

TURN-KEY RESTAURANT AVAILABLE FOR LEASE

3217 23RD AVENUE

EVANS, CO 80620



1,500 SF

Prime Retail Opportunity

Sam's Club and Walmart Shadow Anchored

 CUSHMAN &
WAKEFIELD

PROPERTY SUMMARY

- The space benefits from exceptional visibility and traffic driven by Sam's Club and Walmart Supercenter positioned immediately nearby along 23rd Ave.
- Former Use: Papa Murphy's take-and-bake pizza shop (ideal for quick-service or carryout concepts).
- Surroundings: Located near established residential neighborhoods and close to schools, shopping, and other commercial services, contributing to consistent local traffic.
- Commercial Appeal: The site benefits from strong visibility on 23rd Ave, a key north-south route through Evans and Greeley.

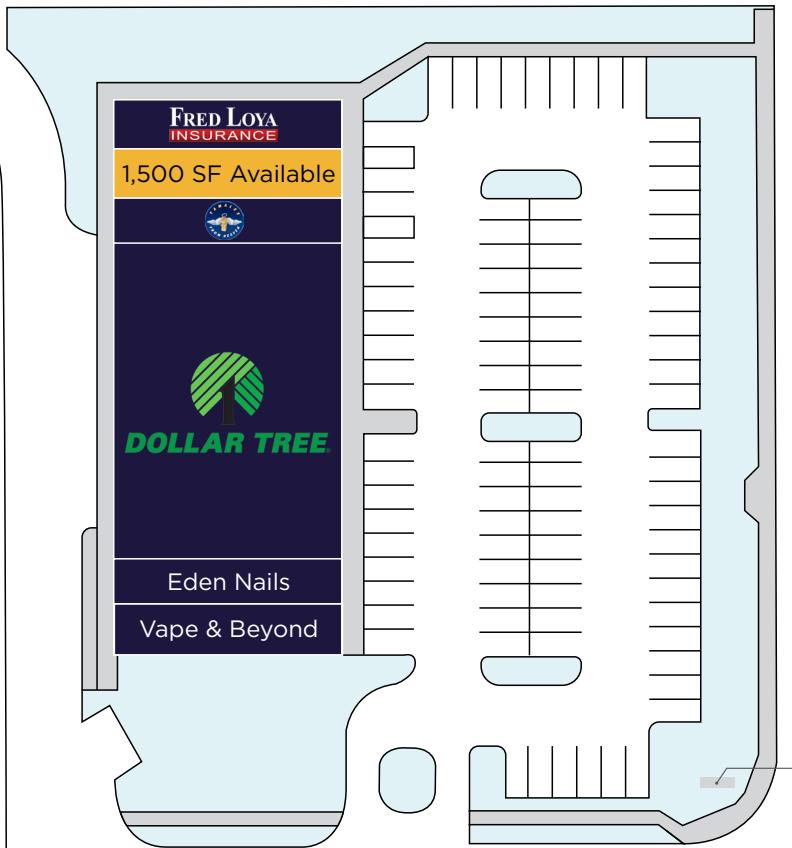


PROPERTY HIGHLIGHTS

	Size:	1,500 SF
	Rate:	\$18.00/SF NNN
	NNN Expenses:	Est. \$8.75/SF
	Availability:	Now

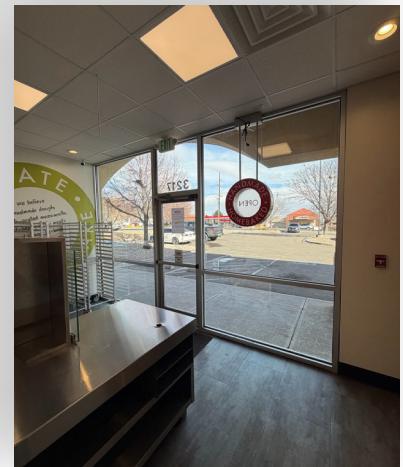
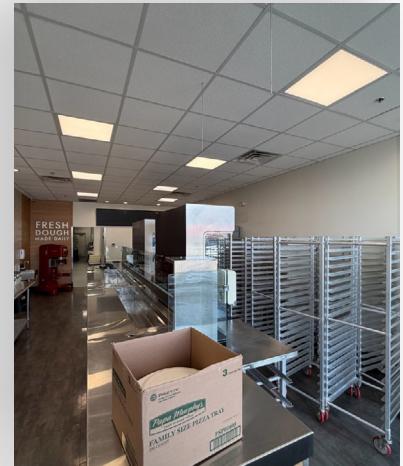
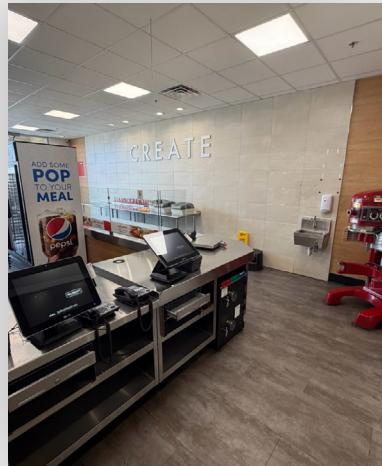


SITE PLAN



23rd Avenue

Monument
Signage



INTERIOR PHOTOS



For more information, please contact:

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