

FOR SALE

\$7,200,000



790 Umatilla St, Denver, CO 80204

For more information:

JEFF GEMAN

303 669 0074

jeff@malmancre.com

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Property Highlights

- » Options for **Sale-Leaseback** and/or **Seller Financing** (Contact for more information)
- » Accommodates full-size 53-foot trailer access for efficient shipping and receiving
- » Energy-efficient LED lighting installed throughout the building
- » Warehouse protected by a wet sprinkler system; office areas are not sprinklered
- » Permanent compressed-air piping distributed throughout the production area
- » Existing air compressor included with the sale
- » High-speed Lumen 500 Mbps fiber-optic internet service
- » Professionally monitored alarm system providing enhanced property security
- » Extensive surveillance system featuring more than 40 security cameras
- » New roof installed 2017
- » Three primary HVAC units installed in 2015
- » Major sewer infrastructure replacement totaling ~\$157,000



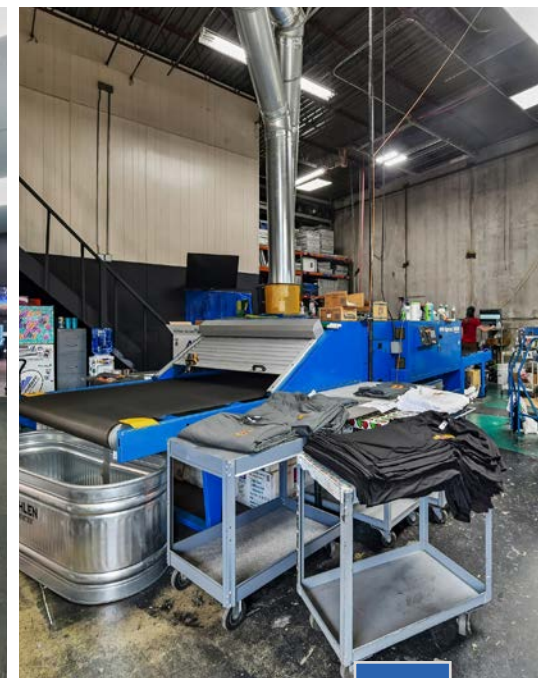
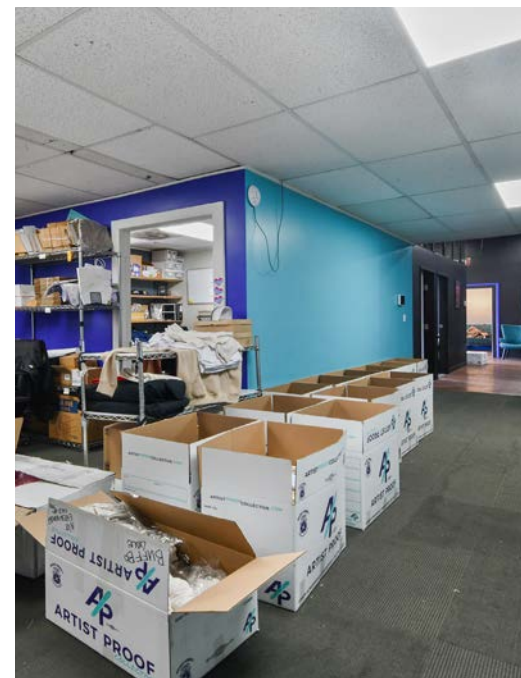
Property Details

Building Size	31,856 SF
Price/SF Bldg	\$226.02
Land Size	1.32 AC (57,321 SF)
Price/SF Land	\$125.61
Year Built	1973
Taxes	\$103,213.52 (2025)
Zoning	I-A
Power	1,600 amp 3-phase 120/208-volt
Ceiling Height	20'
Loading	3 Dock High, 2 Drive In
Parking	~ 50 Spaces

Sale Price: \$7,200,000

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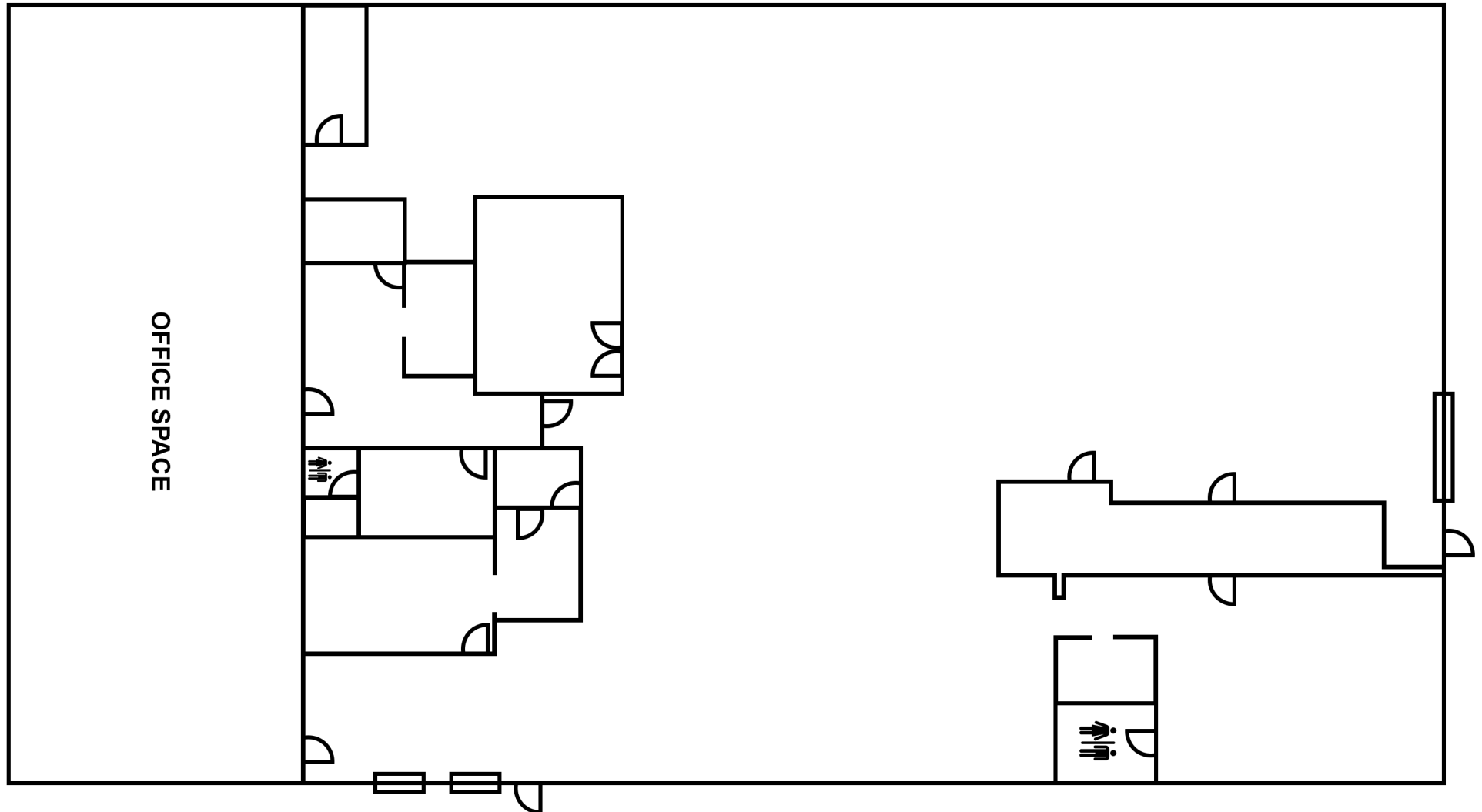


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Floor Plan - Warehouse



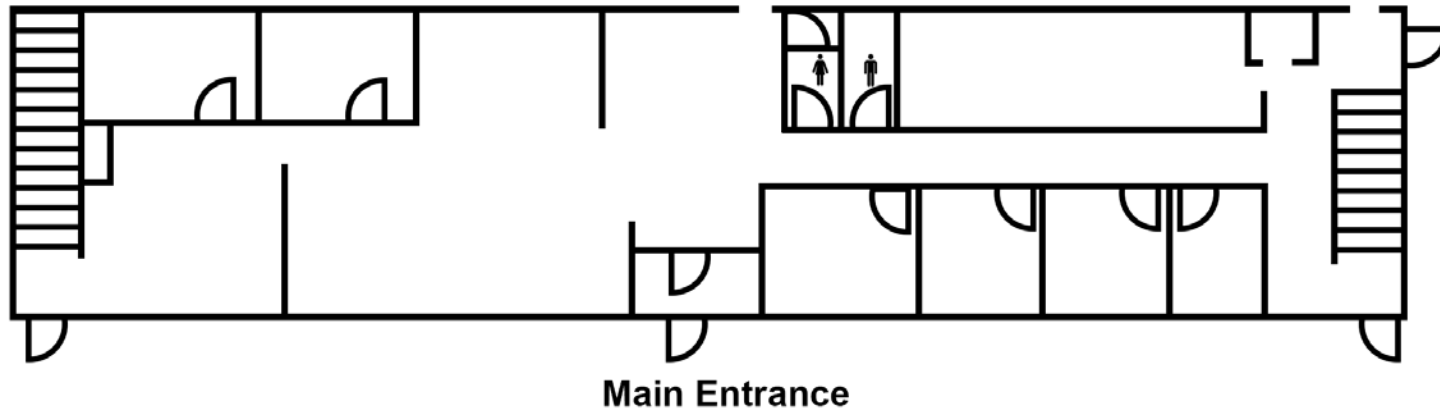
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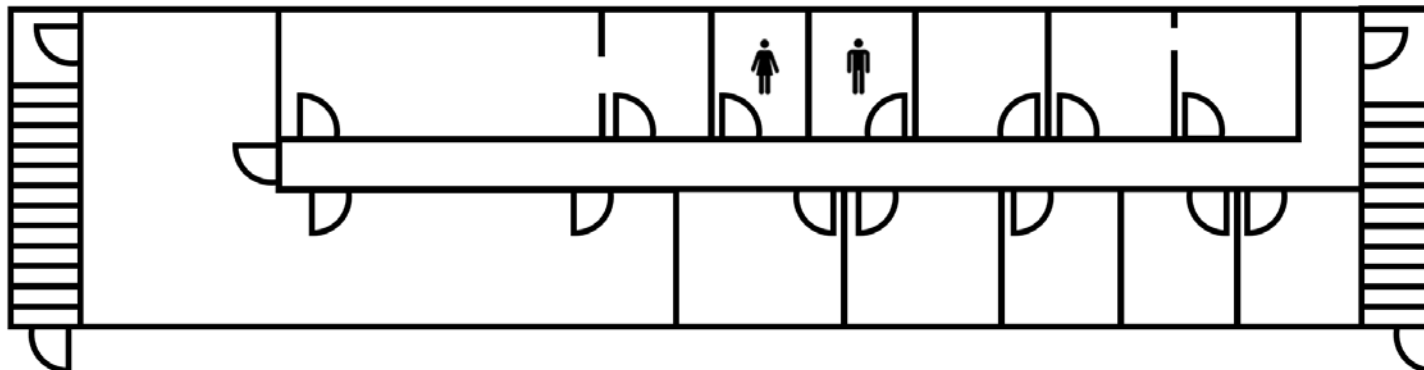


Floor Plan - Office

1st Floor



2nd Floor

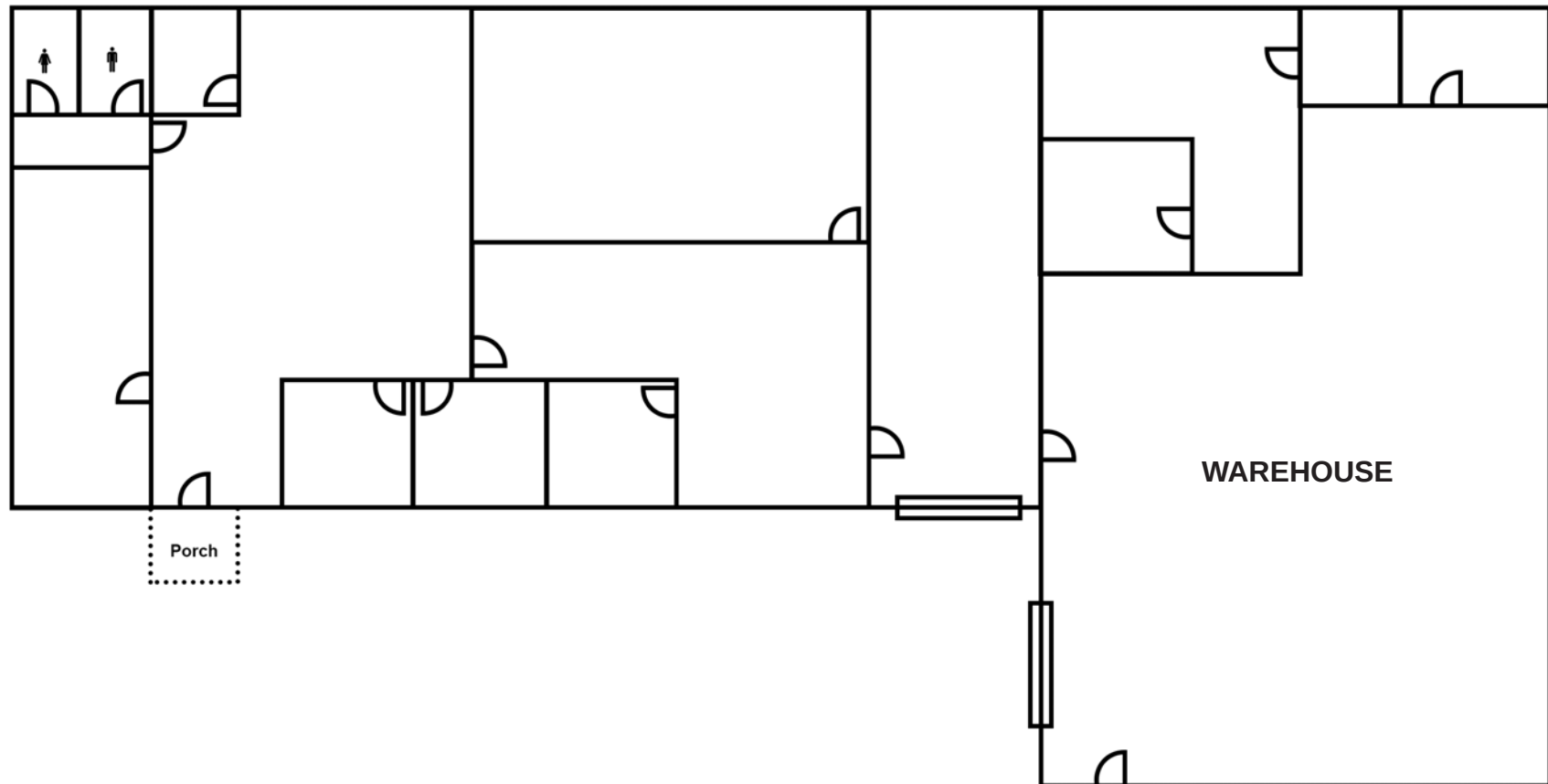


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Floor Plan Second Warehouse



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~2.5 MILES TO
DOWNTOWN DENVER

25

W. COLFAX AVE

790 UMATILLA ST
DENVER, CO 80204

PROPOSED SITE OF NEW
BRONCOS STADIUM

COCO COLORADO
CONNECTOR
FUTURE PEDESTRIAN STATION

W 8TH AVE

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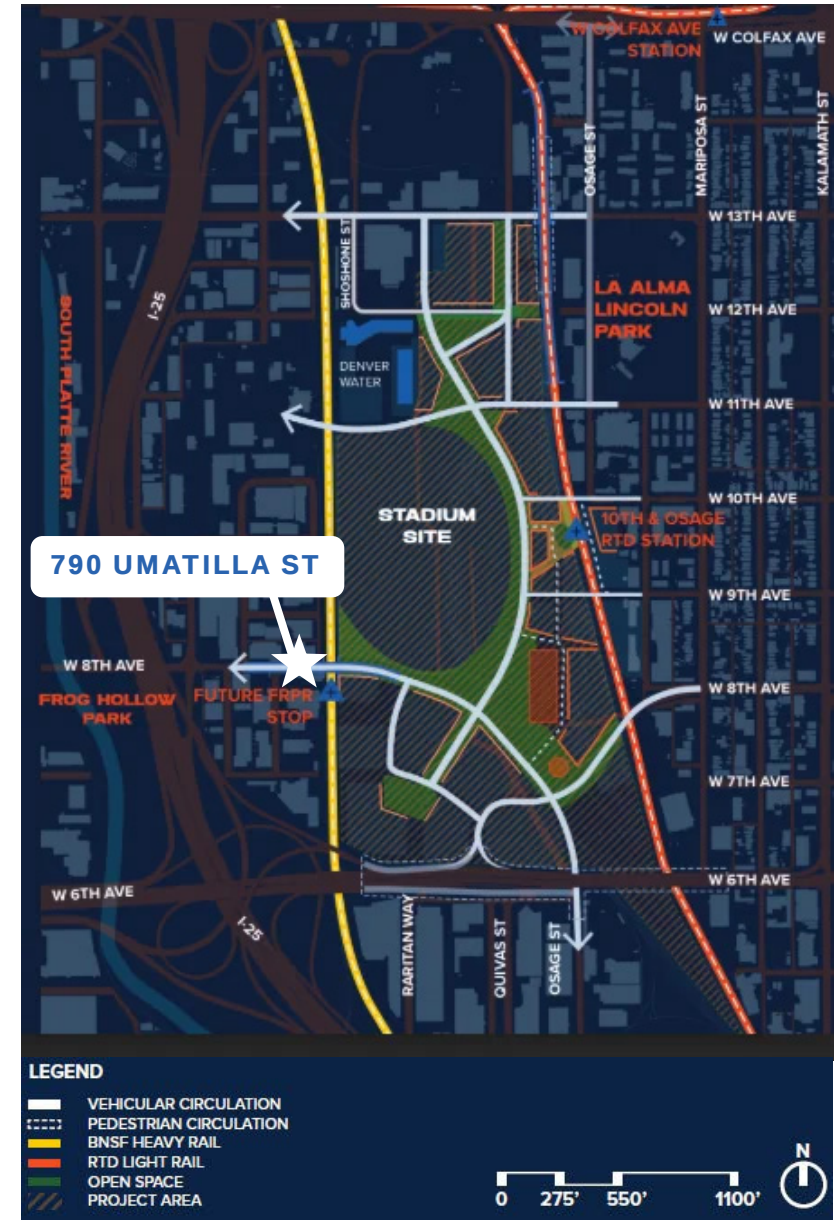


Broncos - Burnham Yard

The Denver Broncos have identified the historic Burnham Yard site near downtown Denver as the preferred location for a new retractable-roof stadium and a large-scale mixed-use development. Once a vital rail yard that played an important role in Denver's industrial growth, the property now presents a rare opportunity to transform one of the city's most significant infill sites into a vibrant, connected urban district. The proposed vision would honor the site's history while introducing a thoughtful mix of residential, commercial, entertainment, hospitality, and public spaces designed to serve the surrounding community throughout the year.

Preliminary concepts emphasize strong connections to the existing street grid, expanded parks and public gathering areas, pedestrian-friendly corridors, and improved access to nearby neighborhoods. The 10th & Osage light rail station would be positioned as a central transportation hub, reinforcing the development's transit-oriented character and providing convenient regional access. Rather than creating a stadium that operates primarily on game days, the broader plan is intended to establish a complete urban neighborhood with year-round activity, amenities, and economic opportunity. The stadium would serve as a major anchor within the district, but the larger goal is to create a dynamic destination that strengthens connections between downtown Denver, surrounding communities, and the city's evolving urban core.

**Concept Map provided by the Walton-Penner Family Ownership Group Large Development Review (LDR) Pre-Application Dated November 2025*



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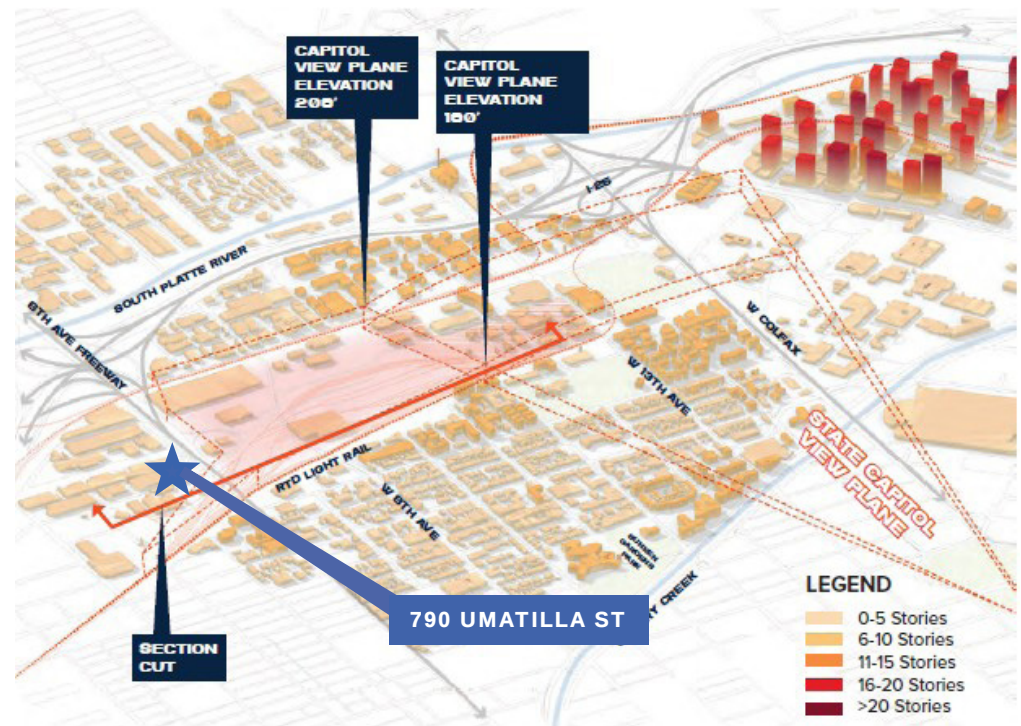


Broncos - Burnham Yard

The preliminary development plan incorporates a range of building heights to preserve important sightlines toward the Rocky Mountains and the Colorado State Capitol while creating a cohesive and visually dynamic skyline. The proposed stadium would serve as the tallest and most prominent structure, anchoring the western edge of the site, with surrounding buildings gradually stepping down in height to provide a thoughtful transition to nearby properties and residential neighborhoods.

The massing strategy would also account for the Capitol view plane and emphasize visual openness throughout the redevelopment. Special consideration is being given to the historic Locomotive Shop, which would remain a defining feature of the district. Lower-scale buildings and podiums would be positioned around the structure to preserve its visibility, architectural character, and connection to Burnham Yard's industrial history.

The property is currently governed by a mix of industrial and mixed-use zoning districts. The project team has begun coordinating with Denver's Community Planning and Development department to evaluate the rezoning and entitlement process needed to support the proposed stadium, mixed-use development, public spaces, and broader transformation of the site.



**Neighborhood Scale Map provided by the Walton-Penner Family Ownership Group
Large Development Review (LDR) Pre-Application Dated November 2025*

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Denver Industrial Market

Denver's industrial market continues to benefit from population growth, a diverse business base and direct access to major highways, reinforcing its position as a key distribution and operations hub for Colorado and the broader Rocky Mountain region. Demand remains active across logistics, construction, manufacturing, food and beverage, service businesses and last-mile delivery users.

While recent development has increased available inventory, well-located properties with efficient loading, outdoor storage, flexible layouts and convenient highway access remain competitive. Slower construction activity and limited infill land should help support absorption and continued long-term demand for quality industrial space.

Colorado Connector (CoCo)

The Colorado Connector, or CoCo, is a proposed passenger rail line that would link communities across the Front Range, offering service between Fort Collins and Pueblo. Designed to reduce reliance on I-25, the system would connect key residential, employment and entertainment destinations throughout the region. The proposed route also includes a stop within steps of 790 Umatilla St. for the new Denver Broncos stadium, giving fans and event attendees a convenient transit option from communities across Colorado.



**Conceptual Rendering provided by Front Range Passenger Rail District*

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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,074	246,877	524,321
Population (2025)	11,650	258,089	540,567
Annual Growth (2020-2025)	1.0%	0.9%	0.6%
Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	4,879	124,239	244,474
Total Households (2025)	5,015	130,350	252,412
Annual Growth (2020-2025)	2.2%	2.2%	1.9%
Median Household Income	\$70,213	\$95,287	\$96,240
Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	6,565	159,539	322,028



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Meet the Broker



Jeff Geman
Broker Associate

Jeff Geman is a Broker Associate at Malman Real Estate, focusing on industrial, retail, office, and land transactions. Since joining the firm in 2024, Jeff has leveraged his strong client relationship skills to provide strategic, hands-on guidance to buyers, sellers, landlords, and tenants.

Before entering commercial real estate, Jeff spent 11 years in supply chain management, where he built a reputation for cultivating strong client and customer relationships—an expertise he now brings to his brokerage work. His passion for real estate is rooted in a family history in franchising, where he played a key role in growing small brands into large-scale operations.

A Colorado native, Jeff holds a degree in Business Management from the University of Colorado. He is known for his approachable style, attention to detail, and commitment to delivering results for his clients across the Denver market.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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