

2211

W EVANS AVE

DENVER, CO 80223

EXECUTIVE SUMMARY

FOR SALE

TWO-BUILDING COMMERCIAL PROPERTY

\$3,950,000 • \$149.71/SF • ±26,384 SF • 100% VACANT

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OFFERED AT

\$3,950,000

\$149.71 PER SQUARE FOOT

QUICK FACTS

BUILDING TYPE	Retail / Industrial / Office
BUILDING SIZE	±26,384 SF
NO. OF BUILDINGS	2
SITE SIZE	±1.61 AC (±70,080 SF)
YEAR BUILT	1979
CITY / COUNTY	Denver / Denver
ZONING	S-CC-3
PARKING	±71 spaces (2.69/1,000 SF)
OCCUPANCY	100% vacant · immediate
FLOOD ZONE	Zone X
INCENTIVES	Denver Enterprise Zone
LEGAL	Evans Park Estates B7 L12-15

RECENT CAPITAL

- Replacement HVAC unit — 2025
- Roof repairs — 2024
- Parking lot crack-sealed and seal-coated
- Energize Denver compliant



2211 W EVANS AVE — BUILDING SIGNAGE AND GLASS-LINE FRONTAGE

SALE DETAILS

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 that spans retail, office, medical, food, service and light manufacturing, with multi-unit and live/work residential permitted subject to use limitations. Parking runs 2.69 per 1,000 SF across 71 surface spaces, a ratio most infill Denver corridors cannot match, and both frontages sit at a signalized intersection roughly a mile west of Santa Fe Drive with direct access to I-25 and downtown. The building is Energize Denver compliant, sits in Zone X outside the flood hazard area, and falls within a Denver Enterprise Zone. Recent capital includes a replacement HVAC unit in 2025, roof repairs in 2024 and a crack-sealed, seal-coated parking lot.

INVESTMENT SUMMARY

WHY THIS TRADES

Priced at \$149.71/SF against Denver-area closed comparables of \$137-\$192/SF, and below the \$150.55/SF the property last traded for in 2018 — for a vacant, immediately deliverable asset on a hard corner.

OWNER-USER

26,384 SF free-standing on its own 1.61-acre parcel, 71 surface spaces at 2.69/1,000 SF, immediate possession, and a signalized hard corner with frontage on W Evans Avenue.

INCOME

The property ran 37 years on a single-tenant NNN lease; the retail conversion plan divides it into nine suites of 1,945-4,450 SF for a multi-tenant income base.

UPSIDE

S-CC-3 allows three stories and 45 feet by right with zero-foot street setbacks and no limit on structures per lot — the site supports infill, pad development or mixed-use redevelopment on 1.61 acres a mile west of Santa Fe Drive (US-85).

±26,384

SQUARE FEET · TWO BUILDINGS

±1.61 AC

SIGNALIZED HARD CORNER

100%

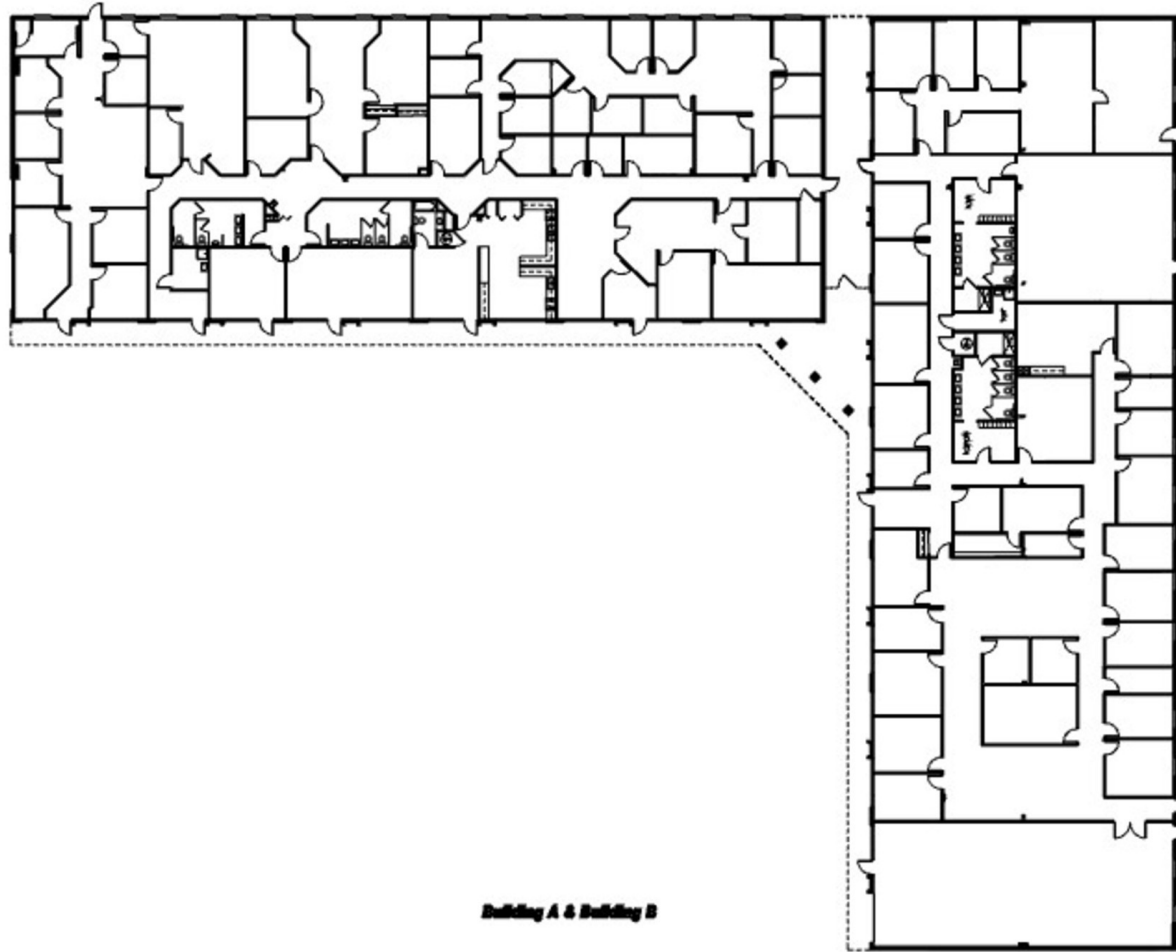
VACANT · IMMEDIATE POSSESSION

S-CC-3

3 STORIES / 45 FT BY RIGHT

BUILDINGS A & B · AS BUILT

±26,384 SF · TWO CONNECTED BUILDINGS · ±1.61 AC CORNER SITE



DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT

ZONING — S-CC-3

Denver Suburban Commercial Corridor 3 — an auto-oriented arterial district written for a building scale of one to three stories.

- 3 stories / 45 ft by right
- Zero-foot setbacks on both street frontages
- No cap on buildings per lot
- Surface parking permitted between building and street
- Retail, office, medical, food, service and light manufacturing uses
- Multi-unit and live/work residential permitted, subject to use limitations



W EVANS AVE FRONTAGE



SIGNAGE AND GLASS LINE



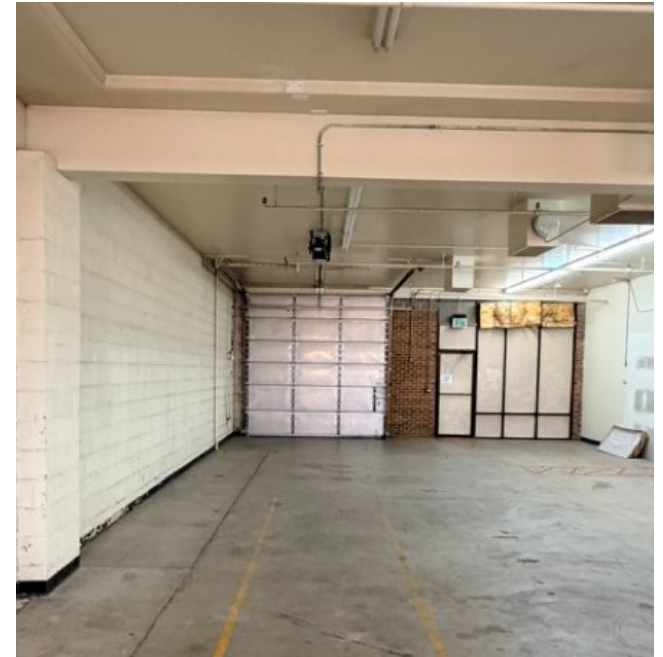
STOREFRONT COLONNADE



COVERED WALKWAY



OVERHEAD DOOR BAY



INTERIOR – DRIVE-IN BAY

LOCATION

2211 W EVANS AVE · DENVER, CO 80223



SIGNALIZED CORNER OF W EVANS AVE AND S VALLEJO ST · MID SOUTH CENTRAL SUBMARKET · A MILE WEST OF SANTA FE DR (US-85)

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