



FOR SALE | FOR LEASE

CITY:	Denver
COUNTY:	Denver
YEAR BUILT:	1979
BUILDING TYPE:	Office/Retail/Industrial
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 LEASE:	\$15.00-\$18.00/SF NNN

OVERVIEW

2211 W. Evans Avenue is a highly visible, flexible commercial property 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 $\pm 26,384$ SF, which can be sold or leased together or demised to accommodate users from approximately $\pm 13,000$ to 26,384 SF. The layout allows for reconfiguration or multi-tenant conversion, providing flexibility for both users and investors.

The buildings feature a substantial office buildout; however, the structure and site layout support repositioning for customer-facing and operational uses, including showroom, service retail, contractor, or hybrid office/flex users. The property also includes dock-high loading, with the ability to add grade-level doors, enhancing functionality for users requiring 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 is specifically intended to support active commercial uses in auto-oriented corridors, providing long-term flexibility and optionality.

For an owner-user, the property presents a strong opportunity to control a sizable asset at an attractive basis, with the ability to occupy a portion while leasing the remainder for income or future expansion.

The property benefits from excellent visibility, strong traffic counts, and convenient access to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining well-positioned within an established commercial and industrial corridor.

PROPERTY HIGHLIGHTS

- Located in S-CC-3 Zoning (Commercial Corridor) – supports retail, service, showroom, automotive, flex, and office uses
- For Sale or Lease – flexible configurations available
- 26,384 SF (Two Buildings) – can be demised to $\pm 13,000$ SF
- 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
- Owner-user opportunity with income potential from remaining space
- Strong access to Santa Fe (US-85), I-25, and Downtown Denver



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