



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 SALE:	\$160.00/SF
FOR LEASE:	\$12.50 – \$15.50/SF NNN

OVERVIEW

2211 W. Evans Avenue is a prominent, highly functional commercial property situated on a large corner site in southwest Denver. The asset consists of two connected buildings totaling $\pm 26,384$ SF, which may be sold or leased together or separately, allowing users to occupy approximately $\pm 13,000$ to 26,384 SF depending on needs.

The buildings offer efficient floor plates, strong frontage, and flexible layouts that support a wide range of uses, including retail, flex, industrial, showroom, and creative office. The site is positioned on ± 1.61 acres with abundant surface parking, making it well-suited for customer-facing users, service-oriented businesses, or operational users requiring easy access and visibility.

For an owner-user, the property provides a rare opportunity to control a sizable campus at an attractive basis of \$185.00/SF, with the option to initially occupy one building while leasing the second for income or future expansion. The zoning and site configuration also support long-term repositioning or redevelopment strategies, adding downside protection and future upside.

The property is located at the signalized corner of W. Evans Avenue and S. Vallejo Street, a well-traveled corridor in southwest Denver. This corner positioning provides strong visibility, convenient ingress/egress, and exposure to daily traffic, supporting both branding and accessibility.

The site offers quick access to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining close to surrounding residential neighborhoods and employment centers. The area supports a diverse mix of commercial, industrial, and retail users, making it a proven location for a wide range of business types.

PROPERTY HIGHLIGHTS

- Offering Type: For Sale or For Lease
- Sale Price: \$160.00/SF
- Available Building Size: $\pm 13,000$ – 26,384 SF
- Total Building Area: $\pm 26,384$ SF (two buildings combined)
- Site Size: ± 1.61 acres
- Zoning: S-CC-3 (Denver)
- Lease Rate: \$12.50 – \$15.50/SF NNN
- Lease Configuration: One or two users
- Parking: ± 71 surface spaces



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