



QUICK FACTS

AVAILABLE SF	LEASE RATE
±1,945 – 4,450 SF	\$11.50 – \$14.50
NINE SUITES AVAILABLE	5-7 YR TERM · 3%/YR
LEASE TYPE	NNN
USE	Retail / Flex / Industrial / Office
CITY / COUNTY	Denver · Denver
YR BUILT	1979
BLDG SF	±26,384 SF · 2 buildings
SITE SIZE	±1.61 AC (±70,080 SF)
ZONING	S-CC-3
PARKING	±71 spaces (2.69/1,000)
LOADING	10' × 10' dock-high (Unit B-7)
SUBMARKET	Mid South Central

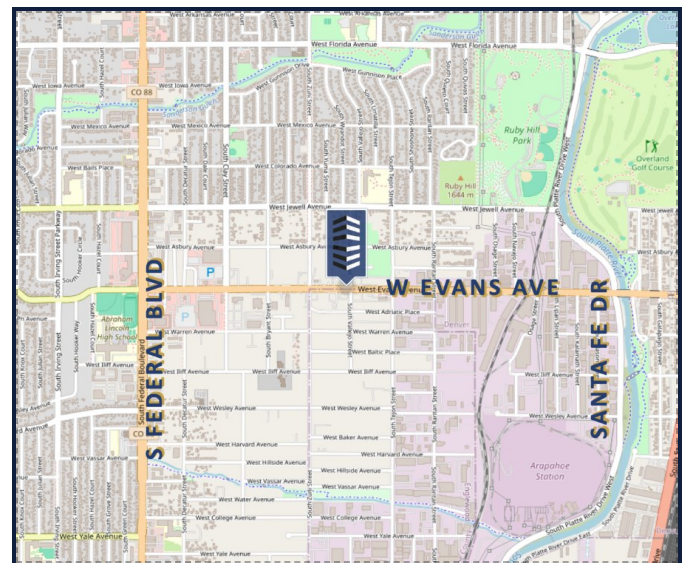
PROPERTY OVERVIEW

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' × 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 per 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 five to seven year terms with 3% annual escalations, and the full 26,384 SF is available to a single user.

PROPERTY HIGHLIGHTS

- **Nine Retail Suites, ±1,945 – 4,450 SF** — or the full 26,384 SF to a single user.
- **Delivered White Box** — build to your own brand, not around someone else's finishes.
- **Signalized Corner** — W Evans Ave & S Vallejo St, with storefront frontage on W Evans.
- **Individual Suite Entries** — shared restrooms off a common hallway.
- **10' × 10' Dock-High Door** — at Unit B-7 for service and light distribution users.
- **S-CC-3 Zoning** — retail, showroom, service and flex uses.
- **±71 Surface Spaces (2.69/1,000)** — minutes to Santa Fe Dr (US-85), I-25 and downtown Denver.



LOCATION — W EVANS AVE & S VALLEJO ST, DENVER

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