



QUICK FACTS

SALE PRICE	PRICE / SF
\$3,950,000	\$149.71
BELOW ITS 2018 TRADE	COMPS \$137 - \$192/SF
BLDG TYPE	Retail / Industrial / Office
BLDG SF	±26,384 SF · 2 buildings
SITE SIZE	±1.61 AC (±70,080 SF)
YR BUILT	1979
CITY / COUNTY	Denver · Denver
ZONING	S-CC-3 · 3 stories / 45 ft
PARKING	±71 spaces (2.69/1,000)
OCCUPANCY	100% vacant · immediate
FLOOD ZONE	Zone X
INCENTIVES	Denver Enterprise Zone

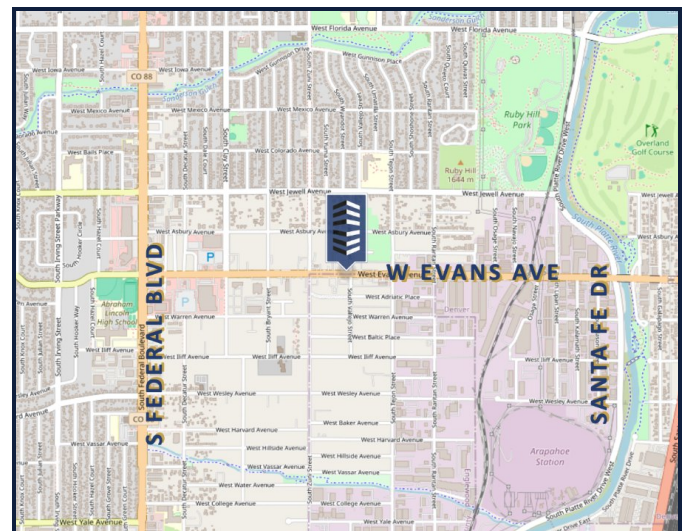
PROPERTY OVERVIEW

Offered at \$3,950,000 — \$149.71 per square foot — 2211 W Evans Avenue is a 26,384 SF, two-building commercial property on a 1.61-acre signalized hard corner in southwest Denver. The property is 100% vacant and delivers immediately, with no tenant to buy out and no lease to assume. An owner-user can occupy the full campus, or take one building and lease the other for income; a nine-suite retail conversion plan and a contractor bid are already in hand.

S-CC-3 zoning carries real optionality: three stories and 45 feet by right, zero-foot setbacks on both street frontages, no cap on the number of buildings on the lot, and a use table spanning retail, office, medical, food, service and light manufacturing, with multi-unit and live/work residential permitted subject to use limitations. The site runs 70,080 SF with 71 surface spaces at 2.69 per 1,000 SF, and surface parking is permitted between building and street. The building is Energize Denver compliant, sits in Zone X outside the flood hazard area, and falls within a Denver Enterprise Zone.

INVESTMENT HIGHLIGHTS

- **Signalized Hard Corner** — 1.61 acres fronting W Evans Ave, a mile west of Santa Fe Dr (US-85).
- **100% Vacant, Immediate Possession** — no tenant to buy out, no lease to assume.
- **Owner-User or Income** — occupy the full campus, or take one building and lease the other.
- **Nine-Suite Conversion Plan In Hand** — 1,945 – 4,450 SF suites, with a contractor bid already obtained.
- **S-CC-3 Upside** — three stories and 45 ft by right, zero setbacks, no cap on buildings per lot.
- **Recent Capital** — replacement HVAC 2025, roof repairs 2024, lot crack-sealed and seal-coated.
- **Zone X, Energize Denver Compliant** — outside the flood hazard area, inside a Denver Enterprise Zone.



LOCATION — W EVANS AVE & S VALLEJO ST, DENVER

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