



FOR SALE | Retail/Industrial/Office

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

OVERVIEW

2211 W. Evans Avenue presents a flexible owner-user acquisition opportunity located on a prominent corner at W. Evans Avenue and S. Vallejo Street in southwest Denver. Positioned within S-CC-3 (Commercial Corridor) zoning, the property supports a wide range of uses, including retail, service, showroom, automotive, flex, and office.

The asset consists of two connected buildings totaling ±26,384 SF on a ±1.61-acre site. The property can function as a full campus or be utilized as two separate buildings, allowing an owner to occupy approximately ±13,000 to 26,384 SF with flexibility for phased growth or income from excess space.

The existing improvements include a substantial office buildout; however, the layout and site configuration allow for repositioning to support customer-facing and operational uses, including showroom, service retail, contractor, or hybrid office/flex users. The property also features dock-high loading, with the ability to add grade-level doors, providing additional functionality for equipment access or light storage.

Offered at \$185.00/SF, the property provides a strong alternative to leasing—allowing an owner-user to control occupancy costs, build equity, and maintain long-term flexibility. The zoning and site layout support both immediate use and future repositioning, providing downside protection and long-term optionality.

The property benefits from excellent visibility, strong traffic counts, and convenient access to Santa Fe Drive (US-85), I-25, and downtown Denver. The corner location and large lot provide efficient circulation, parking, and flexibility, supporting a wide range of business types.

PROPERTY HIGHLIGHTS

- Located in S-CC-3 Zoning (Commercial Corridor) – supports retail, service, showroom, automotive, flex, and office uses
- Owner-User Opportunity with ability to occupy ±13,000–26,384 SF
- 26,384 SF (Two Buildings) on ±1.61-acre site
- Dock-High Loading with ability to add grade-level doors
- Ideal for retail, service, showroom, contractor, automotive, and flex users
- 71 Parking Spaces with strong site circulation
- High-visibility corner location with strong traffic exposure
- Ability to lease out excess space for income or future expansion
- Existing office buildout can be retained, reduced, or repurposed
- Strong access to Santa Fe (US-85), I-25, and Downtown Denver
- Offered at \$185.00/SF – attractive basis relative to market comps



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