

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



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



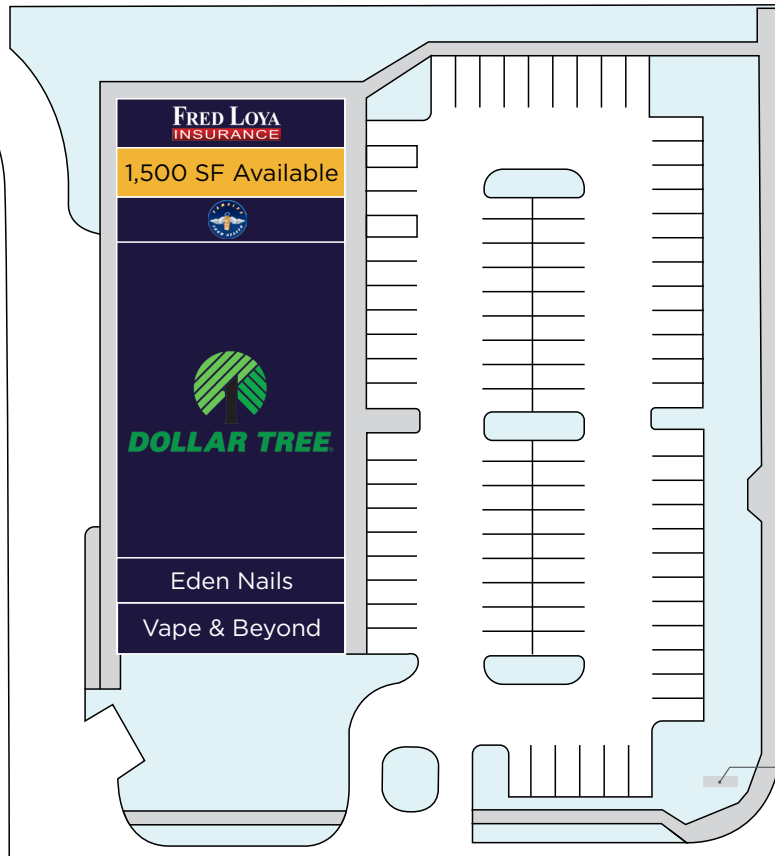
NNN Expenses: Est. \$8.75/SF



Availability: Now

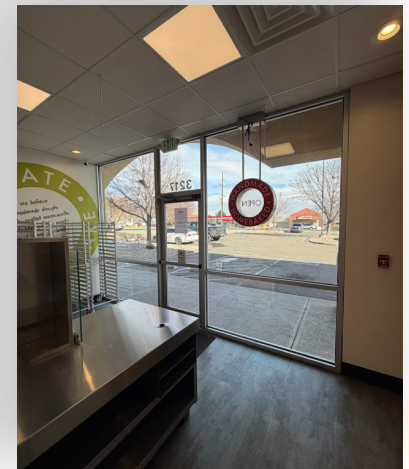
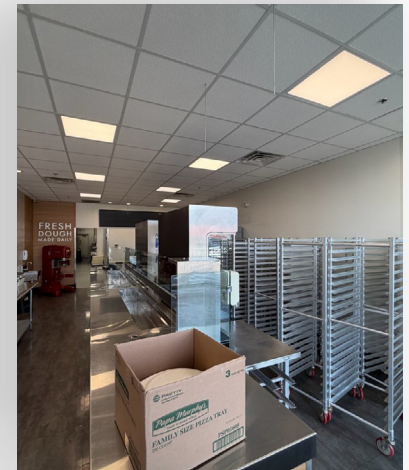
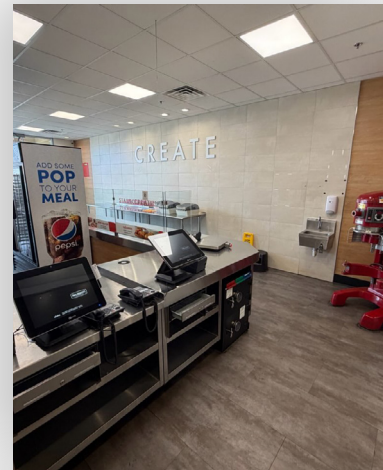


SITE PLAN



23rd Avenue

Monument
Signage



INTERIOR PHOTOS



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