



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](mailto:sfischer@uniqueprop.com)

UNIQUE PROPERTIES, INC.

400 South Broadway

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)

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# THE OFFERING

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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  $\pm 26,384$  SF on a  $\pm 1.61$ -acre site. The property can function as a full campus or be utilized as two separate buildings, allowing an owner to occupy approximately  $\pm 13,000$  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.

## OFFERING TERMS

### INVESTMENT

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**Price:** **\$4,881,040**

**Price Per SF:** **\$185.00**

**Square Feet:** **26,384**

## 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  $\pm 13,000$ –26,384 SF
- 26,384 SF (Two Buildings) on  $\pm 1.61$ -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

*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.*

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# PROPERTY DETAILS

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



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## ZONING

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

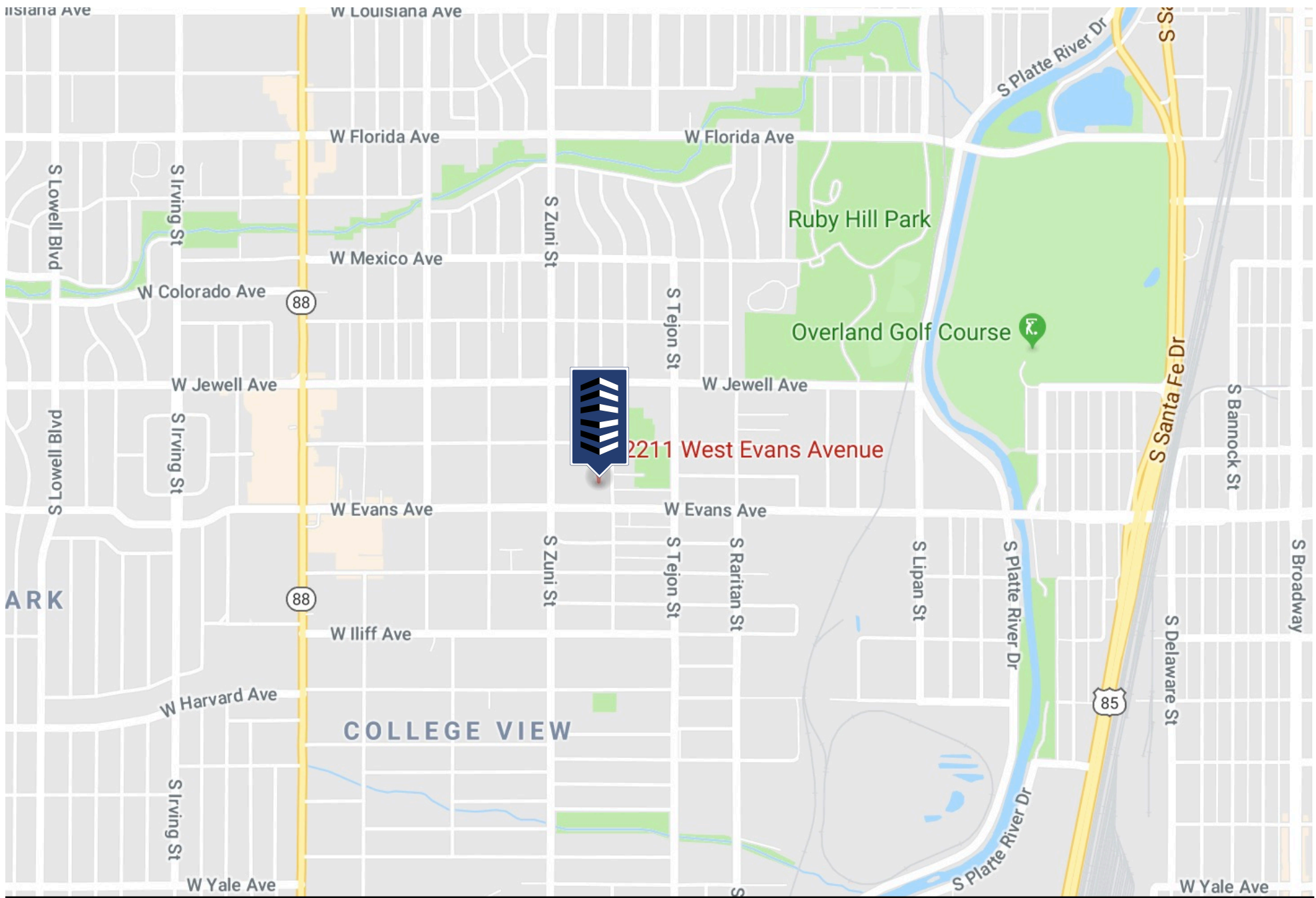
SECTION 3.2.3 COMMERCIAL CORRIDOR DISTRICTS (S-CC-3, -3x, -5, -5x) 3.2.3.1 General Purpose: A.) The Commercial Corridor Zone Districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access. B.) The Commercial Corridor Zone 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.

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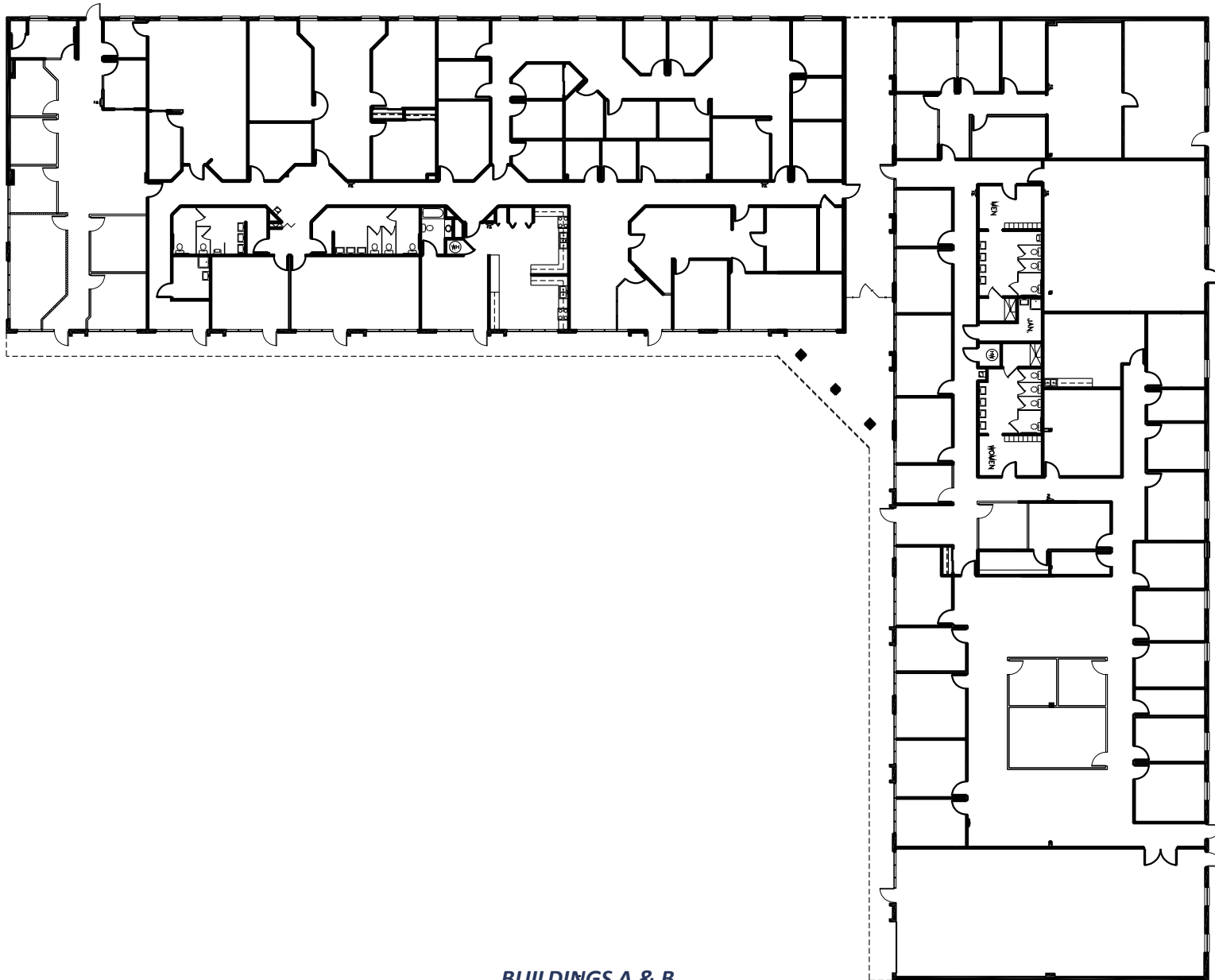
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2211 W EVANS AVE | PROPERTY DETAILS



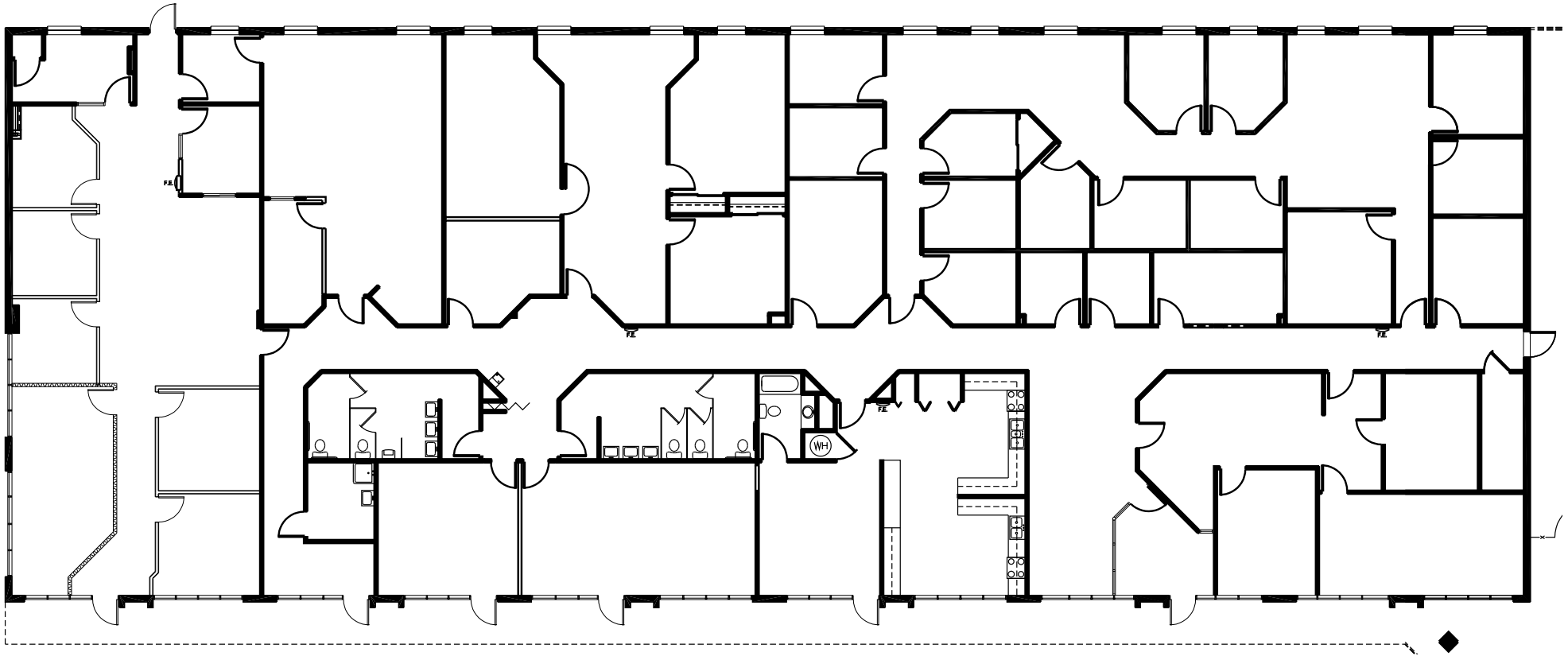




**BUILDINGS A & B**



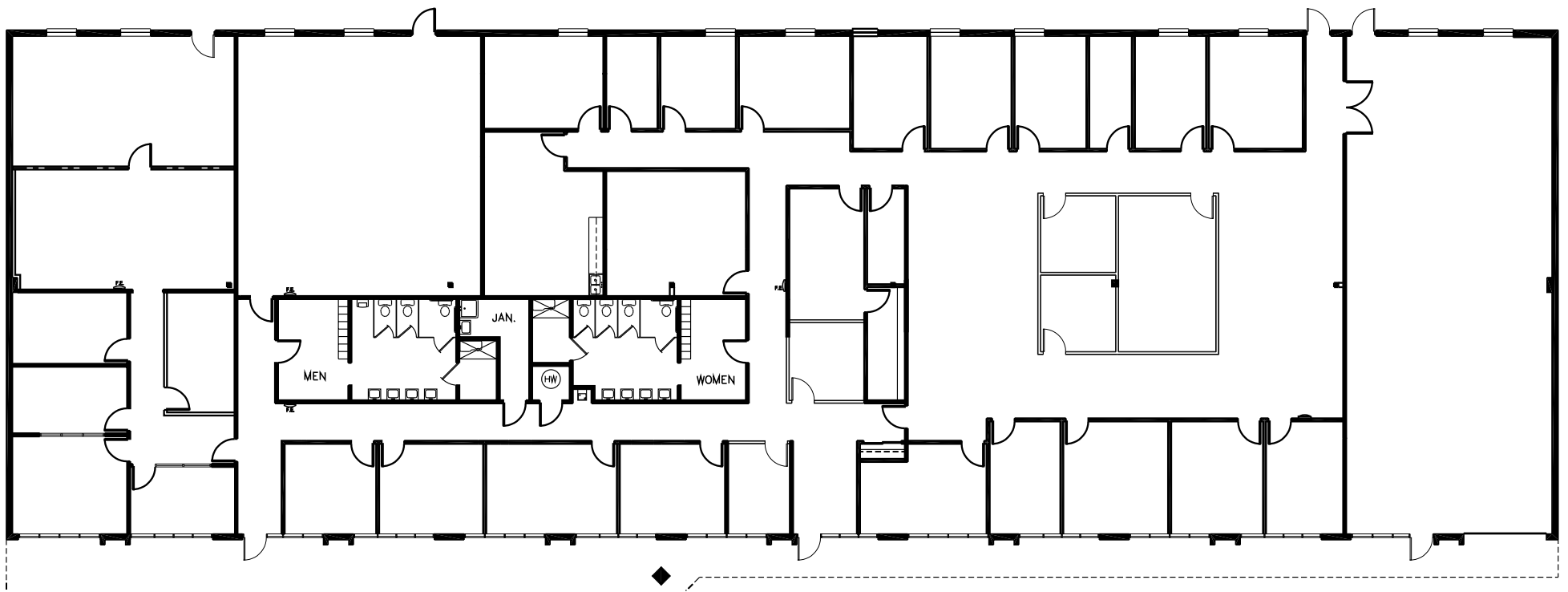
*DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.*



**BUILDING A**



*DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.*



**BUILDING B**

*DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.*



## EXCLUSIVE AGENTS:

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