

FORMER BANK W/DRIVE THRU AVAILABLE FOR SALE

3650 35TH AVENUE
EVANS, CO 80620



PROPERTY SUMMARY

3650 35th Avenue in Evans, Colorado is a well-positioned commercial property along a busy local corridor, offering strong visibility, convenient access, and a functional layout suited for a variety of professional or service-based uses. The site is positioned near key transportation routes, including US-34 and US-85, enabling efficient travel throughout Weld County and the broader Front Range. This connectivity supports both workforce mobility and commercial activity, making the location advantageous for businesses and residents alike.

SALE PRICE: \$2,700,000 (\$198.00/SF)

SITE SIZE: 1.6 ACRES | **RBA:** 13,606 SF



// PROPERTY HIGHLIGHTS

Surrounding Land Use:	Commercial
Building Type / Use:	Bank branch / retail (multi-tenant) / flex warehouse
Drive Through Lanes:	Two drive-up lanes with overhead canopy
Rentable Building Area:	13,606 SF (per assessor records)
Site Size:	1.6 acres
Basement Area:	None
Foundation / Structure:	Concrete slab on grade
Exterior Finish:	Concrete block, brick, and stucco
Doors and Windows:	Aluminum cased
Roof System:	Flat roof with rubber membrane covering
Mechanical System:	Roof mounted HVAC units
Fire Protection:	Yes; wet sprinkler
Lighting:	Recessed fluorescent
Interior Finish:	Flooring is wood, sealed concrete, commercial grade carpet, and vinyl tile with painted and textured gypsum wallboard walls; ceilings are painted and textured gypsum wallboard and dropped ceiling tile
Site Improvements:	Asphalt paving, concrete curbs and sidewalks, landscaping, signage, lighting, dumpster enclosure, and drive-through overhead canopy (±400 SF)
Comments:	Building originally designed as retail, but converted to branch bank and flooring store in 2005. Improvements appear well maintained and in good condition. The property appears generally functional in comparison to alternative properties



LOCATION

NORTHEAST CORNER OF 35TH AVENUE AND 37TH STREET, EVANS, CO



LAND AREA

13,606 SF (ABOUT 14,800 GROSS) ON 1.6 ACRES (ABOUT 70,800 SF)



YEAR BUILT

2003, SINGLE STORY



FORMER TBK BANK BRANCH



2-LANE DRIVE-THRU WITH CANOPY



PARKING

60 PARKING SPACES (ABOUT 4.4/1,000)



ACCESS / FRONTAGE

GOOD VISIBILITY AT 35TH AVENUE AND 37TH STREET

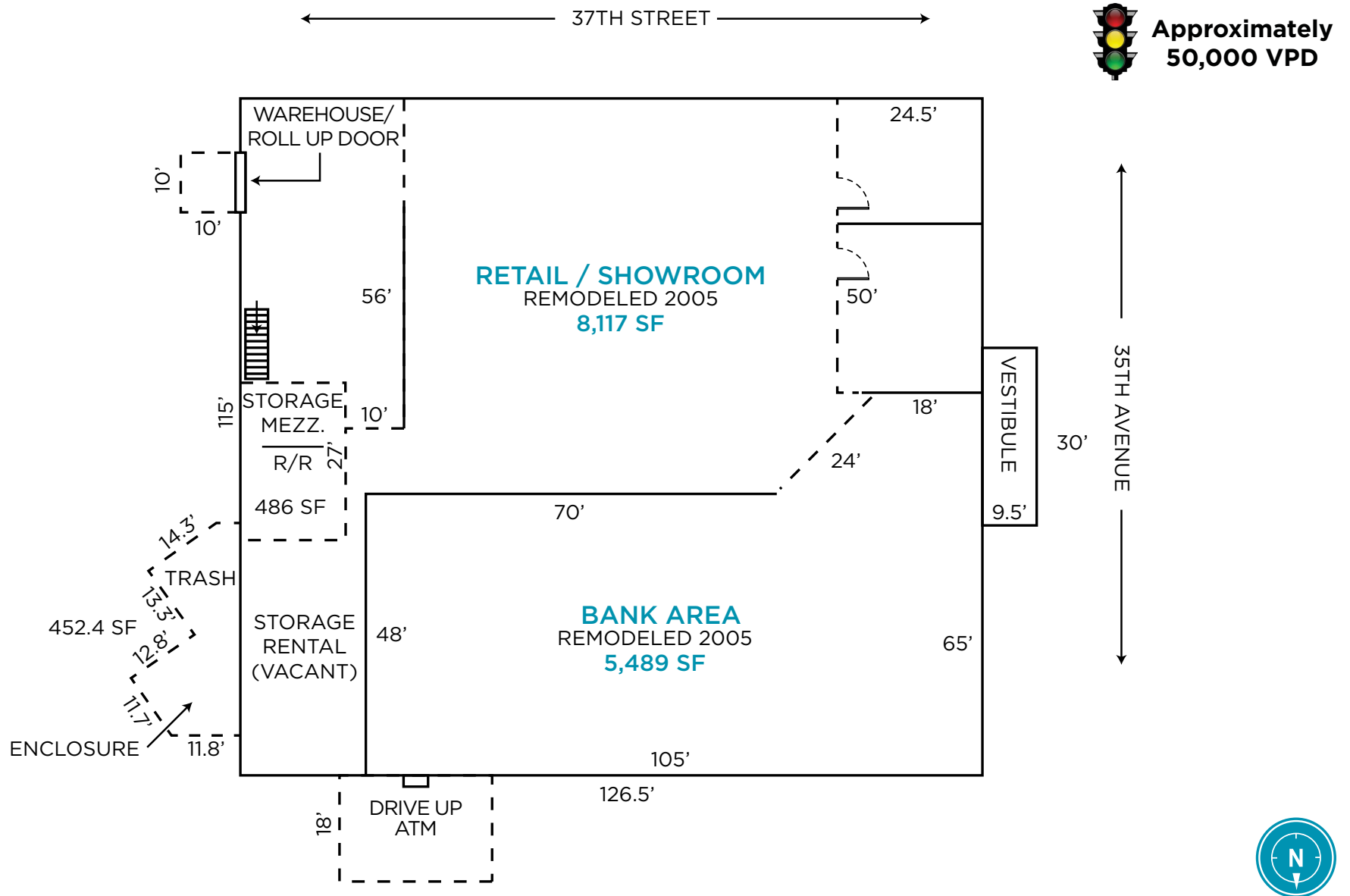
ZONING:

- Commercial (City of Evans)
- Drive-thru in place and use established
- Possible uses: retail, bank, medical, QSR or gas station

PROS TO THE SITE:

- Drive-thru location
- Large site
- Works for user or redevelopment/developer with a tenant in tow

// FLOORPLAN



// PROPERTY PHOTOS - BANK



LOBBY



CONFERENCE ROOM



LOBBY 2



TELLER LINE



DRIVE THRU/ATM

// PROPERTY PHOTOS - SHOWROOM/WAREHOUSE



INTERIOR



INTERIOR



EXTERIOR DOCK DOOR

DISCLAIMER: The photo has been edited using Artificial Intelligence (AI) to remove or change certain objects, which may alter the appearance of the building or surroundings.



INTERIOR



OFFICE



VESTIBULE



INTERIOR

// SURROUNDING AMENITIES



\$70,867
MEDIAN NET
WORTH



\$91,663
AVERAGE
HOUSEHOLD
INCOME



\$473,977
CO AVERAGE
HOUSEHOLD
INCOME

CONTACT INFO

Aki Palmer
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

Cole VanMeveren
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

