

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



ADJACENT TO BURNHAM YARD
REDEVELOPMENT AND CONCEPTUAL
BRONCOS STADIUM SITE

380
N. QUIVAS STREET

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

±31,988 SF ON 1.2 ACRES



PROPERTY DETAILS

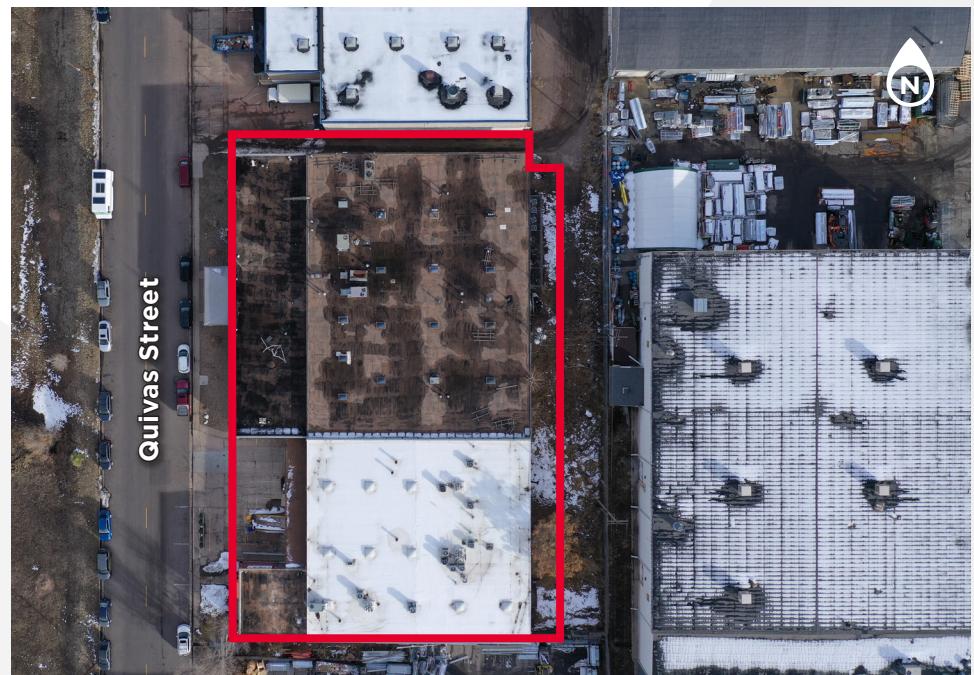
380 N. Quivas Street presents a rare opportunity to invest in one of Denver's most dynamic and evolving urban corridors. Situated in the heart of the Baker neighborhood, just outside Downtown, this property is ideally positioned adjacent to the Burnham Yard redevelopment zone and the conceptual Broncos 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 visibility 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

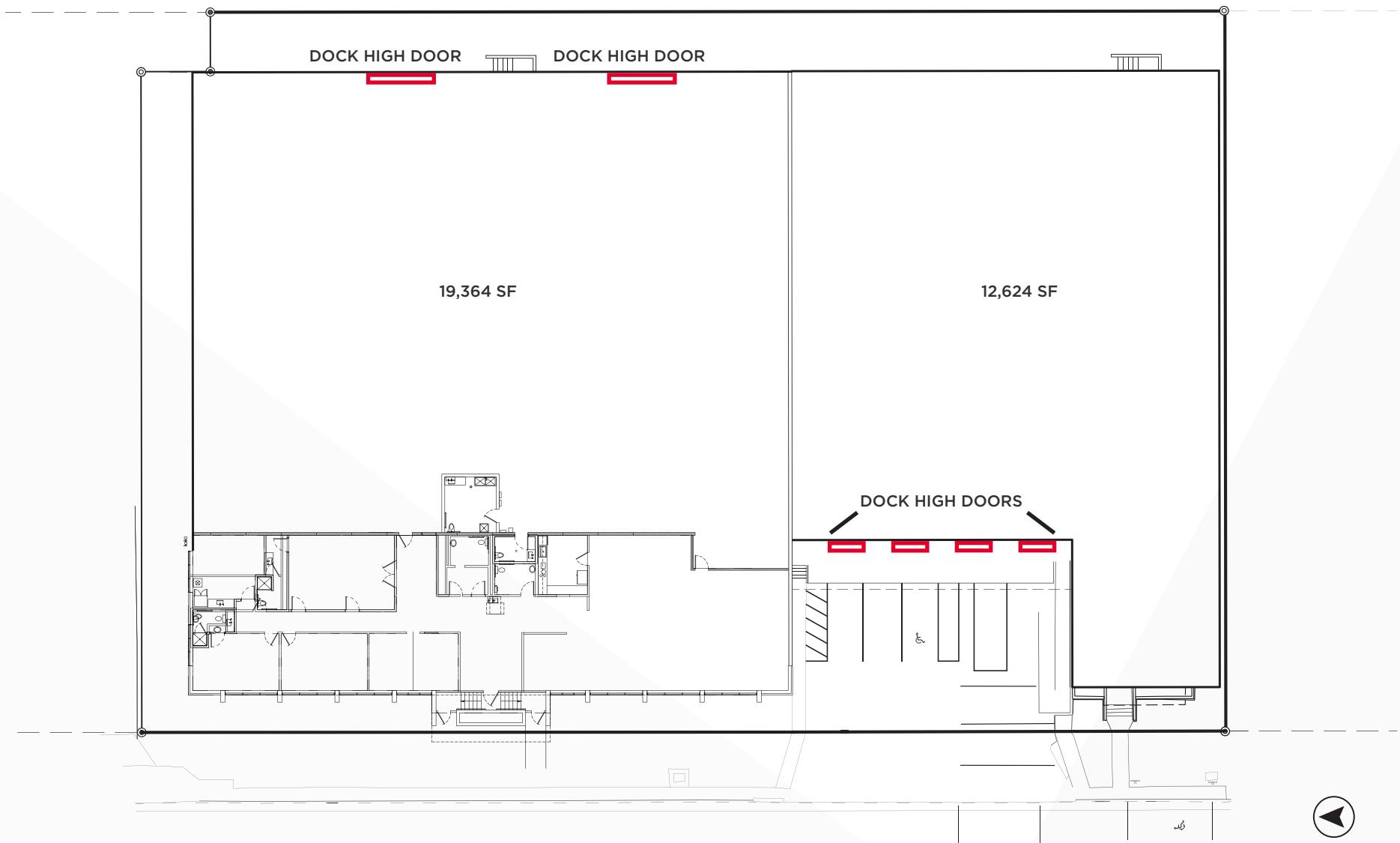
Available SF	±31,988 (divisible)
Total Site Size	0.95 Acres
Clear Height	14'
Loading	3 Dock High Doors
Sprinklers	Wet System
Zoning	I-A, U02
Mill Levy	79.202
Taxes (2025)	\$94,822 (\$2.96/SF)

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



FOR MORE INFORMATION, PLEASE CONTACT:

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