

3313 35th Avenue Strip Center

3313 35th Avenue, Evans, CO 80620

NEIGHBORHOOD HIGHLIGHTS:

- ◇ GREAT NEIGHBORHOOD CENTER WITH CO-ANCHOR OPPORTUNITY WITH GUIRY'S COLORSOURCE!
- ◇ 4,673 sf AVAILABLE WITH 1,200 SF OF OFFICE AND 3,473 SF OF WAREHOUSE.
- ◇ TWO (2) ROLL UP DOORS IN THE REAR 8X11.

NEEDS & WANTS:

- ◇ MISSING RETAIL USES IN THE CENTER: FLOORING, CARPET, ELECTRICAL DISTRIBUTOR, TILE, WINDOW COVERINGS, DÉCOR, FURNITURE ETC.

LEASE

UNIT	TENANT	SF
A	GUIRY'S COLOR SOURCE	4125
B	VACANT	4673
C	DONUT STORE	2062
D	HOKKAH BAR	2062

Lease Rate:

⇒ **\$12.00**

Net Expenses:

⇒ **\$5.31/psf**

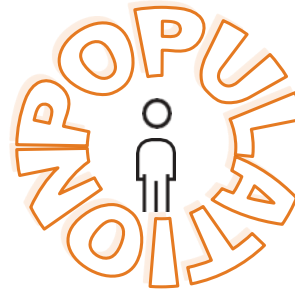
FOR LEASE



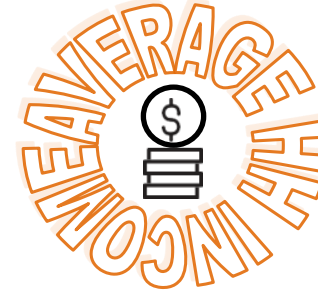


RETRO COMMERCIAL

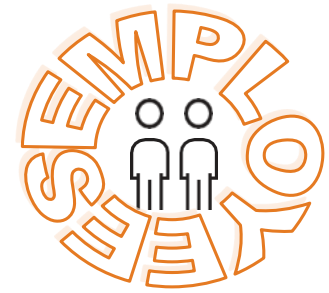
3313 35TH AVENUE STRIP CENTER



8,037 (1 mile)
56,418 (3 miles)
131,921 (5 miles)



\$61,498 (1 Mile)
\$55,665 (3 Miles)
\$52,817 (5 Miles)



4,339 (1 Mile)
26,990 (3 Miles)
61,819 (5 Miles)

TRAFFIC COUNTS Vehicles/Day

On 35th Ave south of 28th Street	33,594/vpd
On 35th Ave north of 29th Street	18,080/vpd
On 35th Ave east of 37th Street	13,461/vpd



Vehicles/Day



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