



2211 W EVANS AVE
DENVER, CO 80223

FOR SALE
\$4,881,040
\$185.00/SF



EXECUTIVE SUMMARY

CONTACT:

SCOTT L FISCHER

SENIOR BROKER
303.512.1158
sfischer@uniqueprop.com

UNIQUE PROPERTIES, INC.
400 South Broadway
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM

All materials and information received or derived from Unique Properties 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 Unique Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. Unique Properties 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. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties 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 Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

THE OFFERING

2211 W. Evans Avenue presents a rare owner-user acquisition opportunity at an attractive basis in southwest Denver. The property consists of two connected commercial buildings totaling $\pm 26,384$ rentable square feet on a large ± 1.61 -acre corner site. The asset can be acquired as a full campus or utilized as two functional buildings, allowing an owner to occupy approximately $\pm 13,000$ to 26,384 SF with flexibility for phased growth or income from excess space.

The buildings offer efficient, adaptable floor plates that support a wide range of commercial uses, including retail, flex, industrial, showroom, and creative office. Strong frontage along W. Evans Avenue, combined with abundant on-site parking, makes the property well suited for businesses seeking visibility, branding, and operational efficiency.

Offered at \$185.00 per square foot, the property provides a compelling alternative to leasing—allowing an owner-user to lock in occupancy costs, build equity, and control long-term use of the site. The zoning supports broad commercial uses, offering both near-term usability and long-term optionality for repositioning or redevelopment.

The property is located at the signalized corner of W. Evans Avenue and S. Vallejo Street, providing excellent visibility, access, and daily traffic exposure. The site offers quick connectivity to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining convenient to surrounding residential neighborhoods and employment centers. The corner configuration and large lot size enhance functionality, circulation, and future flexibility.

OFFERING TERMS

INVESTMENT

Price:	\$4,881,040
Price Per SF:	\$185.00
Square Feet:	26,384

HIGHLIGHTS

- Sale Price: \$185.00/SF
- Available Size: $\pm 26,384$ SF
- Total Building Area: $\pm 26,384$ SF (two buildings combined)
- Site Size: ± 1.61 acres
- Zoning: S-CC-3 (Denver)
- Investment: Full campus Owner-user
- Parking: ± 71 surface spaces

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.



2211 W EVANS AVE | EXECUTIVE SUMMARY

PROPERTY DETAILS

CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Southwest Denver
BUILDING TYPE:	Office/Retail/Industrial
YEAR OF CONSTRUCTION:	1979
BUILDING SIZE:	26,384
# OF BUILDING:	2
PARKING:	2.69/1,000, 71 Spaces
LAND:	1.61 AC/70,080 SF
LEGAL DISCRPTION:	EVANS PARK ESTATES B7 L12



2211 W EVANS AVE | DENVER, CO 80223

ZONING

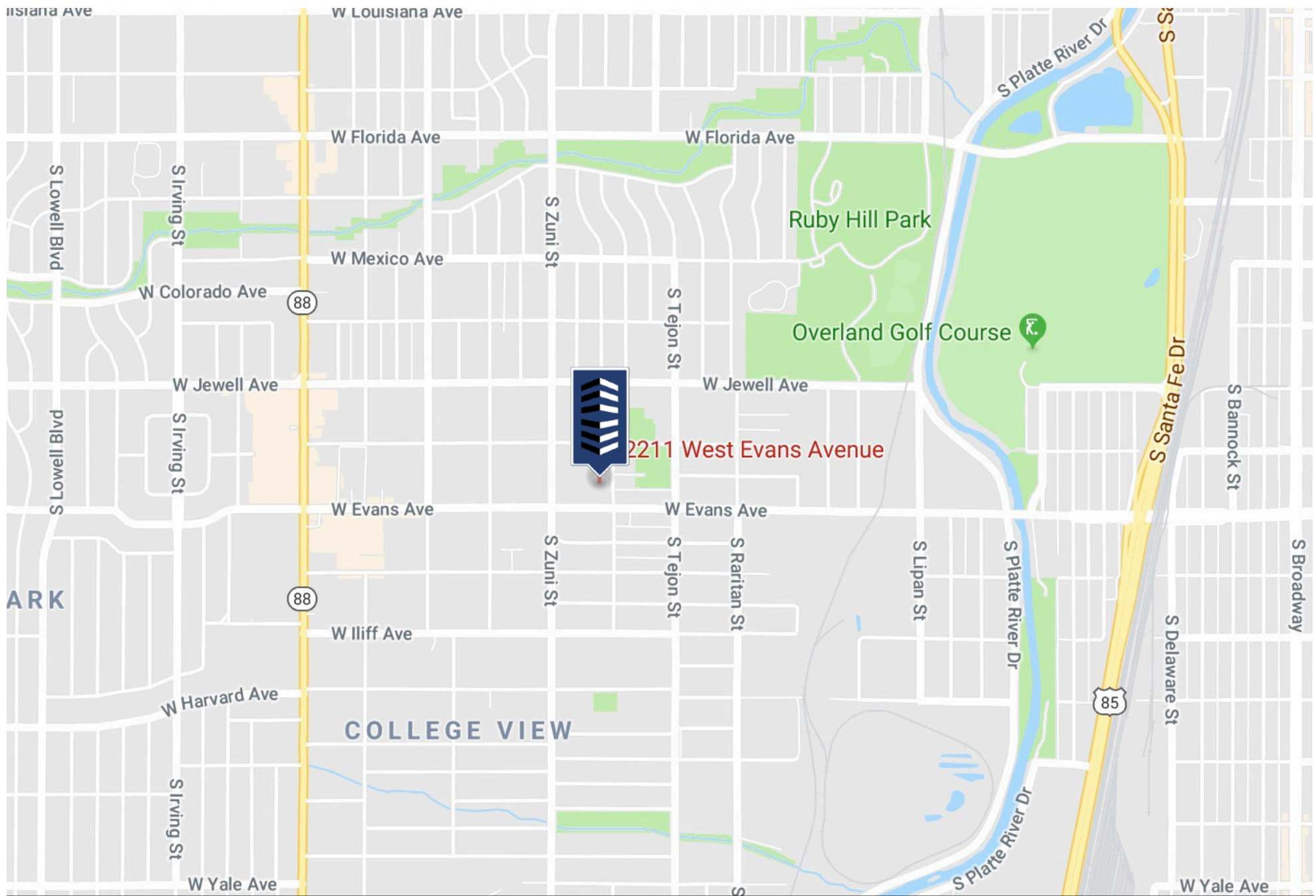
S-CC-3 , Denver - Commercial Corridor 3 | S = Suburban | CC = Commercial Corridor | 3 = 3 stories

SECTION 3.2.3 COMMERCIAL CORRIDOR DISTRICTS (S-CC-3, -3x, -5, -5x) 3.2.3.1 General Purpose: A.) The Commercial Corridor Zone Districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access. B.) The Commercial Corridor Zone Districts address development opportunities next to the city's most auto-dominated corridors. C.) Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation and parking lot layout. D.) The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. 3.2.3.2 Specific IntentA. Commercial Corridor – 3 (S-CC-3) S-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

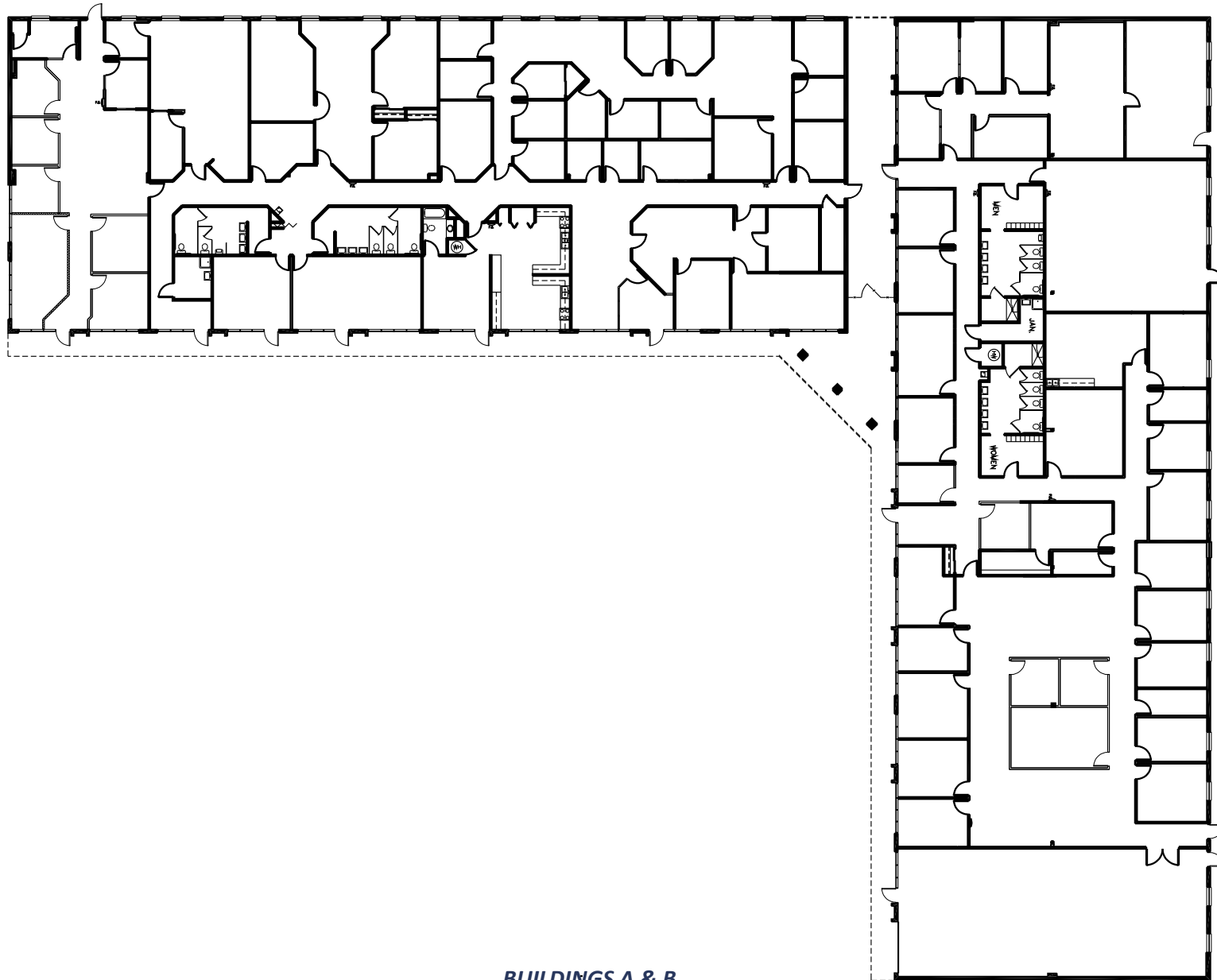
The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions,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



2211 W EVANS AVE | PROPERTY DETAILS



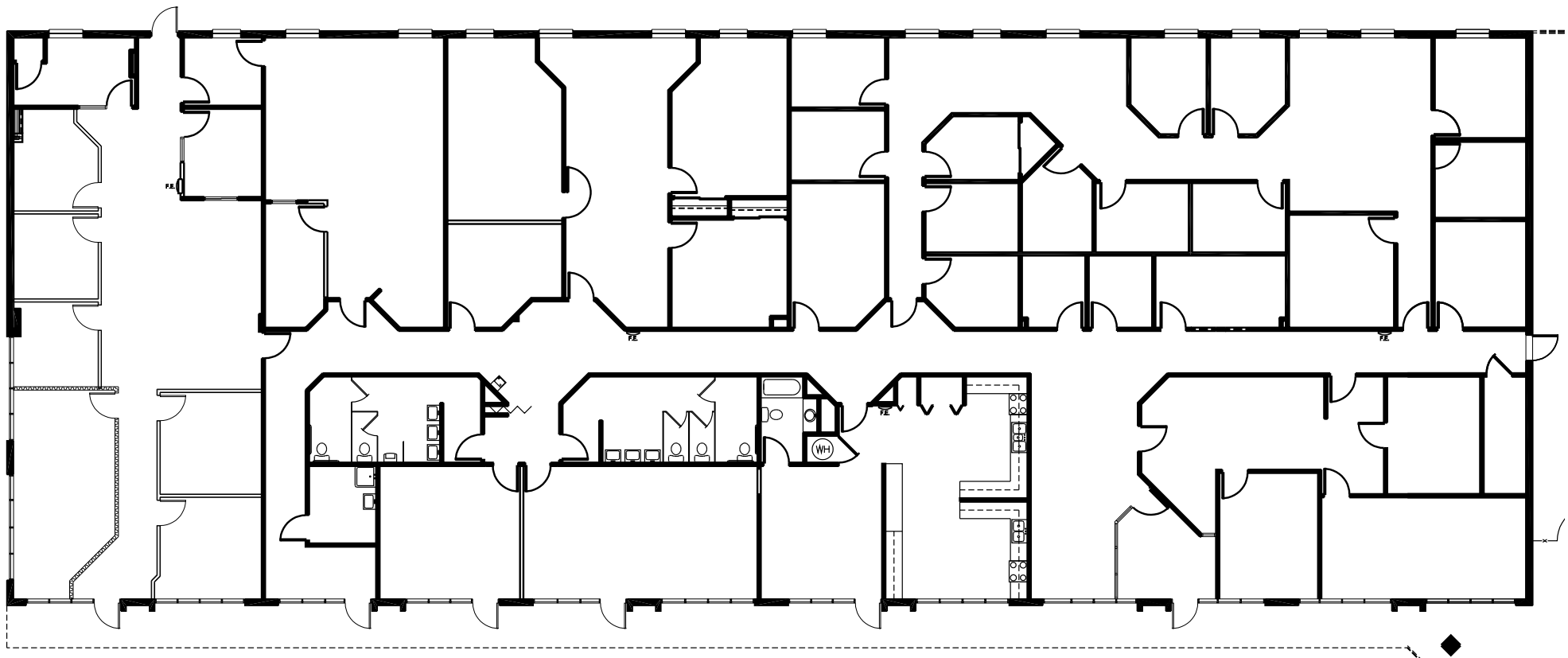




BUILDINGS A & B



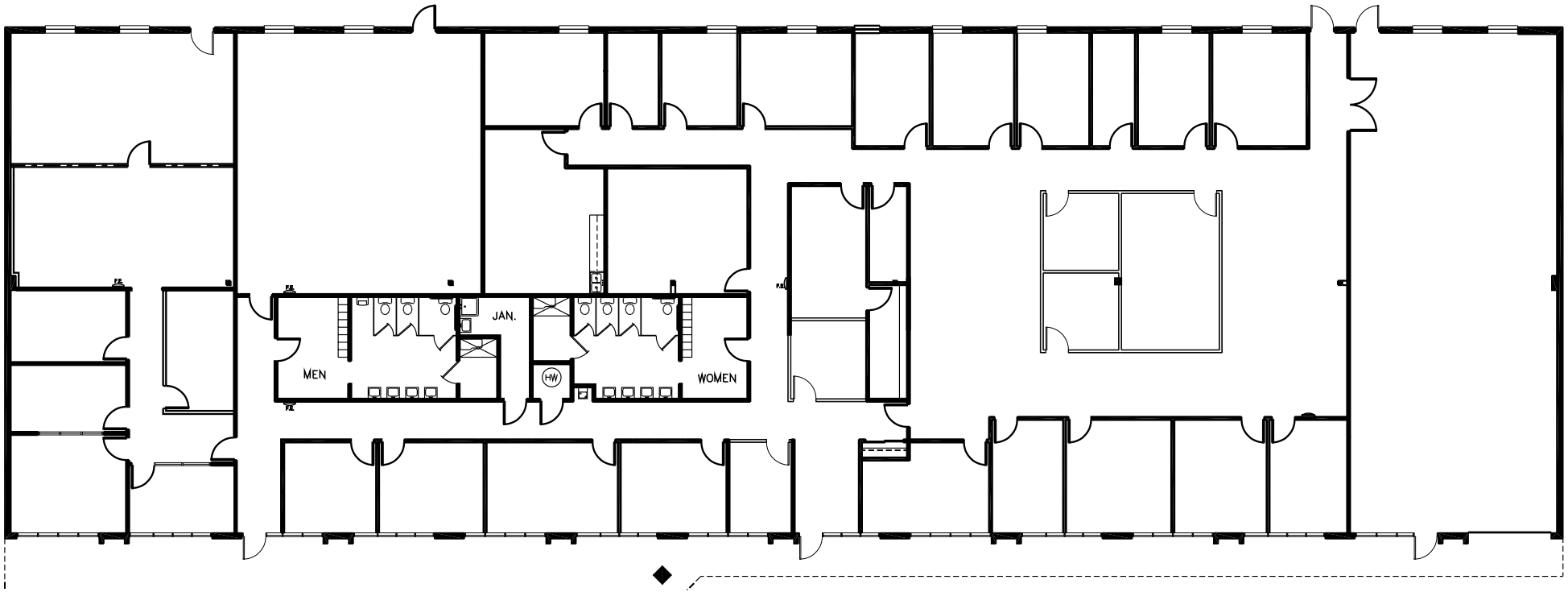
DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



BUILDING A

DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.





BUILDING B

DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



EXCLUSIVE AGENTS:

SCOTT L FISCHER

SENIOR BROKER

303.512.1158

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.