

OWNER/USER OR INVESTOR OPPORTUNITY



Adjacent to Broncos Stadium Development w/ I-25 Visibility

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



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MULTIFAMILY DEVELOPMENT

- BUILT 2025-2026
- PROPOSED
- UNDER CONSTRUCTION



UNION STATION



FUTURE DEVELOPMENT THE RIVER MILE WALK

CENTRAL BUSINESS DISTRICT

BALL ARENA DISTRICT REDEVELOPMENT

ALIYAH

THE HOYT



REVIVAL ON PLATTE

CONEJOS APARTMENTS

LIORA

ALTA MILE HIGH

3800 W COLFAX AVE

THE QUIMBY APARTMENTS

WEST HOLDEN PLACE

NEW BRONCOS STADIUM SITE PLAN

KING STREET RESIDENCES

1275 DECATUR ST

1401 ZUNI ST

970 YUMA ST

JOLI

FEDERAL BLVD

SOL APARTMENTS

2750 W 10TH AVE

CRANES LANDING

LOWELL TOWNHOMES

952 ALCOTT ST

FLO

650 SANTA FE DR

BROADWAY

970 YUMA STREET

DENVER CO 80202

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.

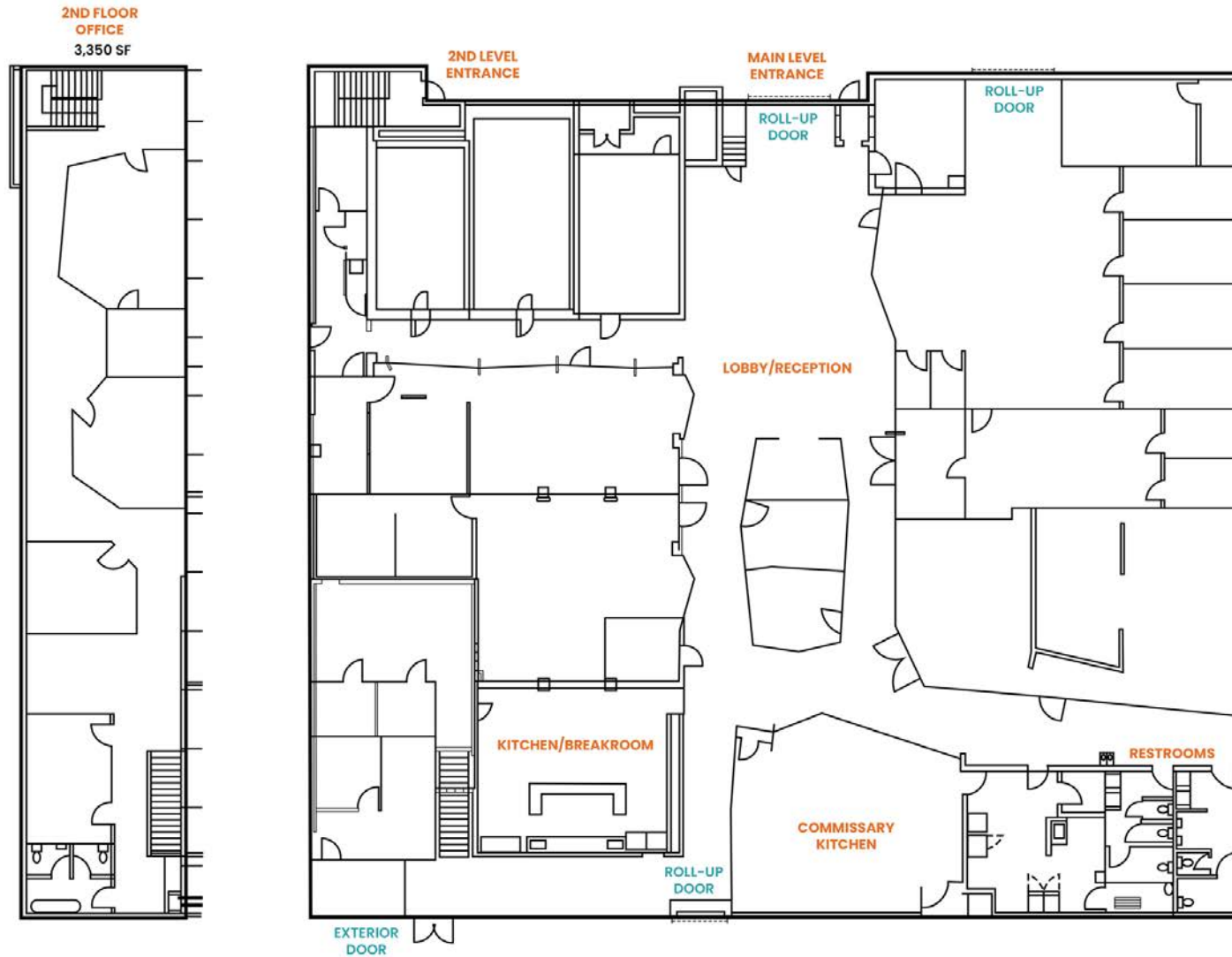
Located in central Denver with easy access to dining, retail, public transportation, and cultural destinations such as the Denver Art Museum and Civic Center Park, and the future stadium of the Denver Broncos.

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.

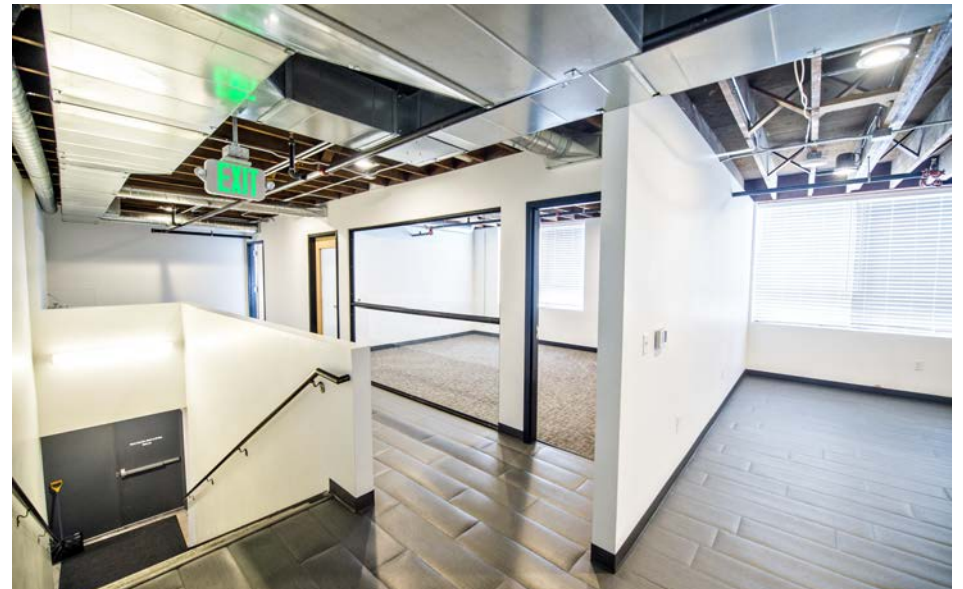
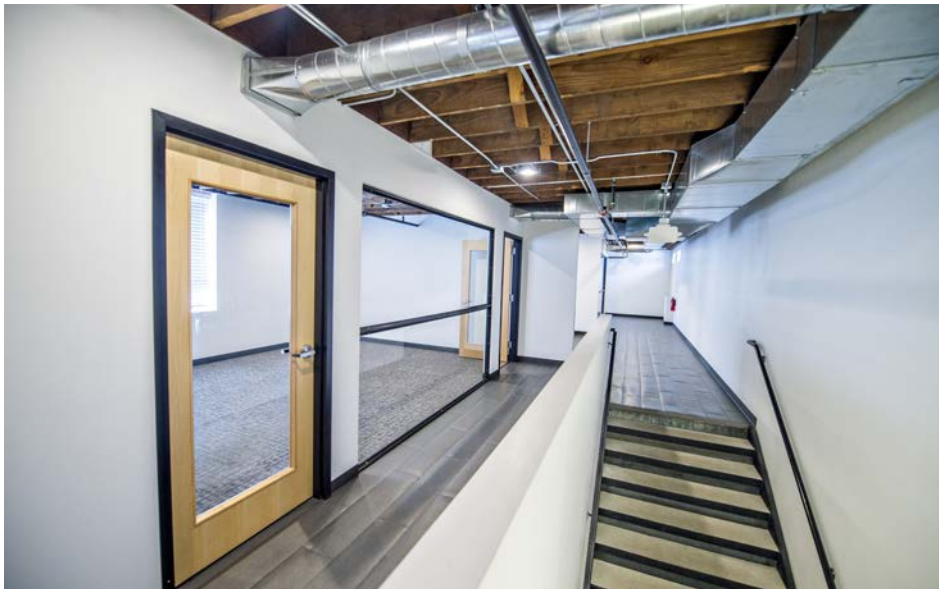


Property Address	970 Yuma Street, Denver, CO 80204
Lot Size	18,946 SF
Building Square Feed	21,570 SF
Rentable Square Feet	14,600 SF
Year Built/Renovated	1958/2018, 2023
Zoning	I-B
2025 Taxes	\$99,742.10
Building Occupancy	70.5%
Sales Price	\$6,900,000











CENTRAL BUSINESS DISTRICT

DENVER CENTER FOR THE PERFORMING ARTS

COLORADO CONVENTION CENTER

CIVIC CENTER PARK

-  **DENVER PUBLIC LIBRARY**
-  **HISTORY COLORADO CENTER**
-  **DENVER ART MUSEUM**
-  **CLIFFORD STILL MUSEUM**

SUBJECT PROPERTY

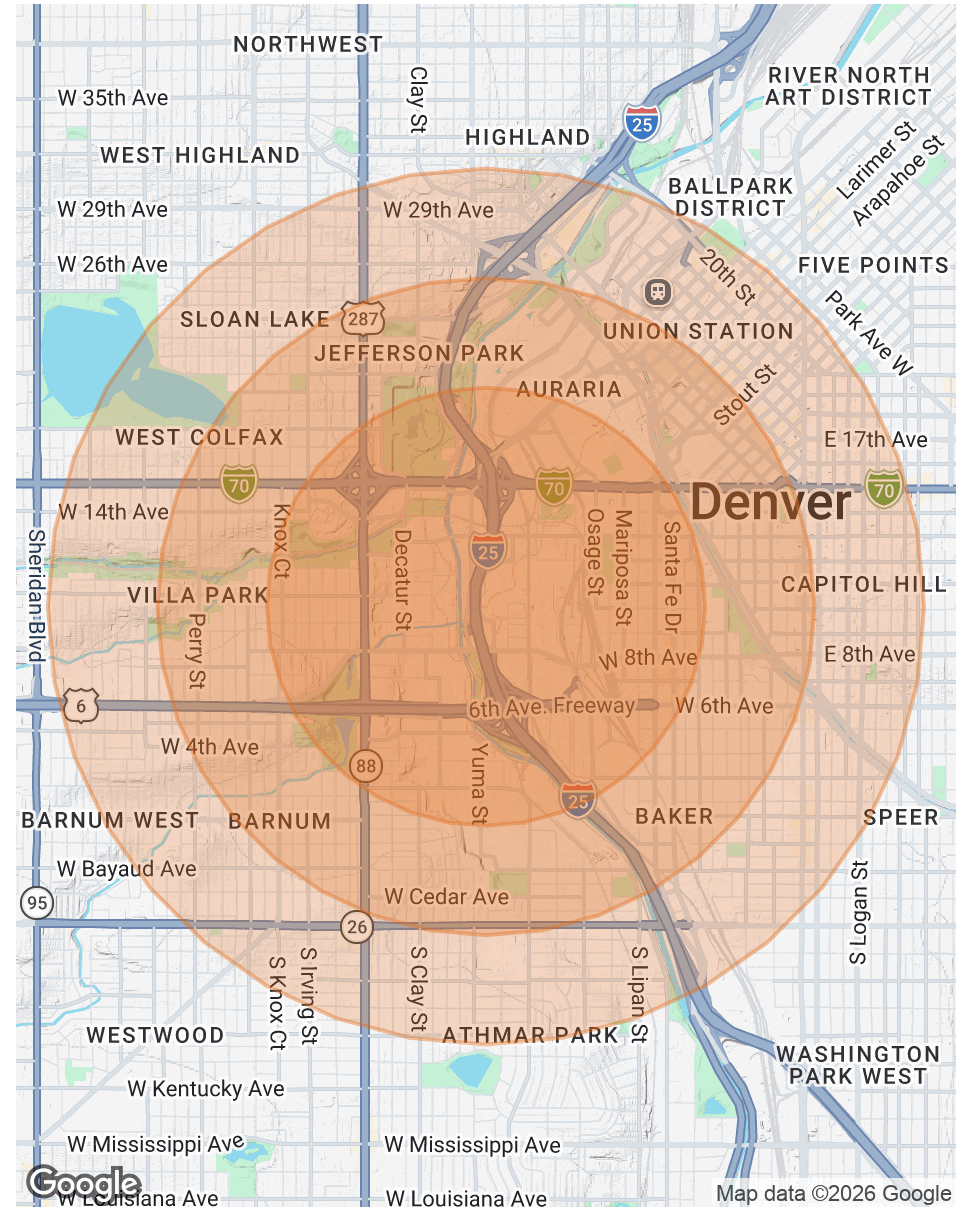
FUTURE HOME OF DENVER BRONCOS STADIUM



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



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