



FOR SALE | Office/Retail/Industrial

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:	\$185.00/SF

OVERVIEW

2211 W. Evans Avenue presents a rare owner-user acquisition opportunity at an attractive basis in southwest Denver. The property consists of two connected commercial buildings totaling $\pm 26,384$ rentable square feet on a large ± 1.61 -acre corner site. The asset can be acquired as a full campus or utilized as two functional buildings, allowing an owner to occupy approximately $\pm 13,000$ to $26,384$ SF with flexibility for phased growth or income from excess space.

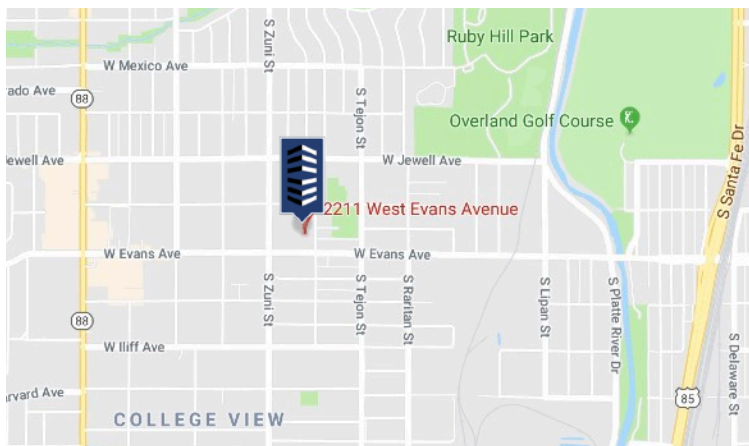
The buildings offer efficient, adaptable floor plates that support a wide range of commercial uses, including retail, flex, industrial, showroom, and creative office. Strong frontage along W. Evans Avenue, combined with abundant on-site parking, makes the property well-suited for businesses seeking visibility, branding, and operational efficiency.

Offered at \$185.00 per square foot, the property provides a compelling alternative to leasing—allowing an owner-user to lock in occupancy costs, build equity, and control long-term use of the site. The zoning supports broad commercial uses, offering both near-term usability and long-term optionality for repositioning or redevelopment.

The property is located at the signalized corner of W. Evans Avenue and S. Vallejo Street, providing excellent visibility, access, and daily traffic exposure. The site offers quick connectivity to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining convenient to surrounding residential neighborhoods and employment centers. The corner configuration and large lot size enhance functionality, circulation, and future flexibility.

PROPERTY HIGHLIGHTS

- Sale Price: \$185.00/SF
- Available 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)
- Configuration: Owner-user occupancy
- Parking: ± 71 surface spaces



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