



HUNTERS RESERVE PLAZA PHASE 2 NOW UNDER CONSTRUCTION

PROPERTY:

3308

AVAILABLE:

1,200 - 8,736 SF

PRICE:

**\$32 - \$36/SF NNN
(EST. \$10.50/SF 2025)**

FEATURES:

- Prime Retail for lease in Evans
- Drive-thru and patio available
- \$30/sf Tenant Improvement Allowance
- First phase fully leased, second phase under construction
- Second building (3308) to be delivered in Q2 2025
- High visibility along 37th Street (Highway 402)
- 7:1,000 sf parking ratio
- 2025 NNNs estimated at \$10.50/sf

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	13,242	73,684	139,923
Households	4,457	27,150	50,063
Median HH Income	\$76,478	\$60,822	\$59,547
Average HH Income	\$93,859	\$78,416	\$77,809
Median Home Value	\$271,845	\$298,031	\$311,411
Median Age	32	34	34
Traffic Count: 15,000 VPD (37th Street)			

SITE PLAN

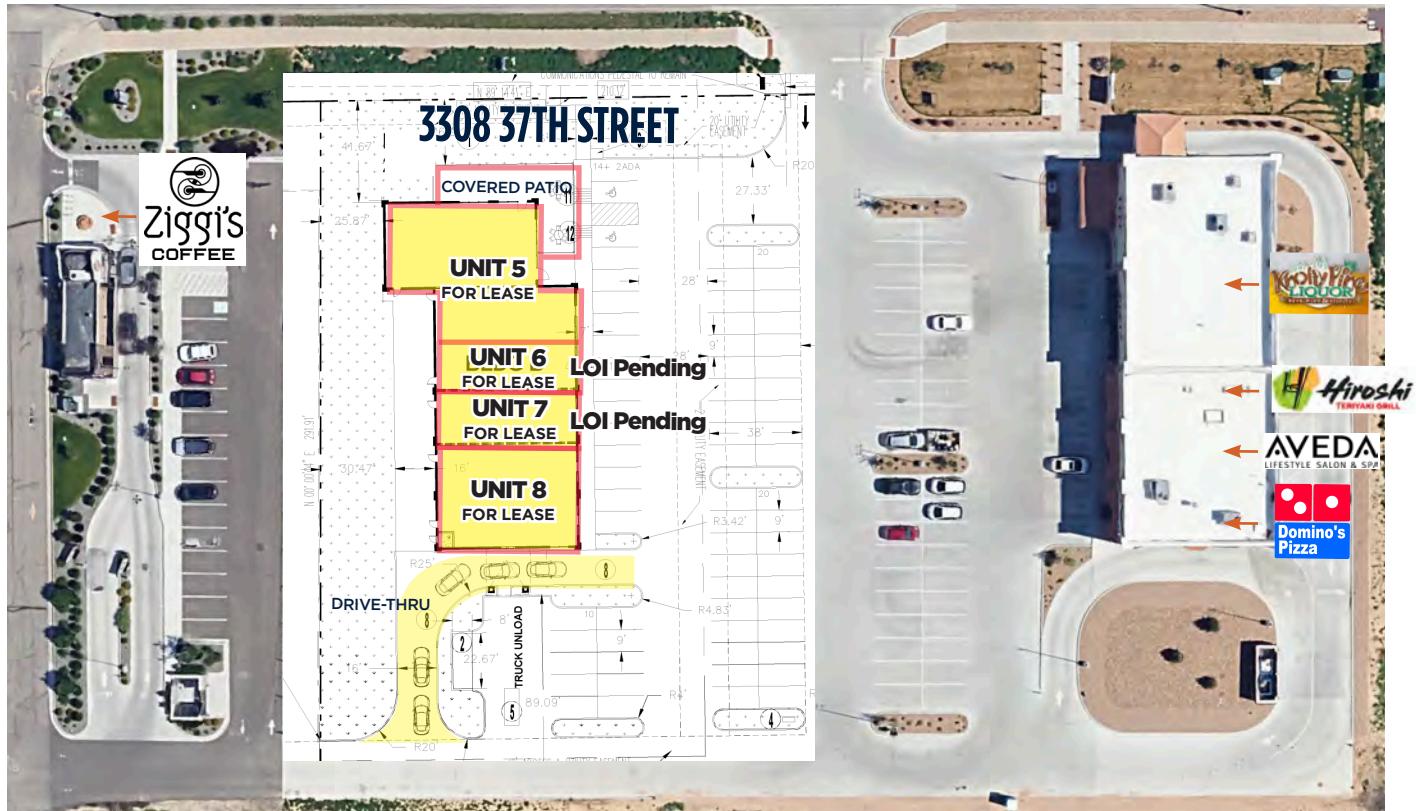
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3308 BUILDING RENDERING



FIRST PHASE - 3304 BUILDING



UNIT	TENANT	SPACE SIZE
1	Knotty Pine Liquor	LEASED
2	Hiroshi Teriyaki Grill	LEASED
3	Aveda Salon	LEASED
4	Domino's Pizza	LEASED
5	AVAILABLE - Covered Patio	3,333 SF
6	LOI - Pending	1,280 SF
7	LOI - Pending	1,280 SF
8	AVAILABLE - Drive-Thru	2,476 SF

SITE PLAN

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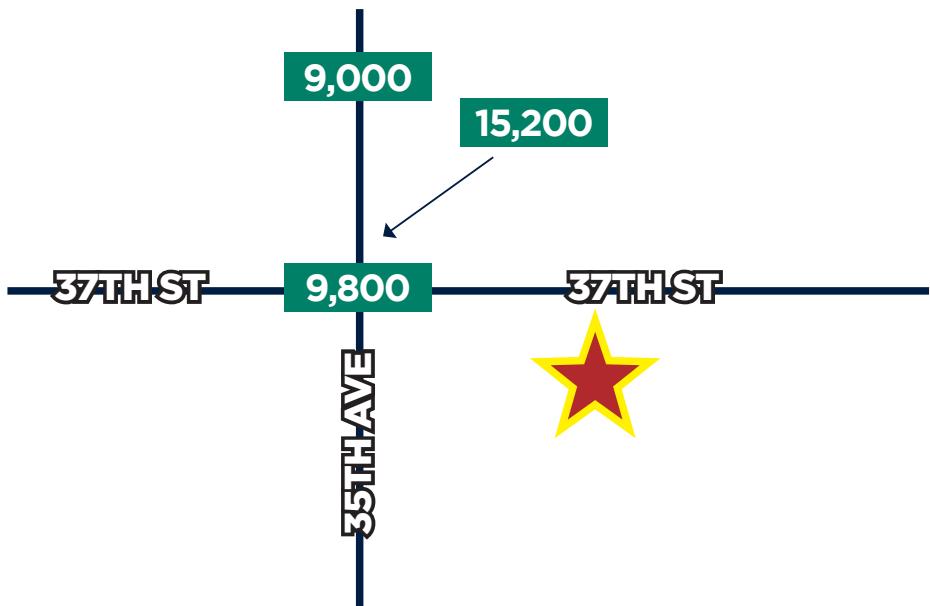
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NEARBY RETAILERS

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CITY OF EVANS TRAFFIC COUNTS VEHICLES PER DAY:

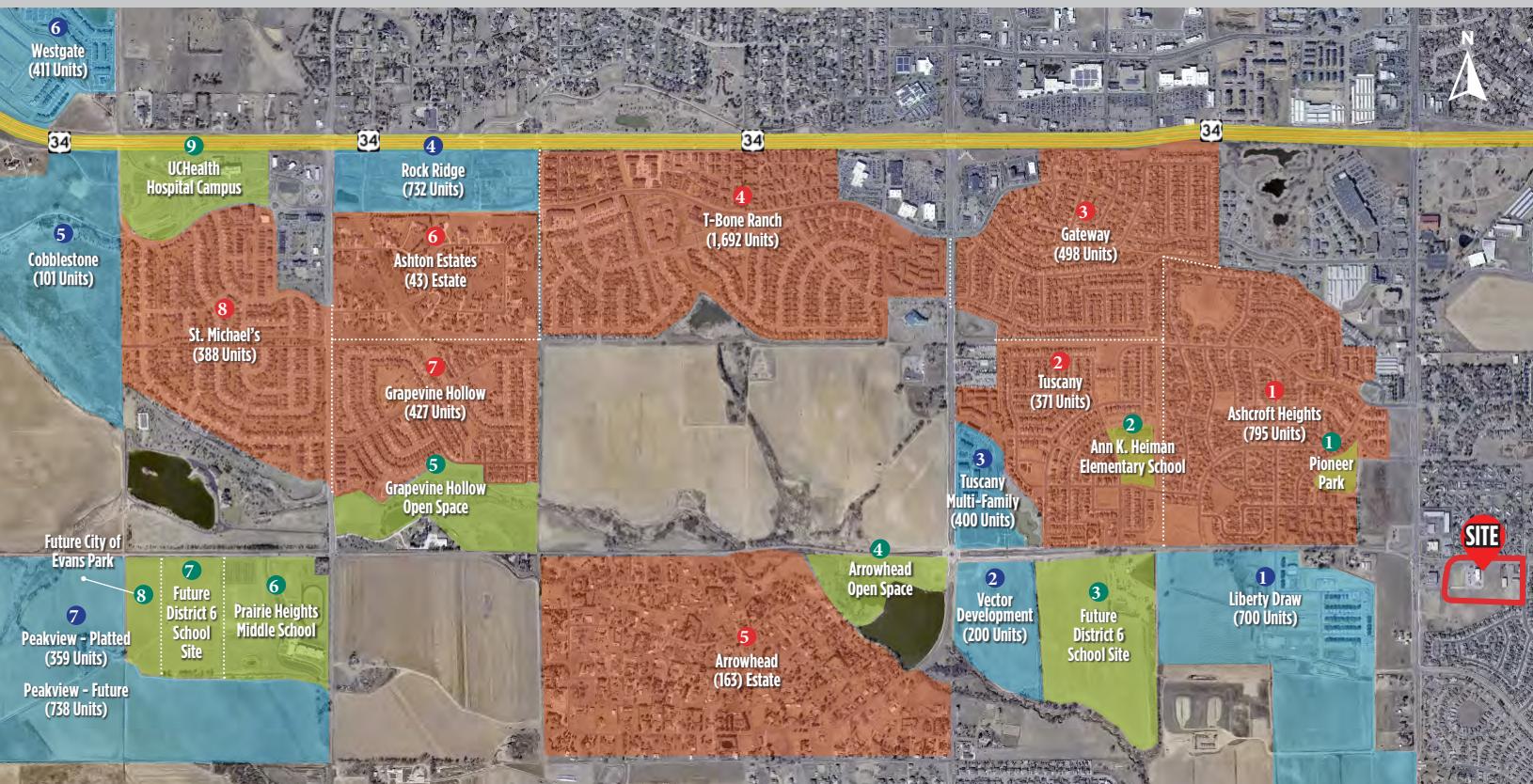


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RESIDENTIAL DEVELOPMENT

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NEW RESIDENTIAL DEVELOPMENTS		EXISTING RESIDENTIAL DEVELOPMENTS	NEARBY AMENITIES
1	Liberty Draw (700 Units)	1	Ashcroft Heights (795 Units)
2	Vector Development (200 Units)	2	Tuscany (371 Units)
3	Tuscany Multi-Family (400 Units)	3	Gateway (498 Units)
4	Rock Ridge (732 Units)	4	T-Bone Ranch (1,692 Units)
5	Cobblestone (101 Units)	5	Arrowhead (163) Estate
6	Westgate (411 Units)	6	Ashton Estates (43) Estate
7	Peakview - Platted (359 Units) Peakview - Future (738 Units)	7	Grapevine Hollow (427 Units)
		8	St. Michael's (388 Units)



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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