



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

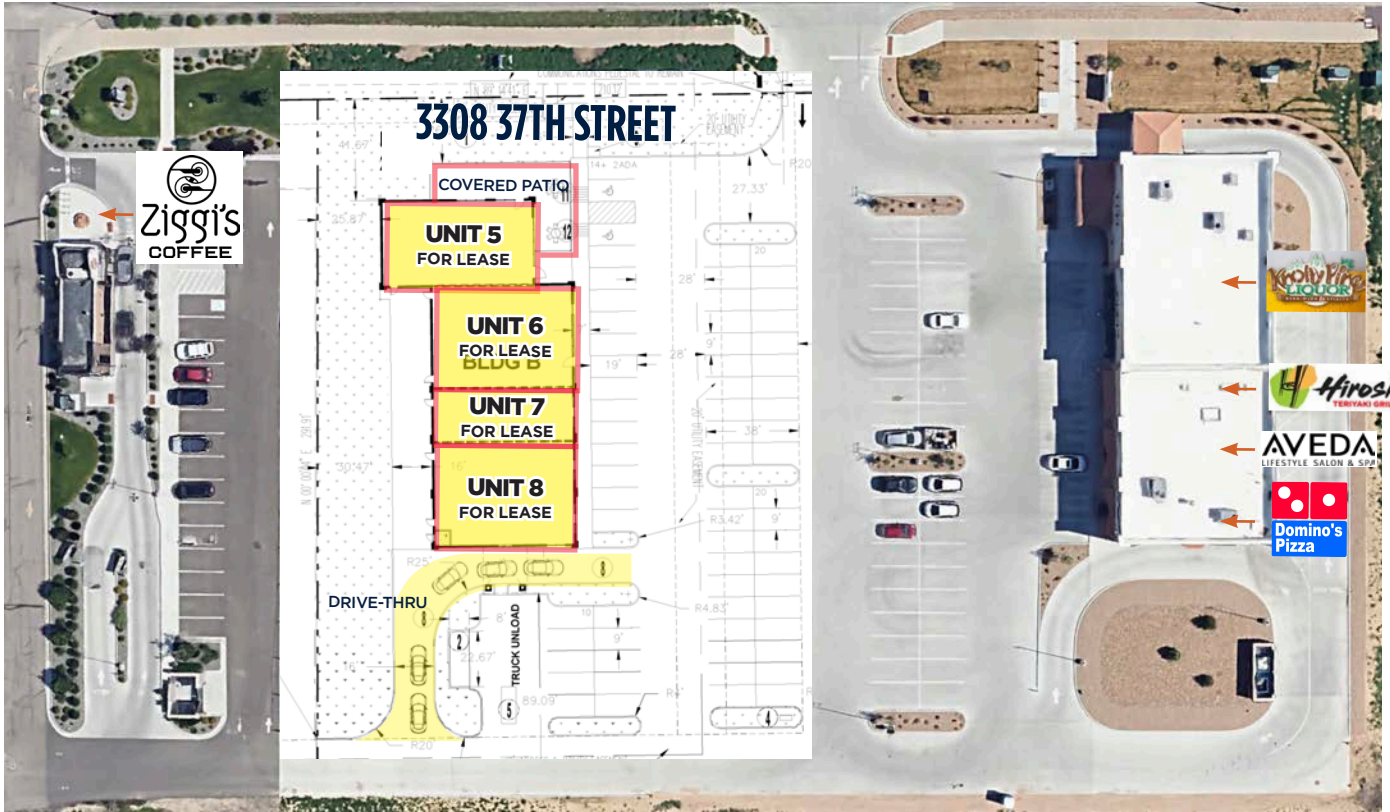
3308 37TH STREET • EVANS, CO 80620



3308 BUILDING RENDERING



FIRST PHASE - 3304 BUILDING



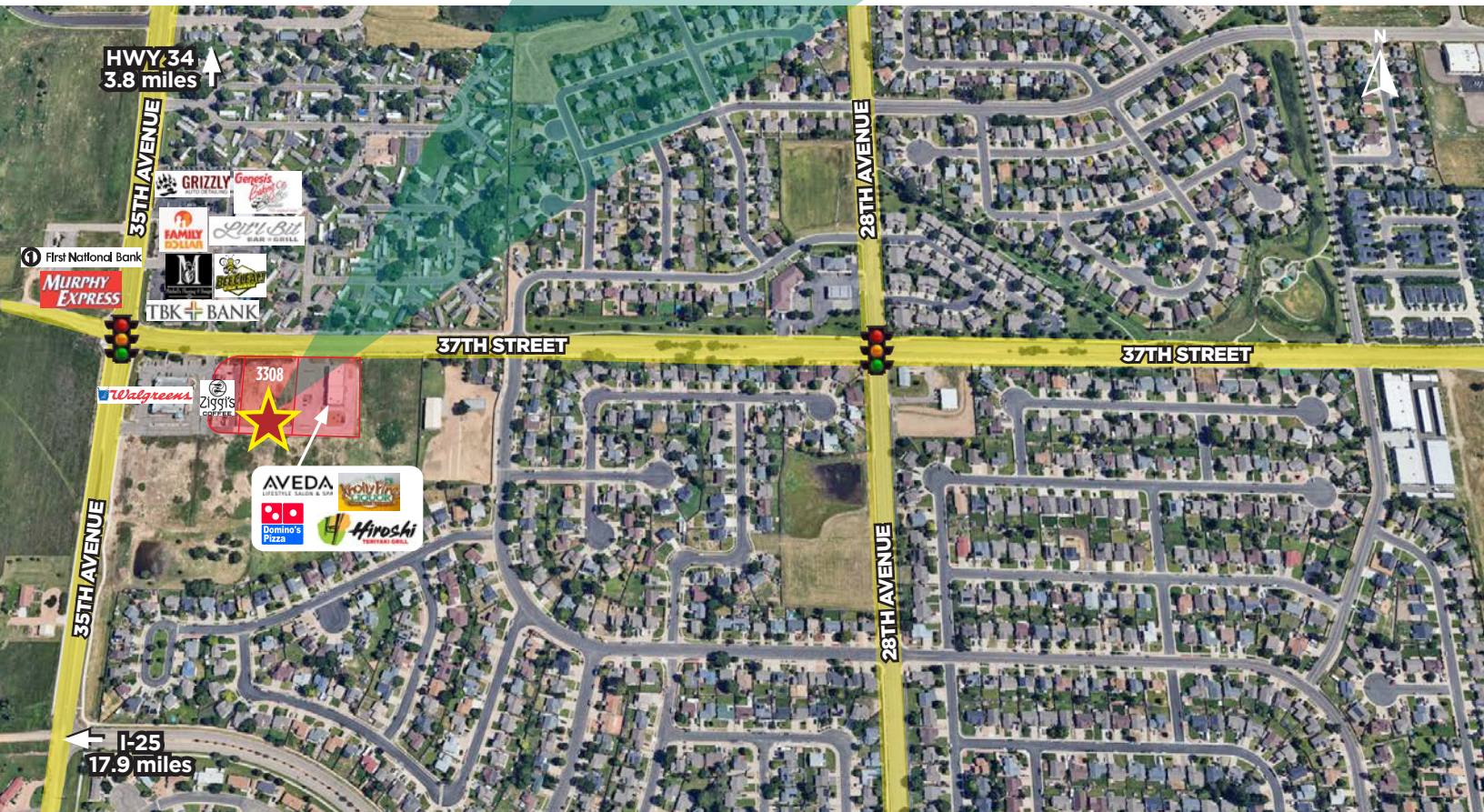
UNIT	TENANT	SPACE SIZE
1	Knotty Pine Liquor	LEASED
2	Hiroshi Teriyaki Grill	LEASED
3	Aveda Salon	LEASED
4	Domino's Pizza	LEASED
5	AVAILABLE - Covered Patio	2,183 SF+
6	AVAILABLE	2,430 SF*
7	AVAILABLE	1,280 SF*
8	AVAILABLE - Drive-Thru	2,476 SF*

+ Minimum space size. Additional square footage can be added.
 *Space sizes may be adjusted for tenant needs.

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SITE PLAN

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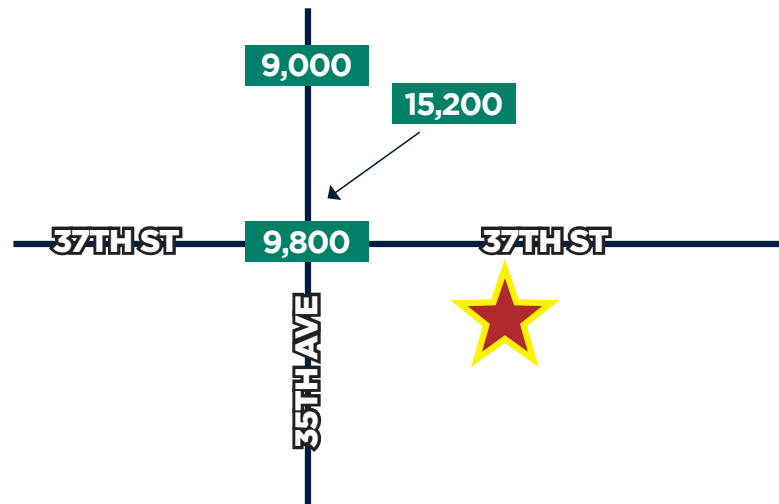


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NEW RESIDENTIAL DEVELOPMENTS		PLANNED UNITS
1	Westgate	411
2	Cobblestone	101
3	Rock Ridge	732
4	Reserve at West T-Bone	120
5	Tuscany	450
6	Tuscany South	200
7	Liberty Draw	700
8	Thompson Thrift	336
9	Lariat	334
10	Alpine Flats	200

**CITY OF EVANS TRAFFIC COUNTS
VEHICLES PER DAY:**



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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