



**FOR SALE | FOR LEASE**

<b>CITY:</b>	Denver
<b>COUNTY:</b>	Denver
<b>YEAR BUILT:</b>	1979
<b>BUILDING TYPE:</b>	Office/Retail/Industrial
<b>BUILDING SF:</b>	13,000-26,384/SF
<b># OF BLDG'S:</b>	2
<b>PARKING:</b>	2.69/1,000, 71 Spaces
<b>LAND:</b>	1.61 AC/70,080 SF
<b>ZONING:</b>	S-CC-3
<b>FOR LEASE:</b>	\$15.00-\$18.00/SF NNN

## OVERVIEW

2211 W. Evans Avenue is a prominent, highly functional commercial property situated on a large corner site in southwest Denver. The asset consists of two connected buildings totaling  $\pm 26,384$  SF, which may be sold or leased together or separately, allowing users to occupy approximately  $\pm 13,000$  to 26,384 SF depending on needs.

The buildings offer efficient floor plates, strong frontage, and flexible layouts that support a wide range of uses, including retail, flex, industrial, showroom, and creative office. The site is positioned on  $\pm 1.61$  acres with abundant surface parking, making it well-suited for customer-facing users, service-oriented businesses, or operational users requiring easy access and visibility.

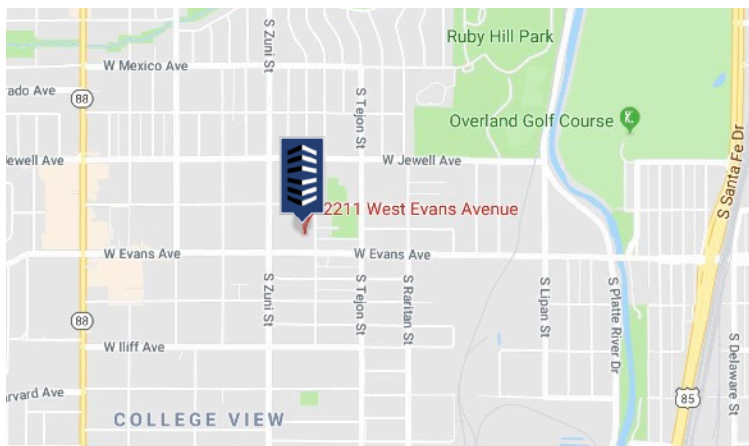
For an owner-user, the property provides a rare opportunity to control a sizable campus at an attractive basis of \$185.00/SF, with the option to initially occupy one building while leasing the second for income or future expansion. The zoning and site configuration also support long-term repositioning or redevelopment strategies, adding downside protection and future upside.

The property is located at the signalized corner of W. Evans Avenue and S. Vallejo Street, a well-traveled corridor in southwest Denver. This corner positioning provides strong visibility, convenient ingress/egress, and exposure to daily traffic, supporting both branding and accessibility.

The site offers quick access to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining close to surrounding residential neighborhoods and employment centers. The area supports a diverse mix of commercial, industrial, and retail users, making it a proven location for a wide range of business types.

## PROPERTY HIGHLIGHTS

- Offering Type: For Sale or For Lease
- Sale Price: \$185.00/SF
- Available Building Size:  $\pm 13,000$  – 26,384 SF
- Total Building Area:  $\pm 26,384$  SF (two buildings combined)
- Site Size:  $\pm 1.61$  acres
- Zoning: S-CC-3 (Denver)
- Lease Rate: \$15.00 – \$18.00/SF NNN
- Lease Configuration: One or two users
- Parking:  $\pm 71$  surface spaces



## CONTACT: Scott L Fischer

Senior Broker

O: 303.512.1158

C: 303.882.8622

sfischer@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

WWW.CPROPERTY.COM

WWW.UNIQUEPROP.COM

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES