



**FOR SALE | FOR LEASE**

<b>CITY:</b>	Denver
<b>COUNTY:</b>	Denver
<b>YEAR BUILT:</b>	1979
<b>BUILDING TYPE:</b>	Office/Retail/Industrial
<b>BUILDING SF:</b>	13,000-26,384/SF
<b># OF BLDG'S:</b>	2
<b>PARKING:</b>	2.69/1,000, 71 Spaces
<b>LAND:</b>	1.61 AC/70,080 SF
<b>ZONING:</b>	S-CC-3
<b>FOR SALE:</b>	\$185.00/SF
<b>FOR LEASE:</b>	\$15.00-\$18.00/SF NNN

### OVERVIEW

2211 W. Evans Avenue offers a highly visible, flexible commercial leasing opportunity located on a prominent corner site at W. Evans Avenue and S. Vallejo Street in southwest Denver. The property consists of two connected buildings totaling  $\pm 26,384$  rentable square feet, which may be leased together or separately, allowing users to occupy approximately  $\pm 13,000$  to 26,384 SF depending on space needs.

The buildings feature efficient, adaptable floor plates suitable for a wide range of users, including retail, flex, industrial, showroom, and creative office tenants. The site is situated on  $\pm 1.61$  acres and provides ample surface parking, strong frontage, and straightforward access for both customers and employees—an increasingly rare combination in this submarket.

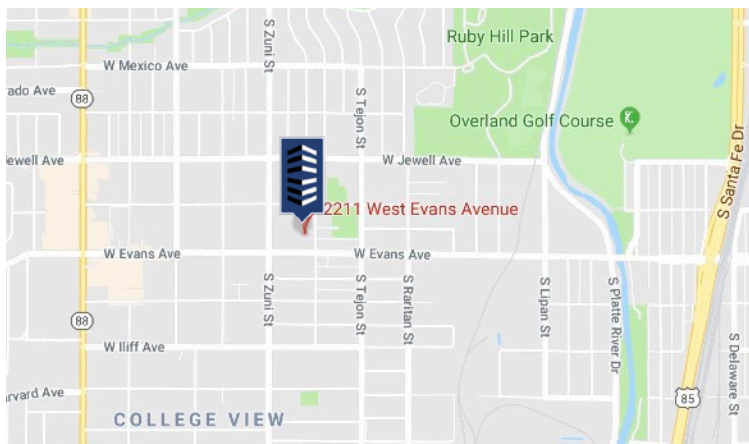
The property is well-positioned for tenants seeking identity, signage, and operational flexibility along a major commercial corridor. The zoning supports a broad range of commercial uses, offering tenants long-term stability and optionality as business needs evolve.

Lease terms are structured on a triple-net (NNN) basis, providing transparency and control over occupancy costs while allowing tenants to benefit from competitive base rental rates.

Located at the signalized corner of W. Evans Avenue and S. Vallejo Street, the property benefits from excellent exposure, easy ingress/egress, and strong daily traffic counts. The site offers quick access to Santa Fe Drive (US-85), I-25, and downtown Denver, while remaining convenient to surrounding residential neighborhoods and employment centers.

### PROPERTY HIGHLIGHTS

- Available Size:  $\pm 13,000$  – 26,384 SF
- Configuration: One or two tenants
- Lease Rate: \$15.00 – \$18.00/SF NNN
- Total Building Area:  $\pm 26,384$  SF
- Site Size:  $\pm 1.61$  acres
- Zoning: S-CC-3 (Denver)
- Parking:  $\pm 71$  surface spaces



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