



## 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

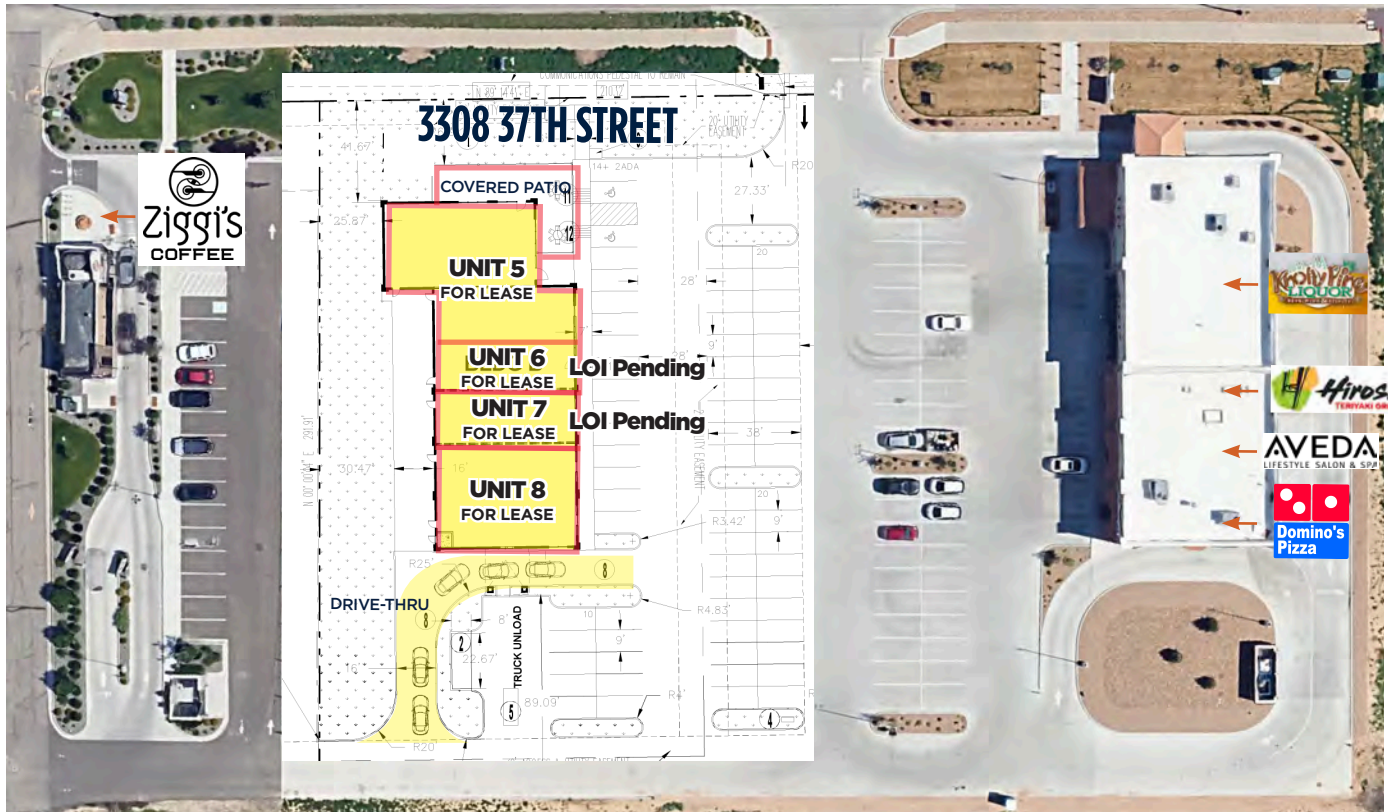
3308 37TH STREET • EVANS, CO 80620



3308 BUILDING RENDERING



FIRST PHASE - 3304 BUILDING



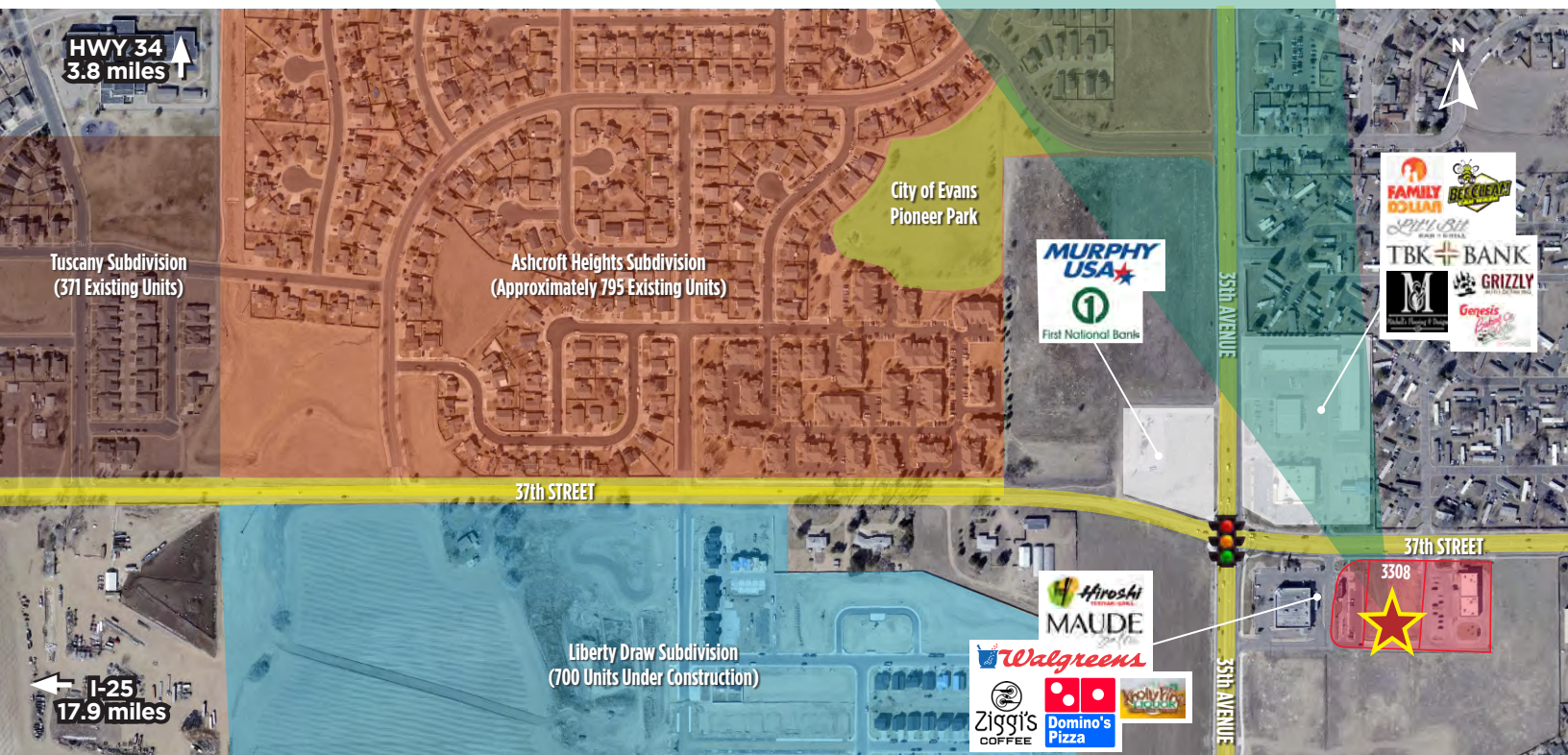
UNIT	TENANT	SPACE SIZE
1	Knotty Pine Liquor	LEASED
2	Hiroshi Teriyaki Grill	LEASED
3	Aveda Salon	LEASED
4	Domino's Pizza	LEASED
5	AVAILABLE - Covered Patio	3,333 SF
6	LOI - Pending	1,280 SF
7	LOI - Pending	1,280 SF
8	AVAILABLE - Drive-Thru	2,476 SF

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)



# SITE PLAN

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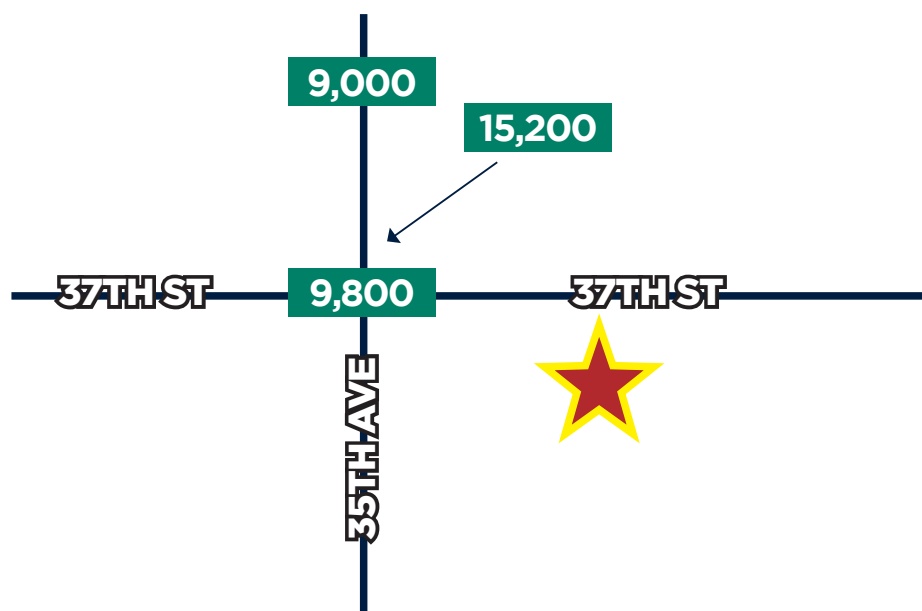


## NEARBY RETAILERS

3308 37TH STREET • EVANS, CO 80620



## CITY OF EVANS TRAFFIC COUNTS VEHICLES PER DAY:



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# RESIDENTIAL DEVELOPMENT

3308 37TH STREET • EVANS, CO 80620

## 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)   |
| 7 | 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        |



### 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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