



# COMMERCIAL CONDOS

PROPERTY TYPE: **FLEX/RETAIL**

AVAILABLE: **3,764 SF**

SALE PRICE: **\$659,000 (\$175.08/SF)**

2023 TAXES: **\$6,165.24**

BUILT: **2004**

FEATURES:

- Two adjacent condo units for sale (must be purchased together)
- South (end-cap) unit includes a drive-thru window
- 952 sf mezzanine office/storage included in square footage
- Rear delivery access - overhead door can be added
- Zoned C-1, City of Evans

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	13,330	13,824	77,386	80,815	140,302	147,368
Households	4,538	4,764	28,182	29,831	50,336	53,521
Median HH Income	\$87,973	\$101,586	\$73,308	\$85,456	\$71,495	\$84,265
Average HH Income	\$110,845	\$126,483	\$95,927	\$112,033	\$94,701	\$111,509
Median Age	31.3	33.1	33.0	34.4	32.9	34.1

[CLICK HERE TO VIEW PROPERTY VIDEO](#)

[CLICK HERE TO VIEW AERIAL VIDEO](#)

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**GAGE OSTHOFF** Managing Broker/Partner

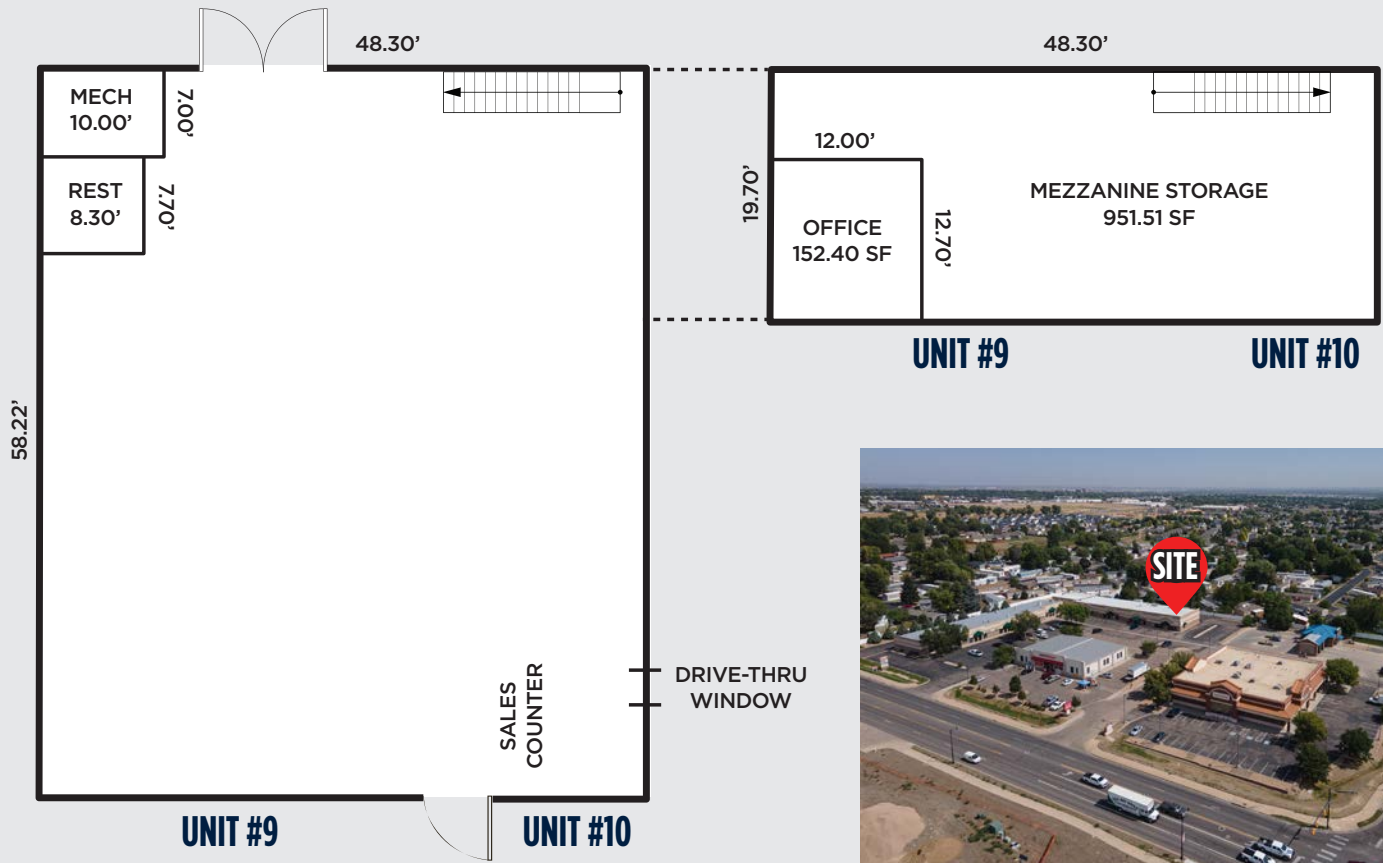
970.396.5166

[gosthoff@realtecgreeley.com](mailto:gosthoff@realtecgreeley.com)



# FLOOR PLAN & SITE PLAN

3620 35TH AVE., UNITS 9 & 10 • EVANS, CO 80620



EXISTING BUSINESSES	
1	Mobile Solar
2	Dent Company
3	Kiefer Built Contracting
4	SIS Superior Janitorial
5	ATD Surveying & Engineering
6	Interlock GO
7	Genesis Baking Co.
8	The Human Bean
9	Shelter Insurance
10	Patriot Oilfield Products
11	American Family Insurance
12	Lit'l Bit Bar & Grill
13	<b>SITE</b>





# PHOTOS

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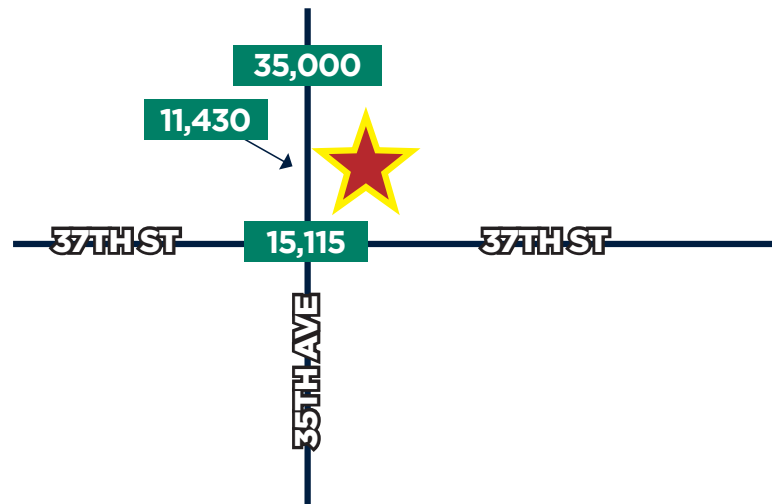
# SITE PLAN

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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

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES