



# COMMERCIAL REAL ESTATE FOR LEASE



## EXCITING OPPORTUNITY TO JOIN EVANS COMMUNITY!



Two established businesses currently anchor these new locations. Knotty Pine Liquor, in business since 2006, will relocate to anchor the North side of Building A. Hiroshi Teriyaki Grill will join the plaza, introducing a new location in Evans. Both sure to provide great traffic counts for the whole plaza!

- ✓ Lease rates starting at \$32/SF NNN
- ✓ \$30/SF Tenant Improvement Allowance
- ✓ Two brand new buildings with the ability to start from scratch and build as you desire!

**NAME** Hunters Reserve Plaza

**YEAR BUILT** 2022 & 2023

**ADDRESS** 3304 & 3308 37th Street Evans, CO 80620

**PARKING** 113 Spaces; 4 ADA Spaces

**BUILDING A AREA** 8,251 SF TOTAL - Up to Four Tenant Spaces

**BUILDING AREA B** 8,376 SF Total - Up to Four Tenant Spaces

**PARCEL #** 095925217002 & 095925214003

**LAND AREA** 12,299 SF

**COUNTY** Weld

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# Hunters Reserve

Your Space  
Your Way

## LEASING REQUIREMENTS

### 01 PHASE 1

- Business Type, Name, Location (prior or current)
- Business Plan or Location Reference
- Bank Reference

### 02 PHASE 2

- Personal and Corporate Financials
- Credit Score/ Business Bank Statements

### 03 PHASE 3

- 2-3 Prior Years Taxes
- Interview
- LOI from bank or Proof of Funds

### 04 PHASE 4

- Sign Letter of Intent
- Review Terms of Lease
- Sign Lease and begin Tenant Finish

## OPTIONS:

- Available sites divisible from 1200 SQFT to 8300 SQFT
- Multiple conceptual Drive-Thru and Patio Options

## CONCEPTUAL SITE PLAN

