

OFFERING MEMORANDUM

380-400 N. Quivas Street

Denver, CO

REDEVELOPMENT OPPORTUNITY
IN BURNHAM YARDS / BRONCOS SMALL AREA PLAN
PRICED BELOW MARKET

🏷️ \$4,750,000



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Redevelopment Opportunity

Price Reduced: \$4,750,000



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Executive Summary

Address	380-400 N. Quivas Street, Denver, CO
APN	0509200082000
Lot size	41,258 square feet 0.95 acres (Source: Survey)
Building Size	31,999 square feet (Source: Survey)
YOC	1957
Asking Price	\$6,700,000 \$4,750,000
Existing use	• Vacant multi-tenant industrial warehouse • Loading dock – 3 doors • Power: Buyer to Verify • New roof in 2024 • 14' Clear Height • Floor drains • Sprinklers: wet system • Power: 1,800 Amps
Zoning	I-A, UO-2 (billboards permitted)
Real Estate Taxes	\$94,822.22 (payable 2025)
Mill Levy	79.202
Overlay / Planning Framework	Denver Broncos Small Area Plan



PARCEL MAP



Investment Highlights



REDEVELOPMENT FLEXIBILITY

Adaptable site allowing for a range of redevelopment concepts aligned with market demand.



PLANNING & ZONING ADVANTAGES

Favorable zoning and planning context may support higher-intensity development potential.



AREA GROWTH DRIVERS

Denver market benefits from sustained population and employment growth.



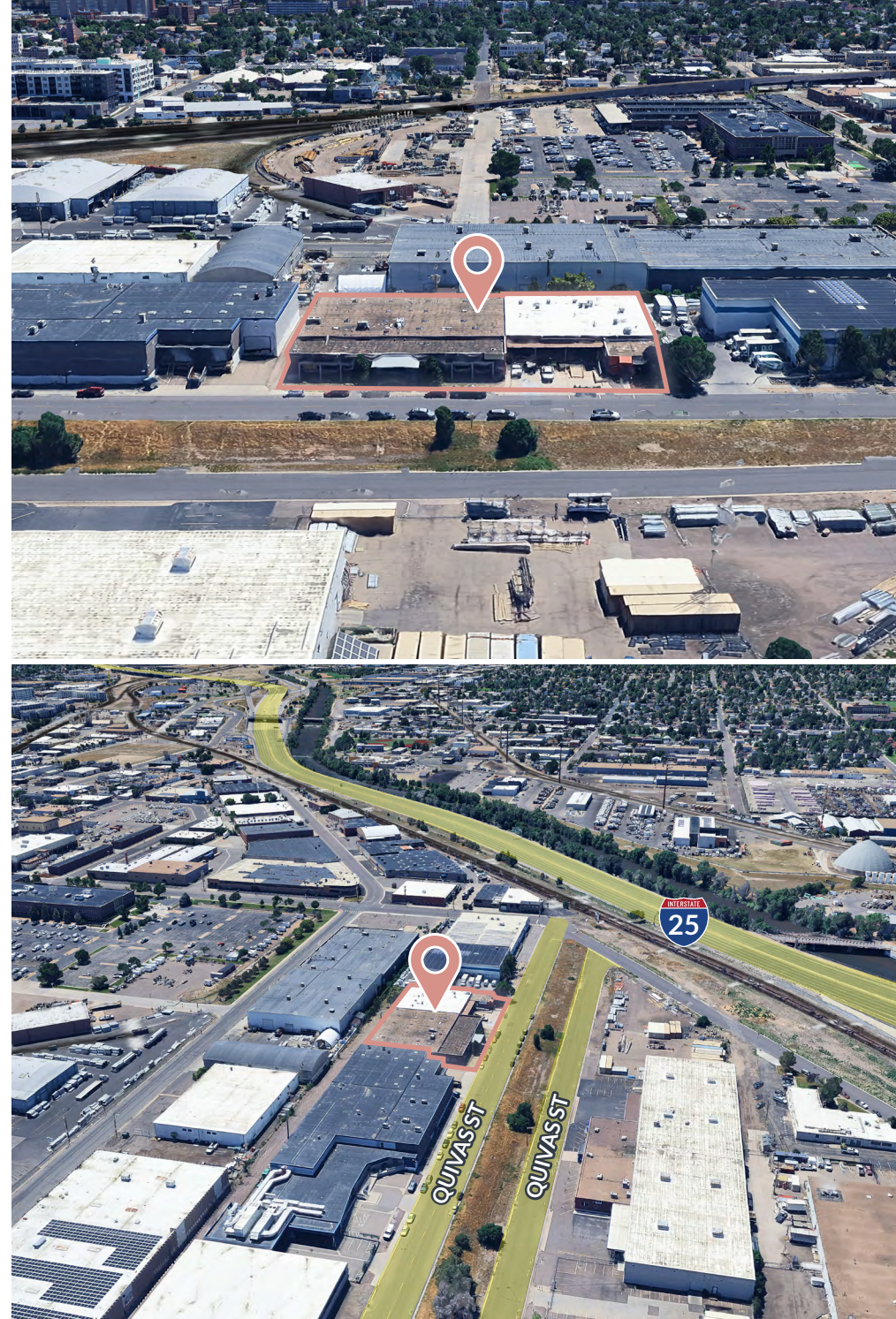
INFRASTRUCTURE & ACCESS

Strong regional connectivity via Interstate 25, transit access, established infrastructure, and planned transportation upgrades as part of the Small Area Plan.



LONG-TERM DENVER FUNDAMENTALS

Supported by Denver's diversified economy, in-migration, and long-term urban growth trends.



Burnham Yard & Denver Broncos Small Area Plan

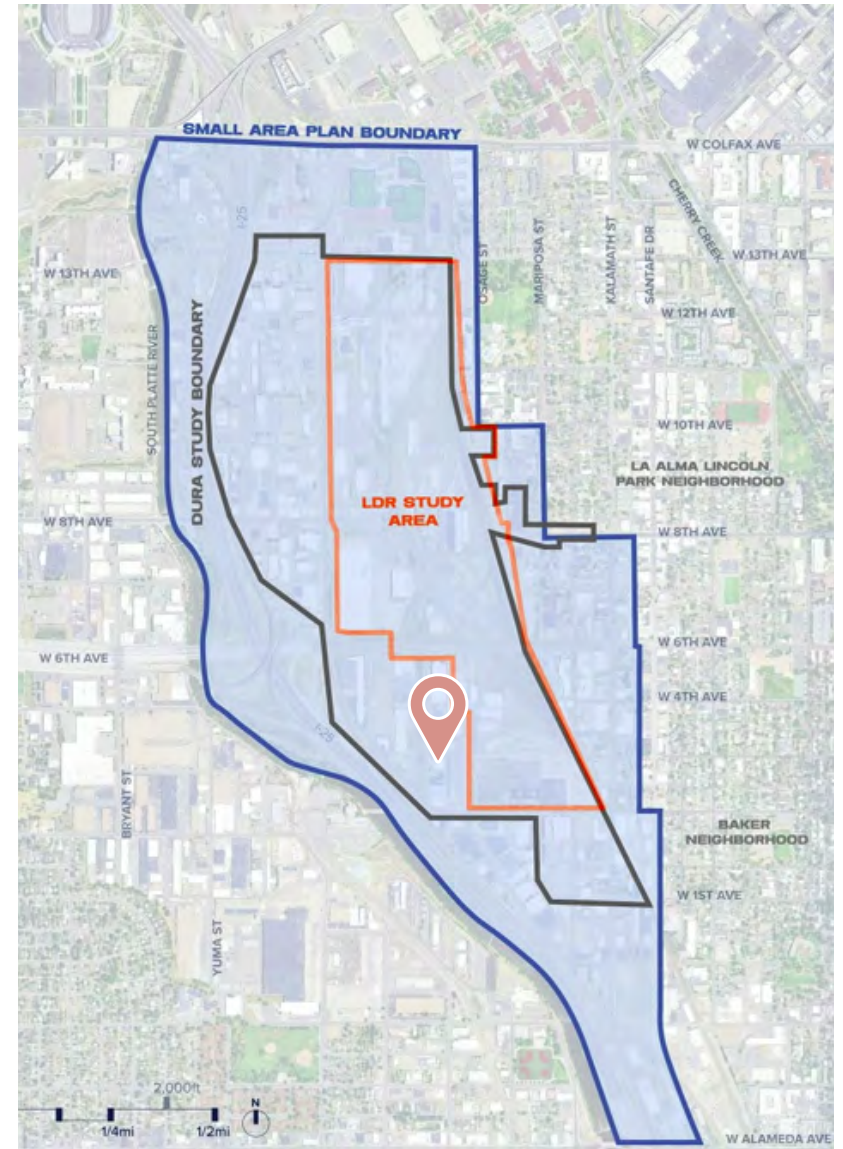
This offering presents a rare infill-parcel opportunity at 380–400 Quivas Street, adjacent to the historic 58-acre Burnham Yard railyard — recently designated as the preferred site for the privately funded future stadium and mixed-use district by the Denver Broncos. The proposed redevelopment is one of the most significant real estate and urban-renewal initiatives in Denver’s recent history, offering exceptional upside for investors and end-users alike.

HISTORIC SITE + STRATEGIC LOCATION

Burnham Yard is a former rail-yard dating back to 1871 — one of Denver’s oldest industrial sites, and a central element in the city’s growth for over a century.

In 2021 the State of Colorado acquired the 58-acre site from the former railroad owner. The site is now under contract to the Denver Broncos with a planned closing date in May 2026.

The Denver Broncos, in a joint announcement with state and city officials on September 9, 2025, selected Burnham Yard as the preferred site for a new retractable-roof stadium and a broader, privately funded mixed-use district. The team targets stadium completion and opening by 2031.



Small Area Plan

LARGE-SCALE, PRIVATELY FUNDED STADIUM + MIXED-USE DISTRICT

The plan envisions a world-class stadium anchored by a retractable roof, surrounded by a mixed-use community including housing, retail, offices, hospitality, entertainment, public open space, and amenities — restaurants, shops, public gathering areas, and more.

Total land assembly is expected to exceed 100 acres: the 58-acre core Burnham Yard parcel, roughly 25 acres to be acquired from Denver Water, and additional privately acquired parcels.

CITY & INFRASTRUCTURE SUPPORT — TRANSIT, CONNECTIVITY, AND PLANNING OVERSIGHT

The redevelopment is going through a public planning process with Denver Community Planning and Development. The Vibrant Denver Bond package, a \$950 million initiative, has allocated \$139 million toward infrastructure improvements in an around Burnham Yards. Public-sector support for infrastructure improvements could significantly de-risk development of nearby parcels — a favorable backdrop for adjacent property owners and investors.

REAL ESTATE & INVESTOR ACTIVITY — EARLY POSITIONING, HIGH DEMAND, FIRST-MOVER ADVANTAGE

The prospect of a new stadium + mixed-use district drives demand expectations — for housing, retail, services, and commercial real estate. For a property like 380–400 Quivas Street, proximity to the future stadium and district — yet outside the core — offers a unique “sweet spot”: close enough to benefit from hype and redevelopment momentum; far enough to avoid stadium-block risks (parking, congestion, zoning complications). The site also benefits from I-25 exposure, a key feature for real estate speculators seeking a highly visible site with Interstate access and visibility.

KEY VALUE DRIVERS



Irreplaceable location near the proposed Denver Broncos Stadium



Located in an Enterprise Zone



Highway visibility from I-25



Incredible value enhancement via repositioning



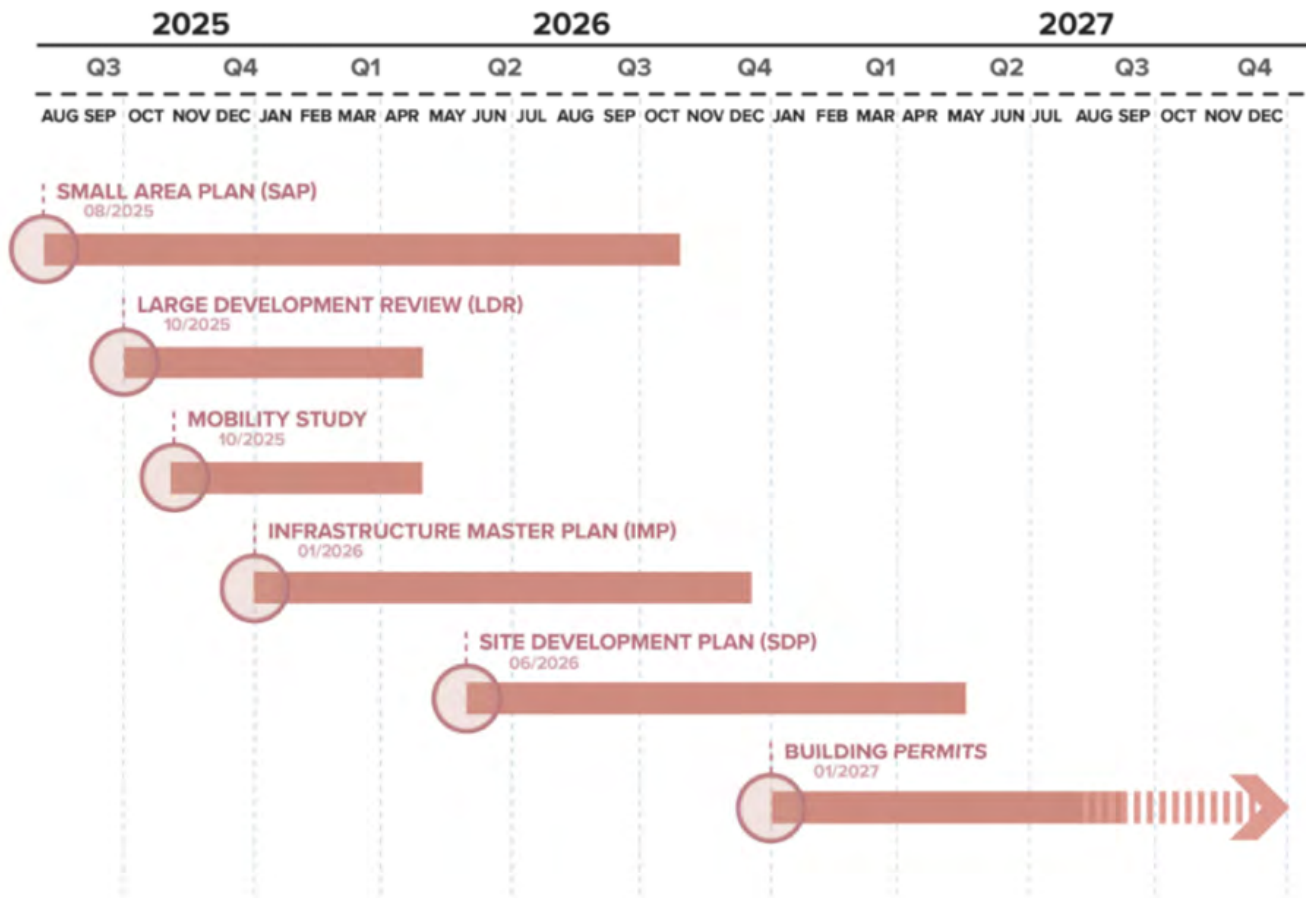
Site size to support redevelopment

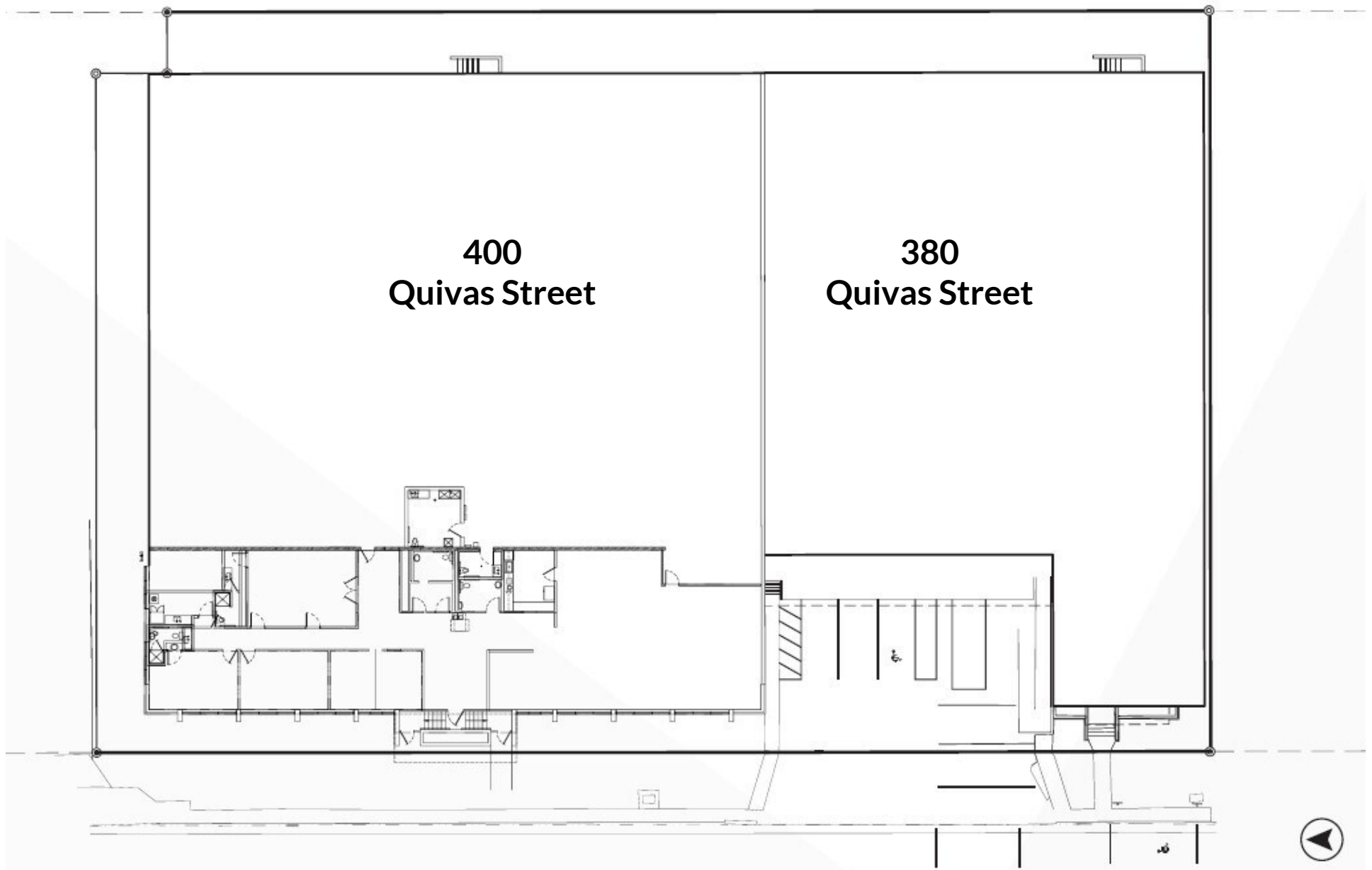
Denver Broncos Small Area Plan

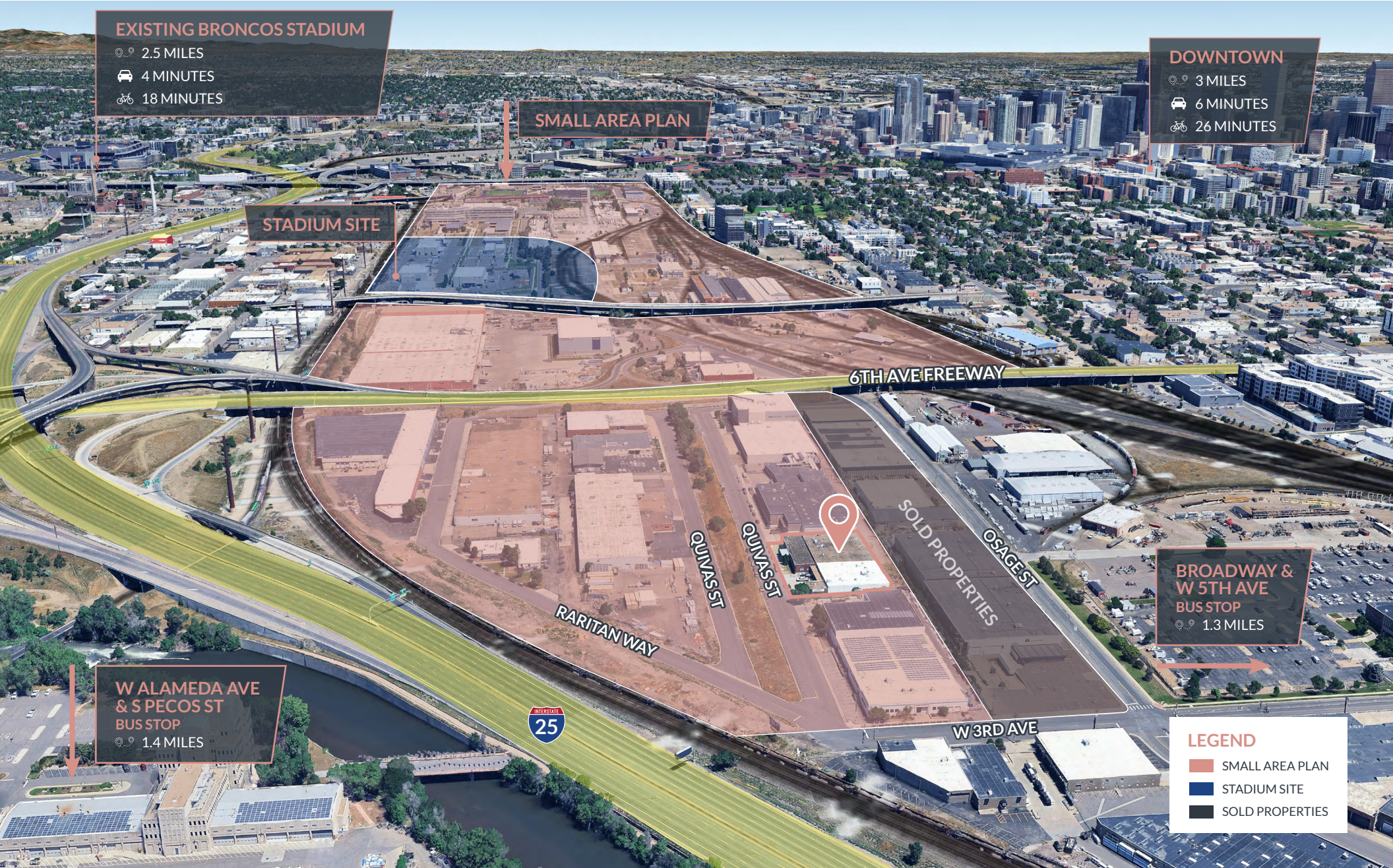
MIXED-USE DISTRICT + LONG-TERM VALUE CREATION

Once built, the mixed-use district around Burnham Yard could become a lively, 365-day-a-year neighborhood hub — not just a stadium neighborhood. Restaurants, retail, entertainment, offices, housing — with convenient transit, walkability, and modern infrastructure — all favorable attributes for land values and demand in the surrounding area, including nearby residential and infill parcels such as 380–400 Quivas Street. Given the scale (100+ acres), the project has long-term “neighborhood creation” potential — akin to other major mixed-use developments anchored by sports or entertainment venues.

SMALL AREA PLAN TIMELINE IN 2026







EXISTING BRONCOS STADIUM

- 📍 2.5 MILES
- 🚗 4 MINUTES
- 🚲 18 MINUTES

SMALL AREA PLAN

STADIUM SITE

DOWNTOWN

- 📍 3 MILES
- 🚗 6 MINUTES
- 🚲 26 MINUTES

6TH AVE FREEWAY

OSAGE ST
SOLD PROPERTIES

RARITAN WAY

QUINCY ST

QUINCY ST

W 3RD AVE

BROADWAY & W 5TH AVE
BUS STOP
📍 1.3 MILES

W ALAMEDA AVE & S PECOS ST
BUS STOP
📍 1.4 MILES

LEGEND

- SMALL AREA PLAN
- STADIUM SITE
- SOLD PROPERTIES

Sales Comparables



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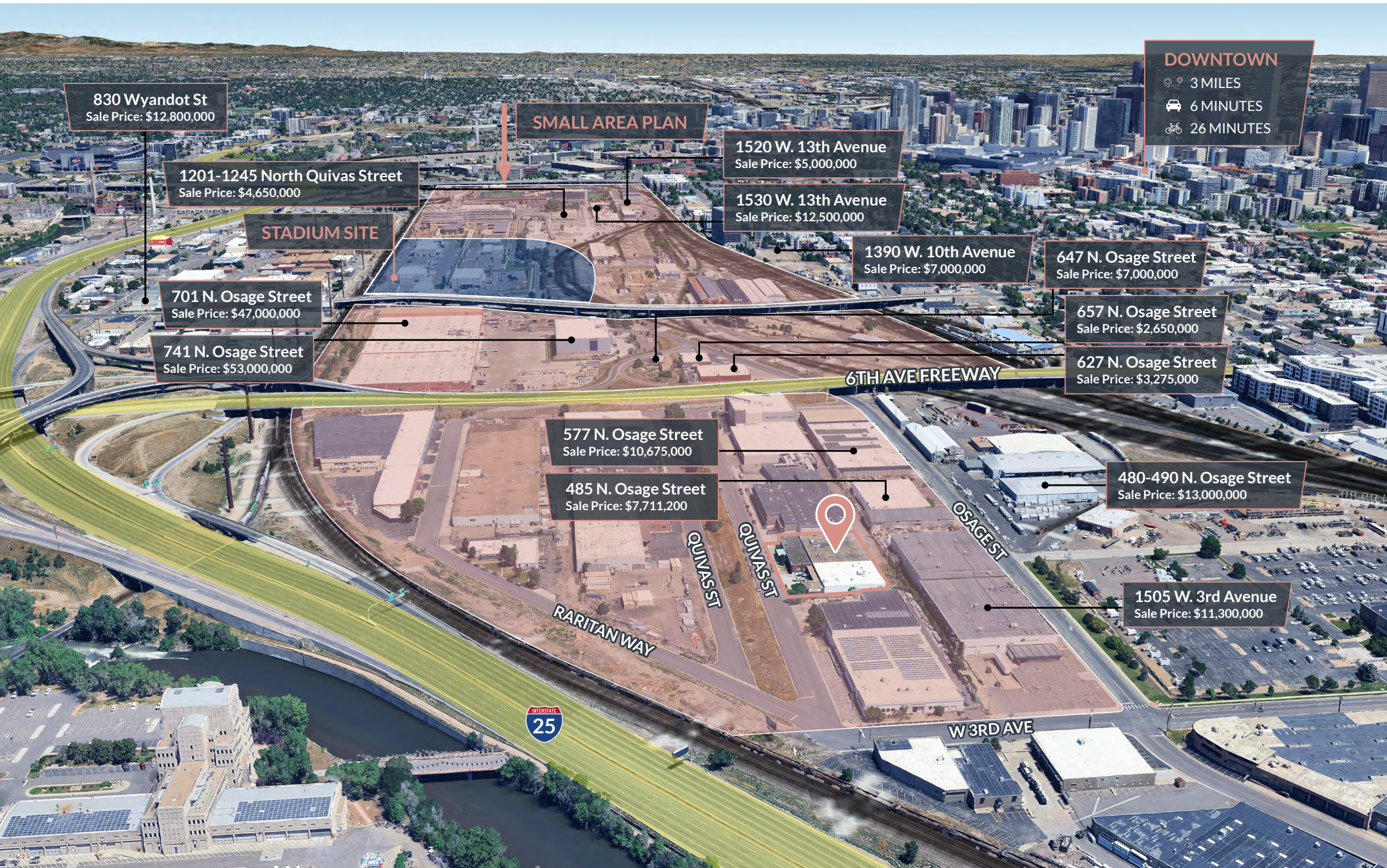
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Sales Comparables

	Address	Sale Price	Price/SF	Sale Date	Land Area	Bldg Size	\$/Land Acre	Zoning	Lot Area Acres
1	830 Wyandot Street	\$12,800,000	\$142	1/30/26	133,496	90,326	\$4,176,664	I-B	3.06
2	480-490 North Osage Street	\$13,000,000	\$347	1/13/26	117,467	37,478	\$4,820,758	I-B	2.70
3	577 North Osage Street	\$10,675,000	\$205	8/6/25	54,545	51,985	\$8,525,126	I-A	1.25
4	1390 West 10th Avenue	\$7,000,000	N/A	4/8/25	70,110	--	\$4,349,166	C-MX-8	1.61
5	485 North Osage Street	\$7,711,200	\$394	4/2/25	39,959	19,565	\$8,406,113	I-A	0.92
6	1530 W. 13th Avenue	\$12,500,000	\$516	1/2/25	67,008	24,217	\$8,125,895	I-MX-5	1.54
7	1520 W. 13th Avenue	\$5,000,000	\$301	12/16/24	35,710	16,598	\$6,099,132	I-MX-5	0.82
8	647 North Osage Street	\$7,000,000	\$233	12/10/24	29,212	30,082	\$10,438,176	I-B	0.67
9	1201-1245 North Quivas Street	\$4,650,000	\$167	10/22/24	56,615	27,892	\$3,577,744	I-MX-5	1.30
10	657 North Osage Street	\$2,650,000	\$283	10/4/24	17,908	9,361	\$6,445,946	I-B	0.41
11	1600 W. 13th Avenue	\$1,500,000	\$211	10/2/24	12,175	7,120	\$5,366,735	I-MX-5	0.28
12	701 North Osage Street	\$47,000,000	\$145	10/1/24	651,930	324,531	\$3,140,399	I-A	14.97
13	627 North Osage Street	\$3,275,000	\$195	8/22/24	35,268	16,800	\$4,044,998	I-B	0.81
14	741 N. Osage Street	\$53,000,000	\$293	8/1/24	117,014	180,689	\$19,729,947	I-A	2.69
AVERAGE		\$13,411,514	\$264		102,744	64,357	\$6,946,200		2.36
MEDIAN		\$7,355,600	\$233		55,580	27,892	\$5,732,934		1.28

Source: <https://www.nakeddenver.com/post/broncos-bold-land-moves-hint-at-new-stadium-site-in-denver>

Sales Comparables Map



Market Overview



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Denver Market Overview



3.07M
POPULATION



50%
RESIDENTS HOLDING
A BACHELOR'S DEGREE
OR HIGHER



\$108,365
MEDIAN HOUSEHOLD
INCOME



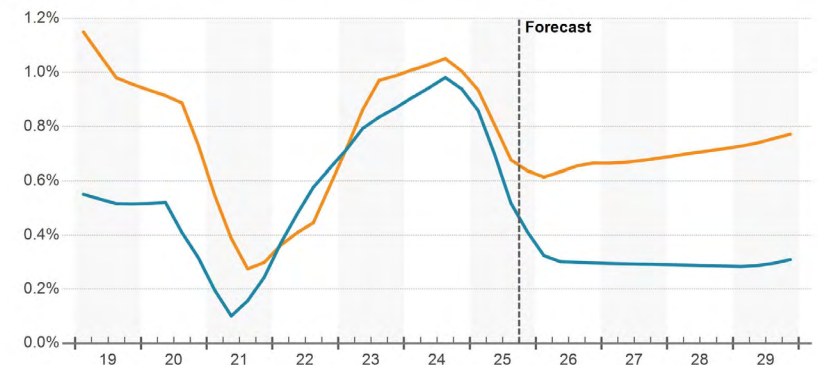
18th
LARGEST
METROPOLITAN
AREA IN THE U.S

METRO DENVER ECONOMIC SUMMARY

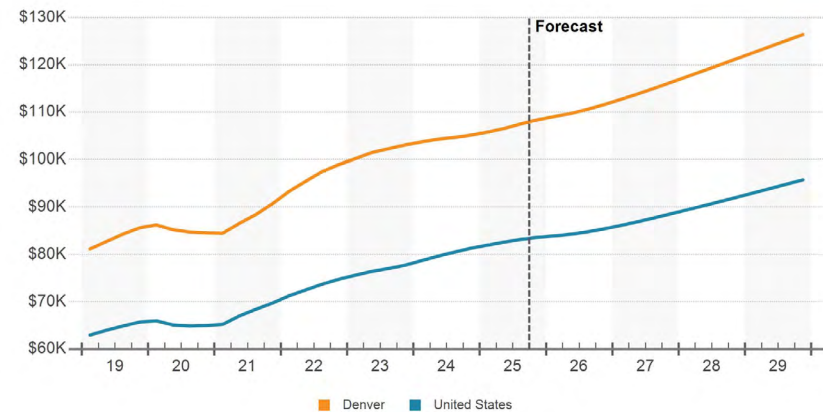
Metro Denver, with a population of approximately **3.07 million**, is the largest metropolitan area in Colorado and the primary economic hub of the Rocky Mountain region. The market benefits from a highly strategic central U.S. location and exceptional connectivity, anchored by **Denver International Airport (DEN)**—the third-busiest airport in North America. DEN provides nonstop access to major domestic and international markets and generates more than **\$47 billion annually** in economic activity, reinforcing Denver's role as a critical center for commerce, tourism, and business travel.

Denver has developed a **diversified and resilient economy**, supported by strong concentrations in technology, aerospace, advanced manufacturing, energy, financial services, and professional services. The metro's labor force represents a key competitive advantage, with nearly **50% of residents holding a bachelor's degree or higher**, well above the national average. This highly educated workforce continues to attract employers and support wage growth in high-value, innovation-driven sectors. Median household income in the metro is **\$108,365**, reflecting the region's concentration of high-paying jobs.

POPULATION GROWTH (YOY %)



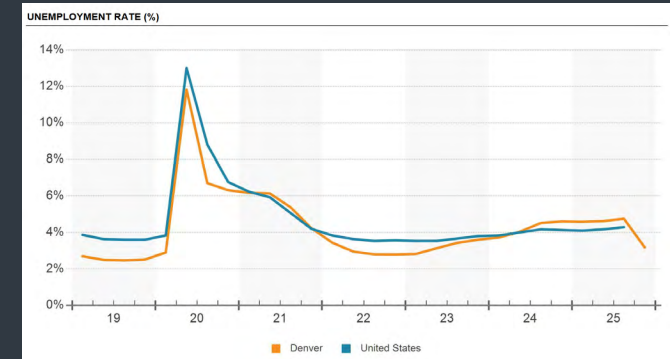
MEDIAN HOUSEHOLD INCOME



MARKET OVERVIEW

The region's demographic profile further reinforces its long-term outlook. Denver's population is **younger than the national average**, with approximately **23% of residents between the ages of 24 and 34**, supporting sustained household formation and demand across residential, retail, and service-oriented real estate. While population growth has moderated from the rapid expansion experienced during the 2010s, the metro continues to grow and remains the **18th-largest metropolitan area in the U.S.**, underscoring its national relevance.

Recent economic deceleration reflects a period of normalization following a decade of outsized growth rather than a structural weakening. Despite near-term headwinds related to cost of living and business expenses, Denver's educated workforce, diversified industry base, and global connectivity position the market for **stable, long-term economic performance**, supporting institutional investment strategies focused on durable demand and long-term value creation.

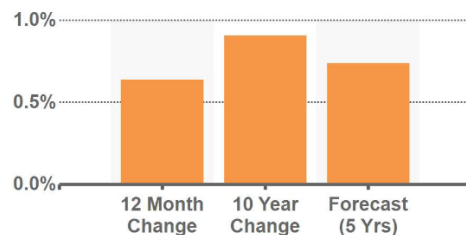


DEMOGRAPHIC TRENDS

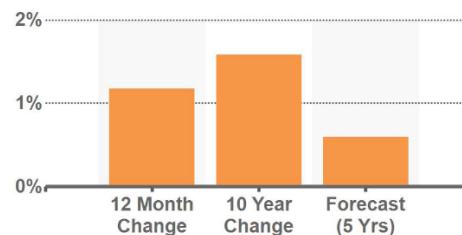
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,077,940	342,132,000	0.6%	0.4%	0.9%	0.6%	0.7%	0.3%
Households	1,288,830	133,950,500	0.9%	0.7%	1.7%	1.0%	1.1%	0.6%
Median Household Income	\$108,365	\$83,617	3.1%	2.8%	4.4%	4.1%	3.9%	3.5%
Labor Force	1,787,690	170,928,000	1.2%	1.5%	1.6%	0.8%	0.6%	0.2%
Unemployment	3.2%	4.3%	-1.4%	0.2%	0%	-0.1%	0%	-

Source: Oxford Economics

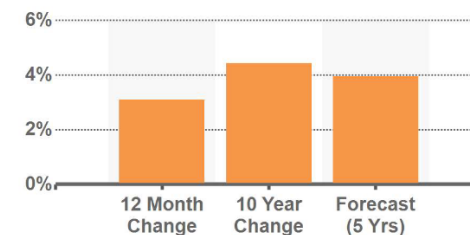
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Denver's Commercial Real Estate Market

Denver's commercial real estate market is transitioning into a period of stabilization that increasingly favors **well-located redevelopment opportunities**. Across major property sectors, development pipelines are contracting meaningfully following several years of elevated construction, allowing supply and demand dynamics to normalize. Supported by a diverse economic base—including government, healthcare, higher education, logistics, tourism, and technology—Denver continues to demonstrate long-term resilience and depth of tenant demand.

The **industrial market** is moving toward equilibrium as new construction slows to its lowest level in nearly a decade. While vacancy remains above historical averages, tenant demand has improved, particularly for infill and small-bay product serving regional and last-mile users. With developers pulling back amid higher financing costs, future supply pressure is limited, positioning the sector for tightening conditions and renewed rent growth over the medium term. Properties capable of accommodating flexible industrial, showroom, or hybrid uses are increasingly attractive in this environment.

	Denver Metro Industrial	Lower Central Submarket Industrial
Vacancy	8.7% ↑	3.9% ↑
Asking Rent	\$11.67/sf ↓	\$11.53/sf ↓



Denver's Commercial Real Estate Market

Denver's **retail sector** remains one of the strongest in the country, characterized by low availability, limited speculative development, and durable consumer demand. Grocery-anchored centers, restaurants, and experiential retail continue to outperform, while mixed-use and neighborhood-serving retail has benefited from ongoing residential growth. Leasing velocity remains strongest in infill locations tied to population density and daily-needs retail. Despite recent demand pullbacks, market conditions remain tight, with a median lease-up period of **7.2 months**, well below historical averages. Of the **3.8 million square feet** delivered since 2020, only **3.2%** remains available for lease.

	Denver Metro Retail	Central Submarket Retail
Vacancy	4.3% ↑	5.0% ↑
Asking Rent	\$27.04/sf ↑	\$27.11/sf ↑

The **hospitality market**, while experiencing near-term softening, is supported by strong long-term fundamentals. Denver's position as a regional tourism, convention, and transportation hub continues to strengthen through significant infrastructure investments, including airport expansion, downtown revitalization, and major event-driven demand. The city's **five professional sports franchises** generate consistent hotel demand, particularly during playoff seasons. While elevated construction and financing costs have slowed groundbreakings, Denver remains among the top U.S. markets for planned room growth relative to existing supply. At the same time, hotel-to-housing conversions tied to homelessness initiatives have reduced traditional lodging inventory, partially offsetting new supply and reshaping long-term market dynamics.

	Denver Metro	Denver CBD Submarket
12-Month Occupancy	67.9% ↑	66.8% ↓
12-Month ADR	\$151.14 ↓	\$211.60 ↑

The multifamily market is rebalancing as construction activity slows sharply and the development pipeline contracts. Vacancy has stabilized, absorption remains positive, and reduced deliveries are expected to support rent growth into late 2025 and 2026. Investment activity has begun to stabilize as buyers focus on well-located assets positioned to benefit from improving fundamentals, reinforcing the long-term viability of residential and mixed-use redevelopment strategies. As developers continue to scale back new projects, tightening inventory is expected to support renewed rent growth beginning in 2026.

	Denver Metro Multifamily	Downtown Submarket
Vacancy	7.6% ↑	7.2% ↑
Units Under Construction	13,451 ↓	2,630 ↓
Asking Rent	\$1,811 ↓	\$1,985 ↓

Why This Site / Why Now

380-400 North Quivas Street presents a compelling opportunity to capitalize on Denver's current market inflection point. With development activity pulling back across asset classes, replacement costs remaining elevated, and demand fundamentals intact, well-located redevelopment sites are uniquely positioned to deliver product into a tightening market cycle. The site's flexibility and future positioning near the proposed **Denver Broncos Stadium at Burnham Yard** provide optionality for a range of development strategies aligned with evolving market demand.

As capital markets recalibrate and a post-COVID flight to quality continues, newer and more efficient properties are increasingly outperforming dated, functionally obsolete assets. Development of modern product remains constrained, enhancing the value of infill redevelopment opportunities. As Denver transitions from supply-driven conditions to a more balanced environment, this asset is well positioned to benefit from improving fundamentals, renewed capital market activity, and long-term urban growth.



Demographics

POPULATION	1 Mile	3 Mile	5 Mile	Metro Area
2018 Census	9,712	176,382	414,066	2,793,889
2023 Census	9,936 (+2%)	186,671 (+6%)	425,984 (+3%)	2,954,246 (+6%)
2028 Projection	9,298 (-6%)	211,750 (+13%)	468,433 (+10%)	3,208,250 (+9%)

AGE

Under 18 Years	20%	13%	16%	22%
18 to 34 Years	33%	41%	36%	25%
35 to 64 Years	35%	36%	37%	40%
65 Years and Over	11%	10%	11%	13%

HOUSEHOLD

2018 Census	3,644	82,000	182,425	1,073,811
2023 Census	4,446 (+22%)	98,146 (+20%)	206,077 (+13%)	1,177,884 (+10%)
2028 Projection	6,694 (+51%)	149,160 (+52%)	307,197 (+49%)	1,656,934 (+41%)

MEDIAN HOUSEHOLD INCOME

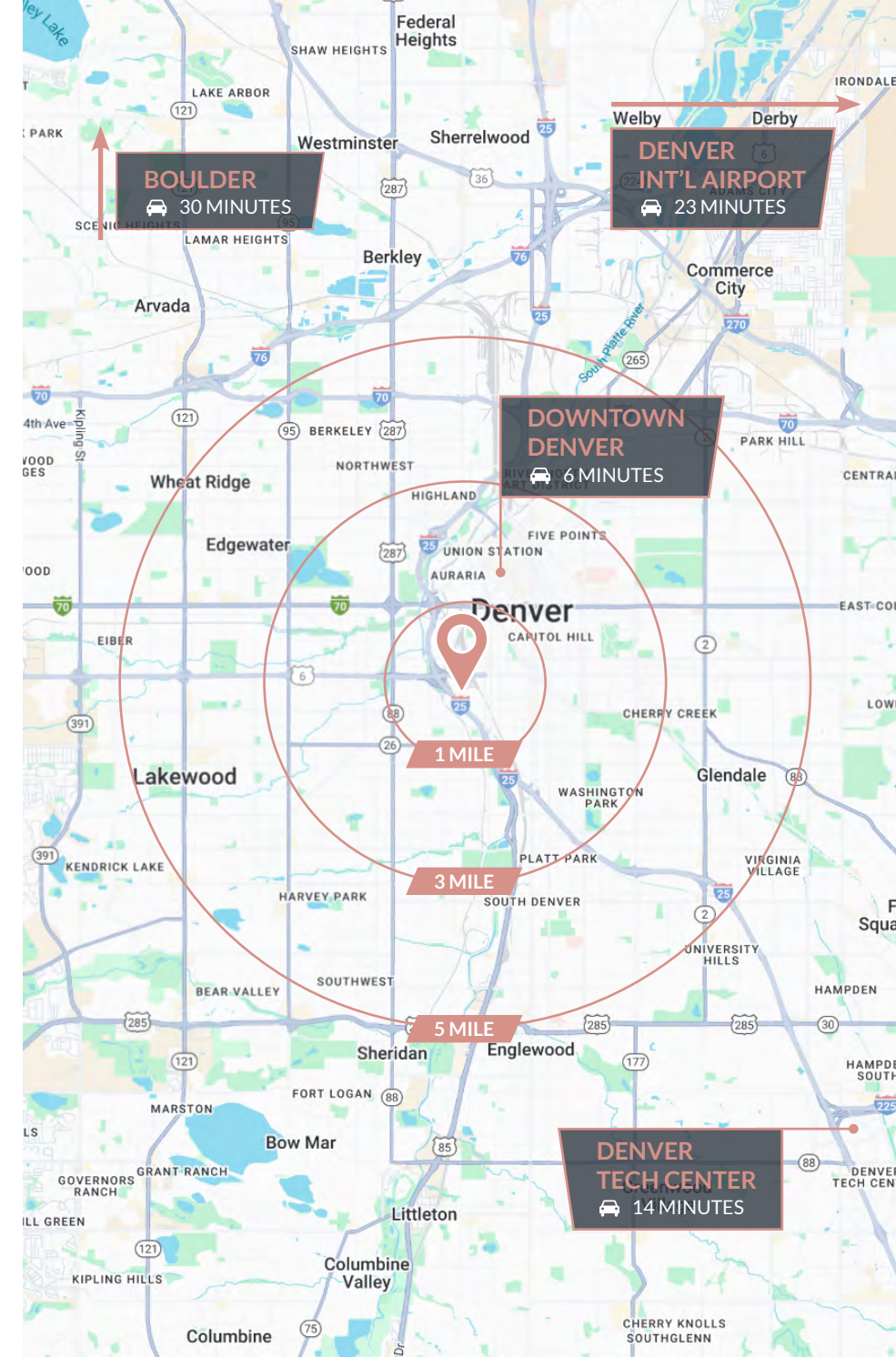
2018 Census	\$47,559	\$59,519	\$63,904	\$79,082
2023 Census	\$85,788 (+80%)	\$90,795 (+53%)	\$95,040 (+49%)	\$106,763 (+35%)
2028 Projection	\$145,049 (+69%)	\$145,877 (+61%)	\$148,563 (+56%)	\$148,202 (+39%)

RENTER OCCUPIED

2018 Census	57%	63%	54%	36%
2023 Census	63%	65%	57%	36%
2028 Projection	53%	57%	51%	38%

MEDIAN CONTRACT RENT

2018 Census	\$751	\$1,024	\$1,051	\$1,114
2023 Census	\$1,269 (+69%)	\$1,587 (+55%)	\$1,584 (+51%)	\$1,599 (+44%)
2028 Projection	\$2,262 (+78%)	\$2,313 (+46%)	\$2,272 (+43%)	\$2,316 (+45%)





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PRICED BELOW MARKET**

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Legal matters should be reviewed with a licensed attorney. Tax matters should be reviewed with a certified public accountant or tax attorney. Title matters should be reviewed with a title company or attorney. Property condition, compliance, and feasibility matters should be reviewed with appropriate engineers, architects, contractors, consultants, and governmental authorities.

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