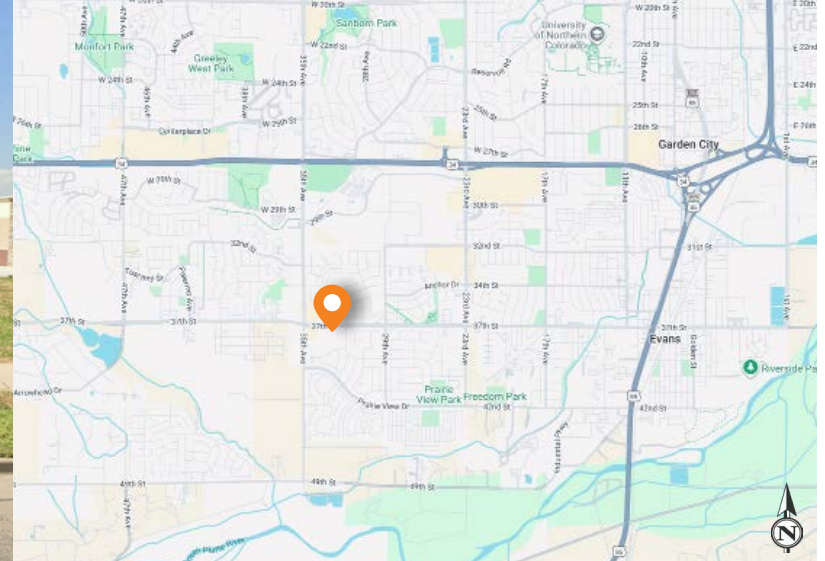


# 35th Ave & 37th St

EVANS, CO



**FOR SALE**

## AVAILABLE

- Approximately 1.50 acres available for sale.

## PROPERTY HIGHLIGHTS

- Located on a lighted intersection on the SEC of 35th Ave and 37th Street in Evans, CO.
- Property is zoned C-3 Regional Commercial.
- Proposed self-storage facility adjacent to the south along with a retail/office component.
- Join Walgreens and Ziggi's Coffee.

## TRAFFIC COUNTS

|                                     |            |
|-------------------------------------|------------|
| <b>On 37th St west of 35th Ave</b>  | 9,644 CPD  |
| <b>On 37th St east of 35th Ave</b>  | 12,623 CPD |
| <b>On 35th Ave north of 37th St</b> | 17,882 CPD |
| <b>On 35th Ave south of 37th St</b> | 10,747 CPD |

Source: CDOT 2025

## NEARBY BUSINESSES



## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------|----------|-----------|-----------|
| <b>POPULATION</b>        | 23,890   | 202,558   | 462,460   |
| <b>AVERAGE HH INCOME</b> | \$92,330 | \$116,082 | \$125,113 |
| <b>BUSINESSES</b>        | 606      | 7,845     | 26,215    |
| <b>EMPLOYEES</b>         | 8,504    | 56,936    | 209,423   |

Source: Applied Geographic Solutions, 2025 Estimates

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# 35th Ave & 37th St

EVANS, CO

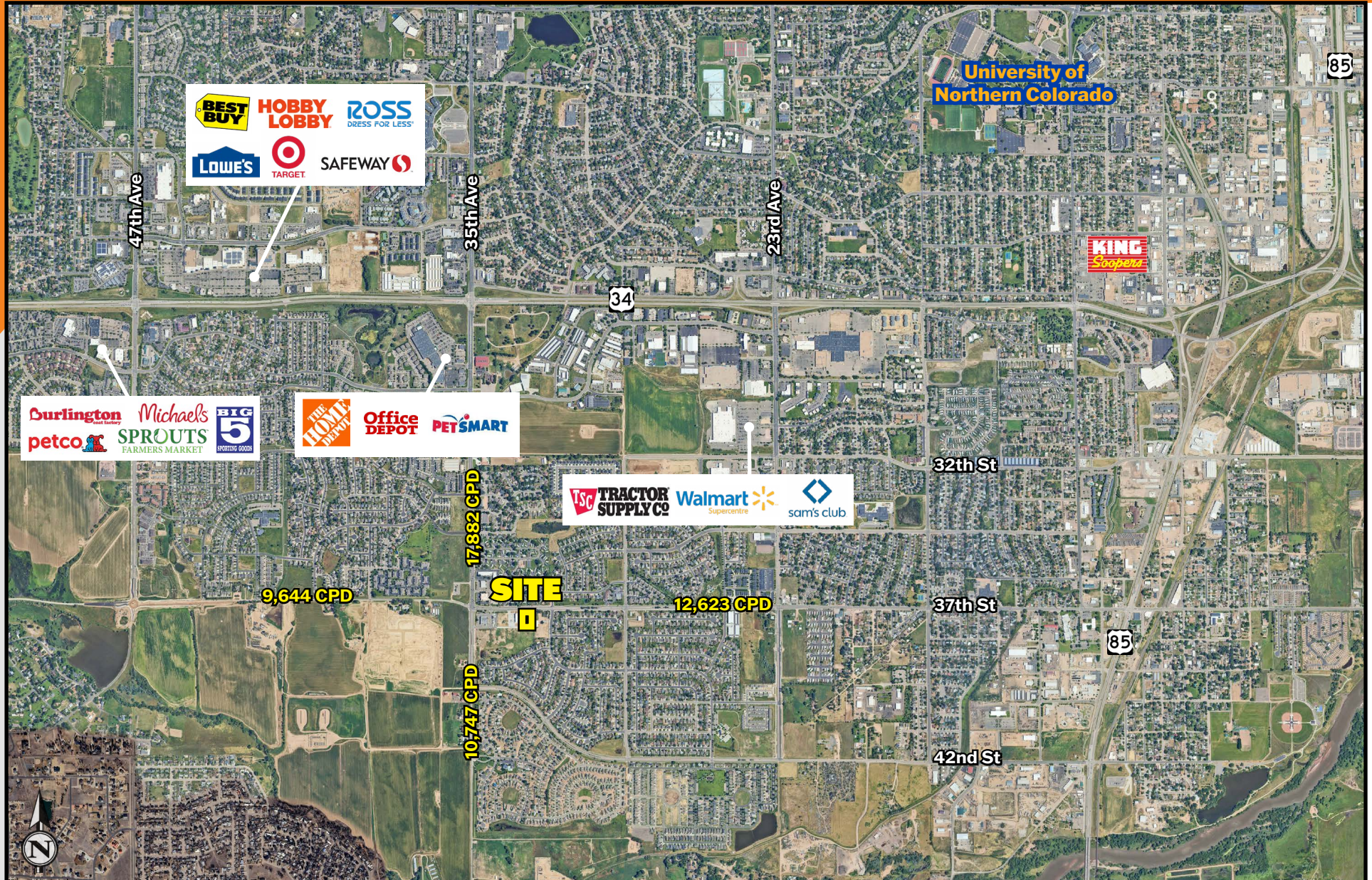
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RETAIL BROKERAGE



# 35th Ave & 37th St

EVANS, CO

**dhlb**  
RETAIL BROKERAGE





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