



FOR SALE | FOR LEASE

CITY:	Denver
COUNTY:	Denver
YEAR BUILT:	1979
BUILDING TYPE:	Retail/Industrial/Office
BUILDING SF:	13,000-26,384/SF
# OF BLDG'S:	2
PARKING:	2.69/1,000, 71 Spaces
LAND:	1.61 AC/70,080 SF
ZONING:	S-CC-3
FOR SALE:	\$185.00/SF
FOR LEASE:	\$15.00-\$18.00/SF NNN

OVERVIEW

2211 W. Evans Avenue offers a highly visible, flexible commercial leasing opportunity at the corner of W. Evans Avenue and S. Vallejo Street in southwest Denver. Located within S-CC-3 (Commercial Corridor) zoning, the property is well-suited for retail, service, showroom, automotive, flex, and office users seeking visibility, access, and operational flexibility.

The property consists of two connected buildings totaling ±26,384 SF, which can be leased together or demised to accommodate users from approximately ±13,000 to 26,384 SF. The layout allows for reconfiguration or multi-tenant conversion, making it adaptable to a wide range of uses.

The building currently includes a significant office buildout; however, it can be modified or repositioned for customer-facing and operational users, including showroom, service retail, contractor, or hybrid office/flex uses. The property also features dock-high loading, with the ability to add grade-level doors for users needing equipment access or light storage.

Situated on ±1.61 acres, the site offers 71 parking spaces, strong frontage, and easy access—an increasingly rare combination along this corridor. The zoning supports a broad range of commercial uses, providing long-term flexibility as tenant needs evolve.

Lease terms are offered on a NNN basis, providing transparency on operating expenses while maintaining competitive base rental rates. The property benefits from excellent visibility, strong traffic counts, and convenient access to Santa Fe Drive (US-85), I-25, and downtown Denver.

PROPERTY HIGHLIGHTS

- Located in S-CC-3 Zoning (Commercial Corridor) – supports retail, service, showroom, automotive, flex, and office uses
- Flexible Demising Options – ±13,000 to 26,384 SF available
- Dock-High Loading with ability to add grade-level doors
- Ideal for retail, service, showroom, contractor, automotive, and flex users
- 71 Parking Spaces on ±1.61-acre site
- High-visibility corner location with strong traffic exposure
- Ability to reconfigure or convert to multi-tenant layout
- Existing office buildout can be retained, reduced, or repurposed
- Strong access to Santa Fe (US-85), I-25, and Downtown Denver
- NNN Lease Structure with competitive rental rates



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