



2211 W EVANS AVE
DENVER, CO 80223



FOR SALE
\$4,881,040
\$185.00/SF

EXECUTIVE SUMMARY

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THE OFFERING

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.

OFFERING TERMS

INVESTMENT

Price:	\$4,881,040
Price Per SF:	\$185.00
Square Feet:	26,384

HIGHLIGHTS

- Sale Price: \$185.00/SF
- Available Size: $\pm 26,384$ SF
- Total Building Area: $\pm 26,384$ SF (two buildings combined)
- Site Size: ± 1.61 acres
- Zoning: S-CC-3 (Denver)
- Investment: Full campus Owner-user
- Parking: ± 71 surface spaces

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY DETAILS

CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Southwest Denver
BUILDING TYPE:	Office/Retail/Industrial
YEAR OF CONSTRUCTION:	1979
BUILDING SIZE:	26,384
# OF BUILDING:	2
PARKING:	2.69/1,000, 71 Spaces
LAND:	1.61 AC/70,080 SF
LEGAL DESCRIPTION:	EVANS PARK ESTATES B7 L12



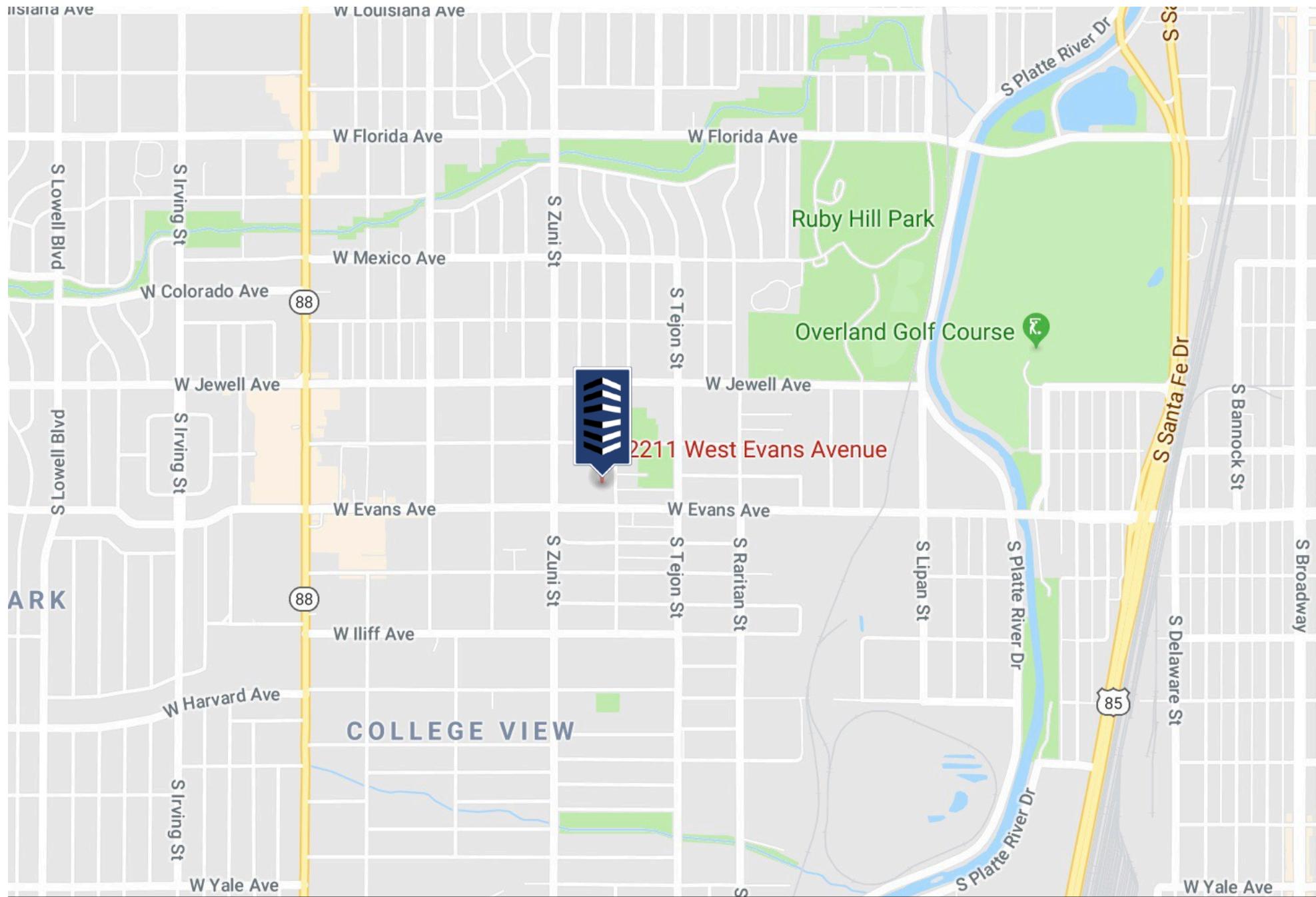
2211 W EVANS AVE | DENVER, CO 80223

ZONING

S-CC-3 , **Denver** - Commercial Corridor 3 | S = Suburban | CC = Commercial Corridor | 3 = 3 stories

SECTION 3.2.3 COMMERCIAL CORRIDOR DISTRICTS (S-CC-3, -3x, -5, -5x) 3.2.3.1 General Purpose: A.) The Commercial Corridor Zone Districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access. B.) The Commercial Corridor Zone Districts address development opportunities next to the city's most auto-dominated corridors. C.) Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation and parking lot layout. D.) The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. 3.2.3.2 Specific Intent A. Commercial Corridor – 3 (S-CC-3) S-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

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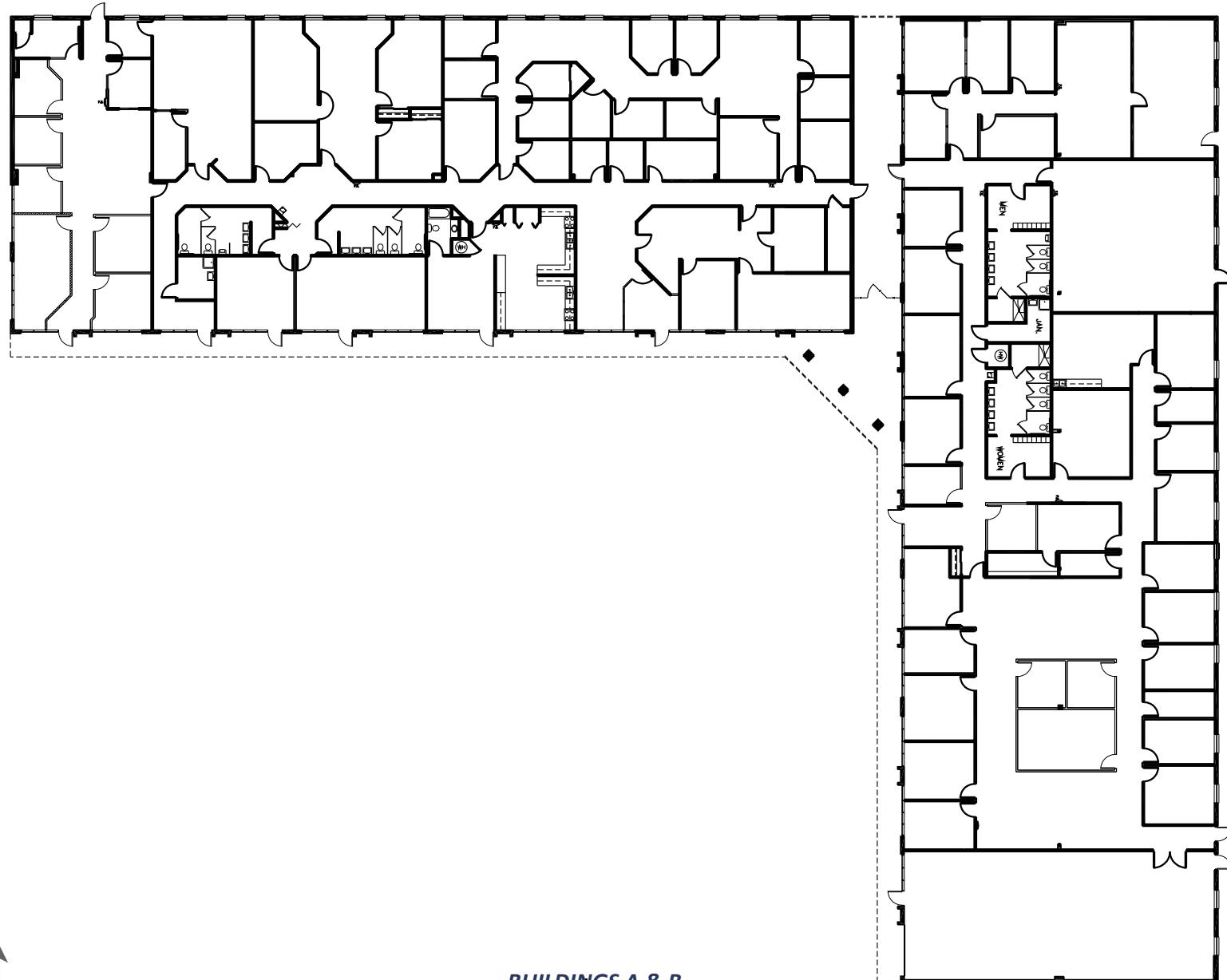
2211 W EVANS AVE | REGIONAL MAP



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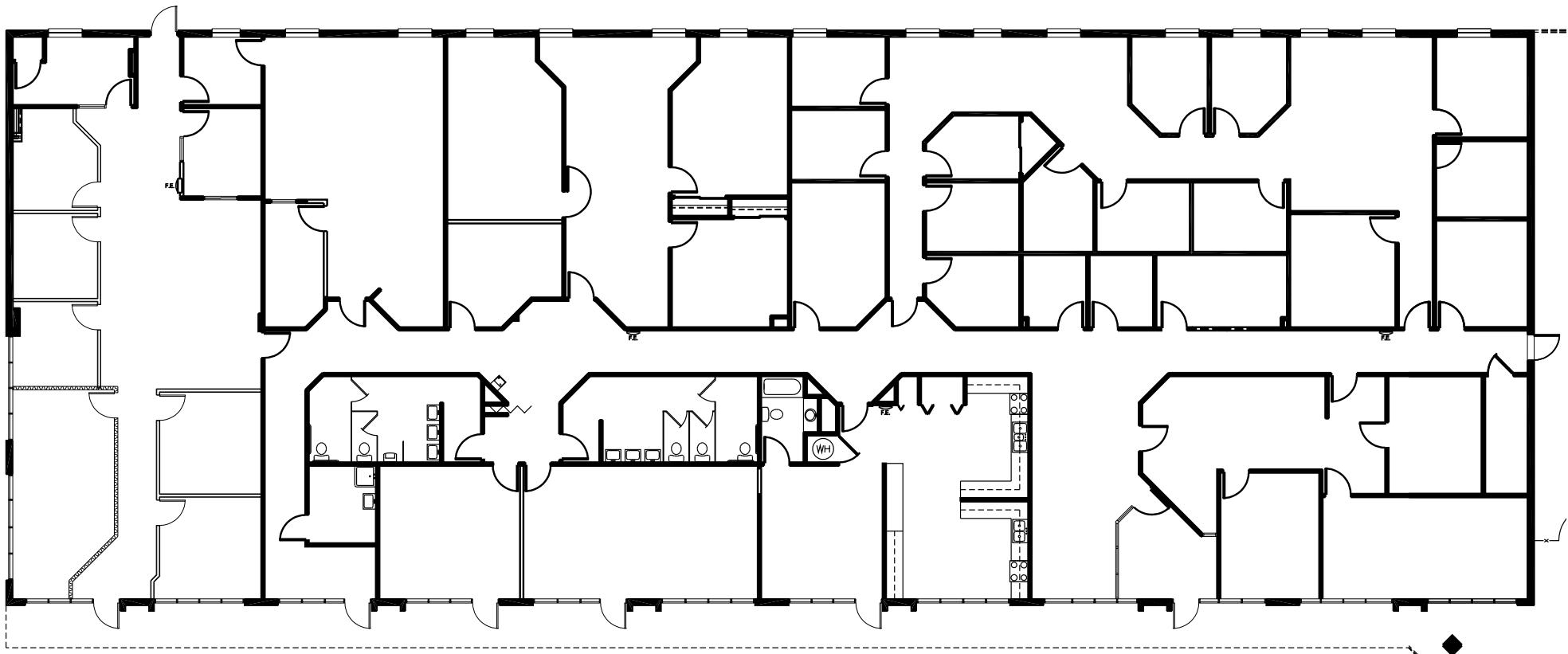
TCN
WORLDWIDE
REAL ESTATE SERVICES

2211 W EVANS AVE | OVERHEAD



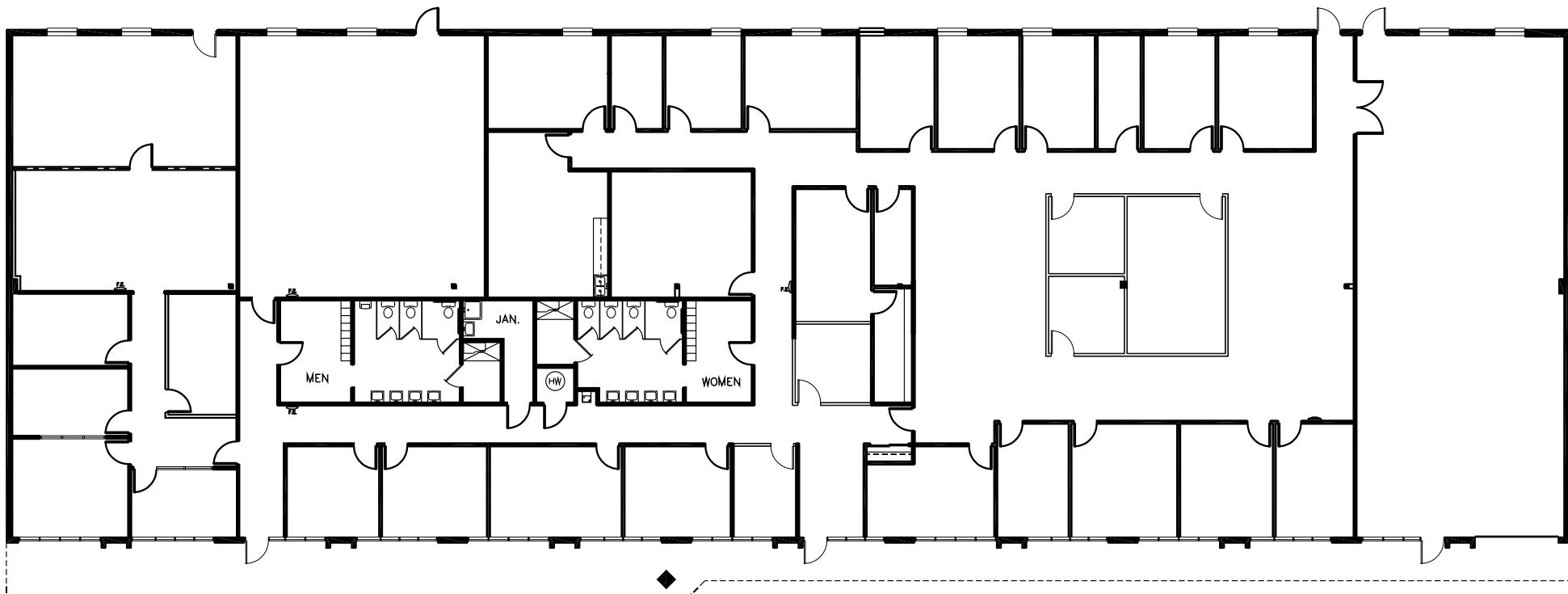
BUILDINGS A & B

DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



BUILDING A

DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



BUILDING B

DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



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