

2211

W EVANS AVE

DENVER, CO 80223

FOR LEASE

RETAIL · FLEX · INDUSTRIAL · OFFICE

±1,465 - 26,384 SF · \$11.50 - \$14.50/SF NNN

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QUICK FACTS

BUILDING TYPE	Retail / Industrial / Office
TOTAL BUILDING AREA	±26,384 SF
NO. OF BUILDINGS	2
YEAR BUILT	1979
SITE SIZE	±1.61 AC (±70,080 SF)
CITY / COUNTY	Denver / Denver
ZONING	S-CC-3
PARKING	±71 spaces (2.69/1,000 SF)
LEASE TYPE	NNN
LEASE TERM	5 – 7 Years · 3%/Yr
AVAILABLE SIZE	±1,945 – 26,384 SF
LEASE RATE	\$11.50 – \$14.50/SF NNN

PROPERTY HIGHLIGHTS

- Nine retail suites from ±1,945 SF to ±4,450 SF – or the full 26,384 SF
- Delivered in white box condition – build to your own brand
- \$11.50–\$14.50/SF NNN – 5 to 7 year terms – 3% annual escalation
- Storefront frontage on W Evans Ave with individual suite entries
- Shared restrooms off a common hallway
- Signalized corner at W Evans Ave & S Vallejo St
- S-CC-3 zoning – retail, showroom, service and flex uses
- 2.69/1,000 SF – 71 surface parking spaces
- 10' x 10' dock-high door at Unit B-7

LOCATION & ACCESS

CORNER	W Evans Ave & S Vallejo St
INTERSECTION	Signalized
HIGHWAY ACCESS	Santa Fe Dr (US-85) · I-25
SUBMARKET	Mid South Central



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

OVERVIEW – FOR LEASE

2211 W Evans Avenue is a 26,384 SF, two-building retail and flex property on a 1.61-acre signalized corner at W Evans Avenue and S Vallejo Street in southwest Denver. The buildings can be demised into nine retail suites of 1,945 to 4,450 SF, each delivered in white box condition so a tenant builds to their own brand instead of working around someone else's finishes, and each served by a shared restroom off a common hallway. Building B fronts W Evans Avenue with continuous storefront glazing and individual suite entries; Unit B-7 also carries a 10' x 10' dock-high door for service and light distribution users. S-CC-3 zoning supports retail, showroom, service and flex uses, and parking runs 2.69/1,000 SF across 71 surface spaces – sized for customer turnover, not just staff. Suites are offered at \$11.50–\$14.50/SF NNN on 5 to 7 year terms with 3% annual escalations, and the full 26,384 SF is available to a single user. The property sits in the Mid South Central submarket, roughly a mile west of Santa Fe Drive (US-85) with direct connections to I-25 and downtown Denver.

LOCATION OVERVIEW

2211 W Evans Avenue occupies the signalized corner of W Evans Avenue and S Vallejo Street in southwest Denver's Mid South Central submarket, roughly a mile west of Santa Fe Drive (US-85) and with direct connections to I-25 and downtown Denver. W Evans Avenue is an established commercial corridor carrying a dense mix of retail, service and light industrial users, with residential neighborhoods immediately north and south feeding daily customer traffic to the corner.

UNIT	RSF	USE	RATE / SF	LEASE	DESCRIPTION
Unit A-1	2,115	Retail	\$11.50-14.50	NNN	Building A – white box; shared restroom off the common hallway.
Unit A-2	2,155	Retail	\$11.50-14.50	NNN	Building A – white box; shared restroom off the common hallway.
Unit A-3 / A-4	3,585	Retail	\$11.50-14.50	NNN	Building A – two contiguous suites; may be combined or demised.
Unit A-5 / A-6	3,580	Retail	\$11.50-14.50	NNN	Building A – two contiguous suites; may be combined or demised.
Unit B-1 / B-2	4,450	Retail / Industrial	\$11.50-14.50	NNN	Building B – two contiguous storefront suites with individual entries.
Unit B-3 / B-4	3,260	Retail	\$11.50-14.50	NNN	Building B – two contiguous storefront suites; may be combined or demised.
Unit B-5	1,945	Retail	\$11.50-14.50	NNN	Building B – storefront suite with W Evans frontage and individual entry.
Unit B-6	2,110	Retail	\$11.50-14.50	NNN	Building B – storefront suite with W Evans frontage and individual entry.
Unit B-7	2,095	Retail / Industrial	\$11.50-14.50	NNN	Building B – storefront suite with a 10' x 10' dock-high door for service and light distribution users.

\$11.50 – \$14.50/SF NNN · Buildings may be leased together or separately · ±1,945 to 26,384 SF · Contiguous units may be combined or demised.



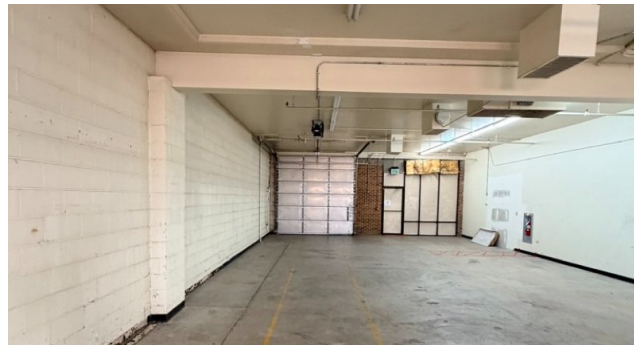
STOREFRONT COLONNADE



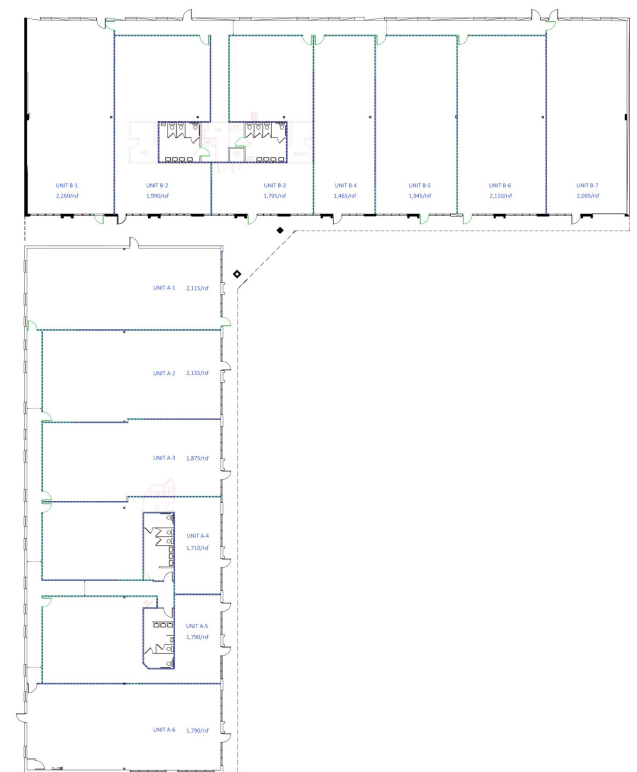
COVERED WALKWAY



OVERHEAD DOOR BAY



INTERIOR – DRIVE-IN BAY



SITE PLAN – BUILDINGS A & B

LOCATION

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SIGNALIZED CORNER OF W EVANS AVE AND S VALLEJO ST · MINUTES TO SANTA FE DR (US-85), I-25 AND DOWNTOWN DENVER

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