

OWNER/USER OR INVESTOR OPPORTUNITY



New Listing! | Move-In Ready Office/Flex Building w/ Frontage on I-25 | Denver

FLEX/OFFICE BUILDING FOR SALE

970 Yuma Street, Denver, CO 80204

Sales Price: \$6,900,000

Rentable SF is 14,600

Building SF is 21,570



Boston Weir Principal | Boston@henrygroupre.com | 303.327.9753

Patrick Henry Principal | Pat@henrygroupre.com | 303.625.7444

Parker Beasley Broker Associate | parker@henrygroupre.com | 720.633.5593



OFFICE/FLEX BUILDING FOR SALE LESS THAN 2 BLOCKS FROM NEW BRONCOS STADIUM SITE

970 Yuma Street offers a compelling owner-user or investment opportunity in a renovated, centrally located office/flex building with in-place tenant income.

Zoned I-B (Industrial–Business Park), the property allows for flexible commercial and office uses and is ideally situated near the intersection of 8th Avenue and I-25, providing excellent highway access. The building features ample street parking, modern shared amenities—including conference rooms, a commissary kitchen, a kitchen/breakroom, fitness center and on-site shower—and three (3) roll-up doors, supporting a wide range of business needs.

Located in central Denver with easy access to dining, retail, public transportation, and cultural destinations such as the Denver Art Museum and Civic Center Park, and the future stadium of the Denver Broncos.

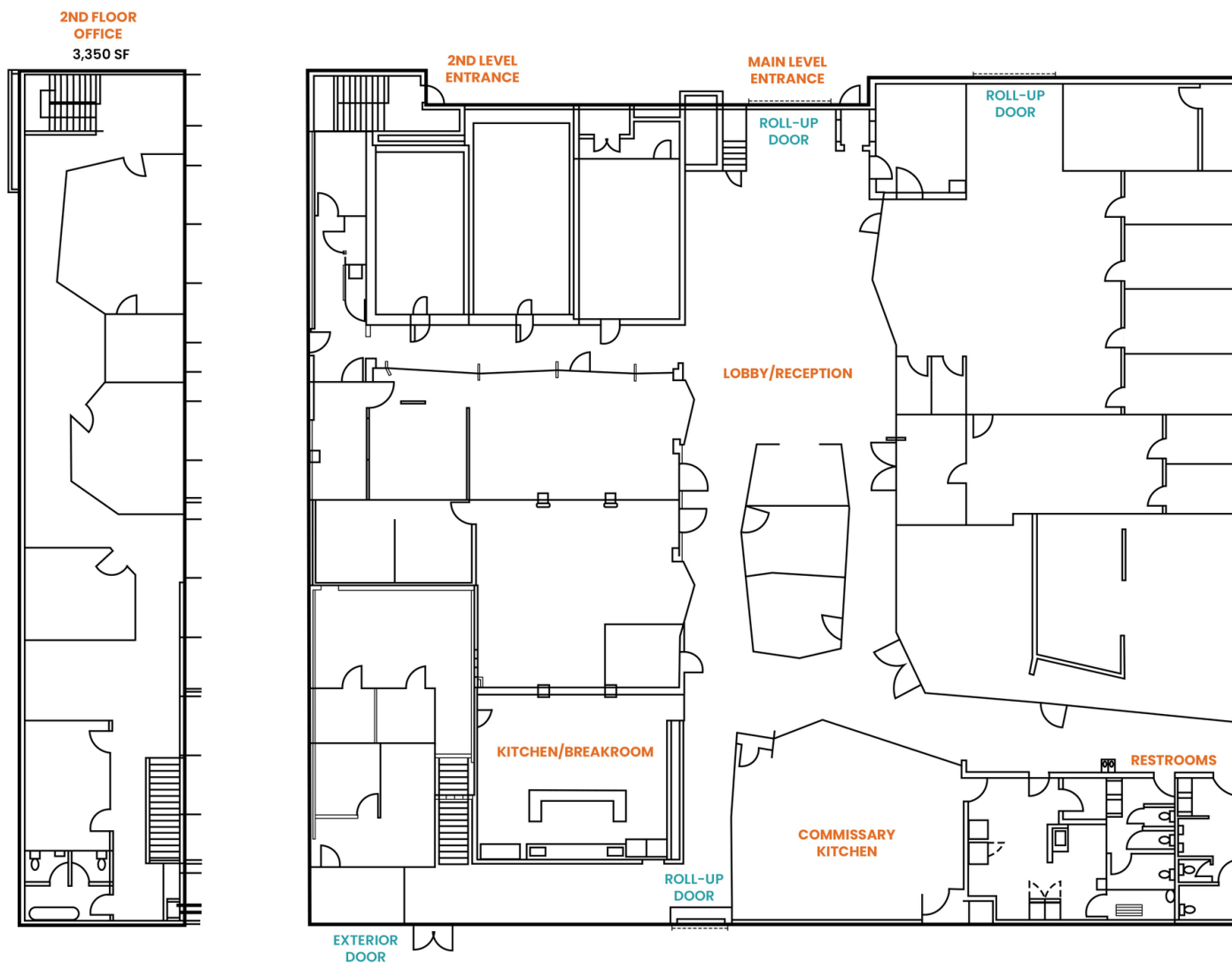
PROPERTY HIGHLIGHTS

- **Owner-User or Investor Opportunity:** Acquire a renovated office/flex asset with existing tenant income and future upside.
- **Flexible I-B Zoning:** Industrial–Business Park zoning supports a wide range of commercial and office uses.
- **Prime Access & Visibility:** Strategically located near 8th Avenue and I-25 for excellent regional connectivity.
- **Modern, Employee-Friendly Amenities:** Street parking, shared kitchen, conference room, and on-site shower.
- **Growth-Oriented Location:** Central Denver setting approximately ½ mile from the future Denver Broncos stadium, positioning the property for long-term appreciation.



Property Address	970 Yuma Street, Denver, CO 80204
Lot Size	18,946 SF
Building Square Feed	21,570 SF
Rentable Square Feet	14,600 SF
Year Built/Renovated	1958/2018, 2023
Zoning	I-B
2025 Taxes	\$99,742.10
Building Occupancy	70.5%
Sales Price	\$6,900,000

[ACCESS SECURE DOCUMENTS](#)











**CENTRAL
BUSINESS DISTRICT**

**DENVER CENTER FOR THE
PERFORMING ARTS**

**COLORADO
CONVENTION CENTER**

**CIVIC
CENTER PARK**



**DENVER PUBLIC
LIBRARY**



**HISTORY COLORADO
CENTER**



**DENVER
ART MUSEUM**



**CLYFFORD STILL
MUSEUM**

**SUBJECT
PROPERTY**

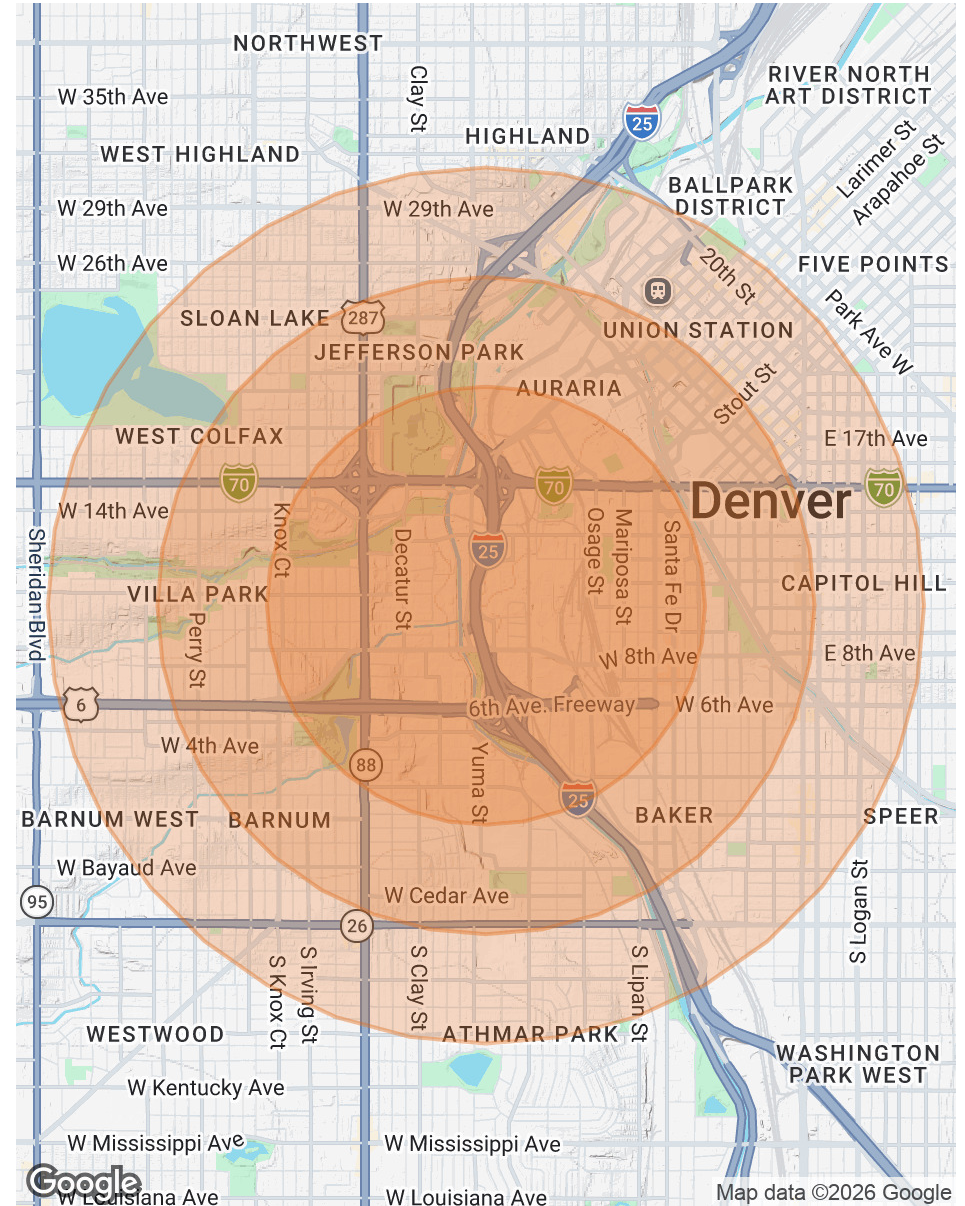
**FUTURE HOME OF DENVER
BRONCOS STADIUM**



POPULATION	1 MILE	1.5 MILES	2 MILES
Total Population	12,998	42,495	106,020
Average Age	33	36	37
Average Age (Male)	33	36	37
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	2 MILES
Total Households	5,834	20,316	55,382
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$85,505	\$115,863	\$114,842
Average House Value	\$774,188	\$808,000	\$748,976

* Demographic data derived from 2020 ACS - US Census



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com