3308
37TH STREET

EVANS, CO 80620

CUSHMAN & WAKEFIELD



FOR SALE OR LEASE | 1,280 - 8,369 SF AVAILABLE

Sale Price: $425.00/SF
Lease Rate: $26.00 - $28.00/SF NNN
Estimated NNN: $10.50/SF

// PROPERTY SUMMARY

3308 37th Street is a newly constructed retail opportunity positioned within Evans' rapidly growing commercial corridor. As part of a successful multi-phase development, this property delivers modern retail space, excellent visibility, and strong accessibility for both local residents and regional traffic.



// PROPERTY HIGHLIGHTS

- Drive-thru and outdoor patio options available
- Monument Signage
  Building Signage
- Excellent visibility along 37th Street (Highway 402)
- VPD Intersection
  70,240 VPD
- Strong 7:1,000 SF parking ratio

// DRIVE-THRU

Unit 1 - Available | Covered Patio	2,183 SF
Unit 2 - Available	2,430 SF
Unit 3 - Available	1,280 SF
Unit 4 - Available | Drive Thru	2,476 SF

**Space sizes may be adjusted for tenant needs*



// SITE PLAN



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// RESIDENTIAL DEVELOPMENT

NEW RESIDENTIAL DEVELOPMENTS	
1	Liberty Draw (700 Units)
2	Vector Development (200 Units)
3	Tuscany Multi-Family (400 Units)
4	Rock Ridge (732 Units)
5	Cobblestone (101 Units)
6	Westgate (411 Units)
7	Peakview - Platted (359 Units) Peakview - Future (738 Units)

EXISTING RESIDENTIAL DEVELOPMENTS	
1	Ashcroft Heights (795 Units)
2	Tuscany (371 Units)
3	Gateway (498 Units)
4	T-Bone Ranch (1,692 Units)
5	Arrowhead (163) Estate
6	Ashton Estates (43) Estate
7	Grapevine Hollow (427 Units)
8	St. Michael's (388 Units)

NEARBY AMENITIES	
1	Pioneer Park
2	Ann K. Heiman Elementary School
3	Future District 6 School Site
4	Arrowhead Open Space
5	Grapevine Hollow Open Space
6	Prairie Heights Middle School
7	Future District 6 School Site
8	Future City of Evans Park
9	UCHealth Hospital Campus



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DEMOGRAPHICS

2030	1 Mile	3 Miles	5 Miles
Population	13,592	81,396	151,484
Household	2.94	2.65	2.69
Median HH Income	$100,065	$81,416	$79,965
Median Home Value	$443,871	$521,545	$532,807
Median Age	33.8	34.9	34.8

BROKER CONTACT INFORMATION

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