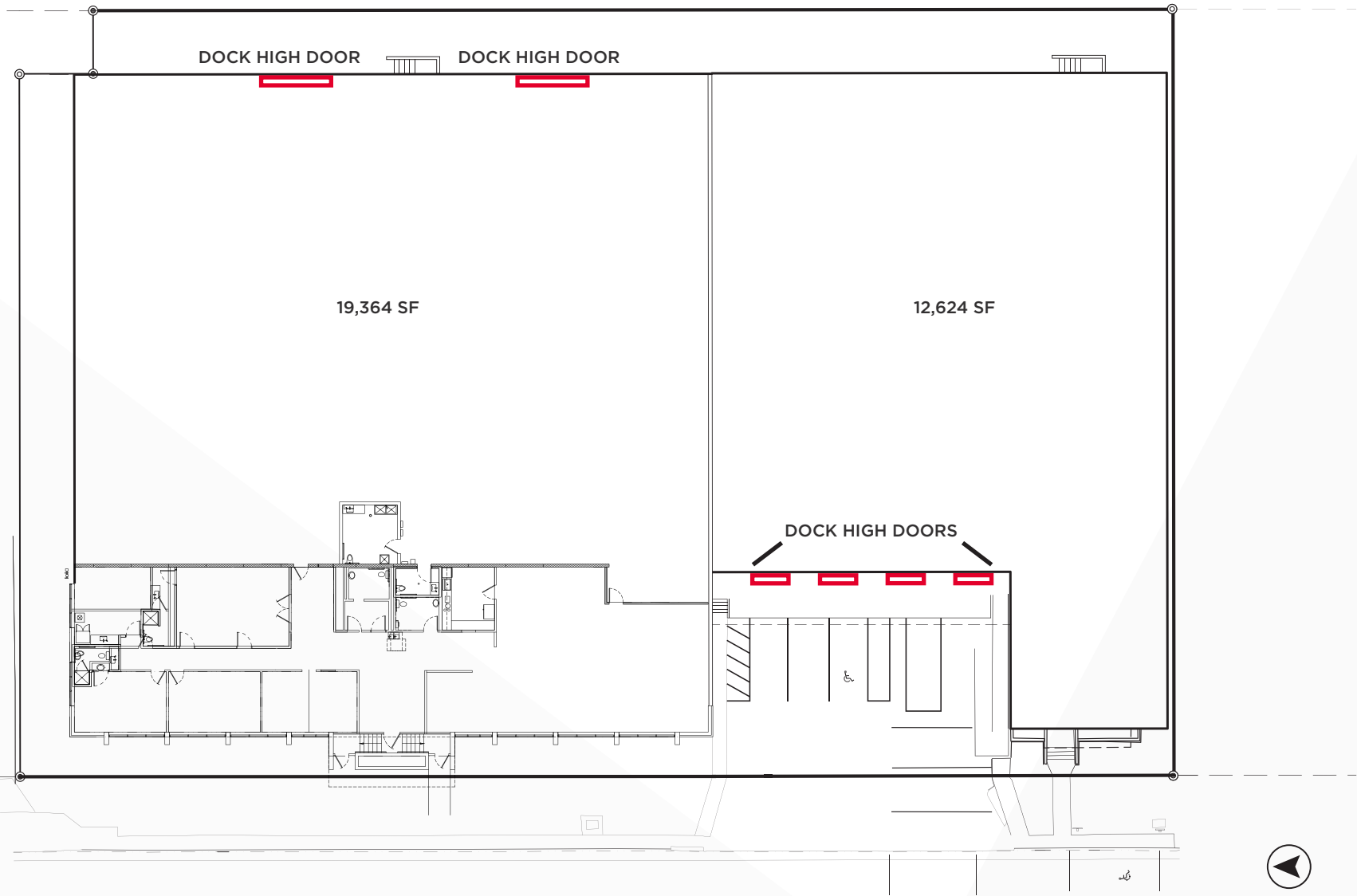
Available SF	±31,988 (divisible)
Total Site Size	0.95 Acres
Clear Height	14'
Loading	3 Dock High Doors
Sprinklers	Wet System
Zoning	I-A, U02
Mill Levy	79.202
Taxes (2025)	\$94,822 (\$2.96/SF)

## PROPERTY FEATURES

- **Adjacent to Conceptual Broncos Stadium Redevelopment**
- Outstanding central location with great access to I-25, 6th Avenue and Santa Fe Drive
- Highway visibility from I-25 (±228,000 VPD)
- Located in an Enterprise Zone
- Extremely low mill levy
- Off street parking
- Small yard area that can be used for additional parking or storage
- New roof in 2024
- Electrical distribution throughout warehouse
- Floor drains in warehouse



# FLOOR PLAN





# 380 N. QUIVAS STREET

DENVER, CO 80204



## DRIVE TIMES & ACCESS

DESTINATION	DRIVE TIMES	MILES
6th Avenue	2 Minutes	0.3 Miles
I-25	3 Minutes	0.5 Miles
Downtown	8 Minutes	2 Miles
US-85	7 Minutes	2.5 Miles
I-70	8 Minutes	5 Miles
I-76	17 Minutes	8 Miles
I-225	17 Minutes	13.5 Miles
DEN (Airport)	30 Minutes	26 Miles

FOR MORE INFORMATION, PLEASE CONTACT:

**DREW MCMANUS**, SIOR  
Vice Chairman  
+1 303 813 6427  
drew.mcmanus@cushwake.com

**BRYAN FRY**  
Senior Director  
+1 303 312 4221  
bryan.fry@cushwake.com

**RYAN SEARLE**, SIOR  
Senior Director  
+1 303 813 6499  
ryan.searle@cushwake.com

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / T +1 303 292 3700 / [cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.