



FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$4,275,000

3719 - 3763 Evergreen Parkway, Evergreen, CO 80439

Evergreen North Center



3719 - 3763 Evergreen Parkway Evergreen, CO 80439

William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,275,000
Price / SF:	\$133.55
Lot Size:	3.92 Acres
Year Built:	1974
Building Size:	32,010 SF
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Delightful and inviting two story building offers retail on the courtyard and professional offices on the second level. Strong community-based businesses and tenants. Has further development potential.

LOCATION OVERVIEW

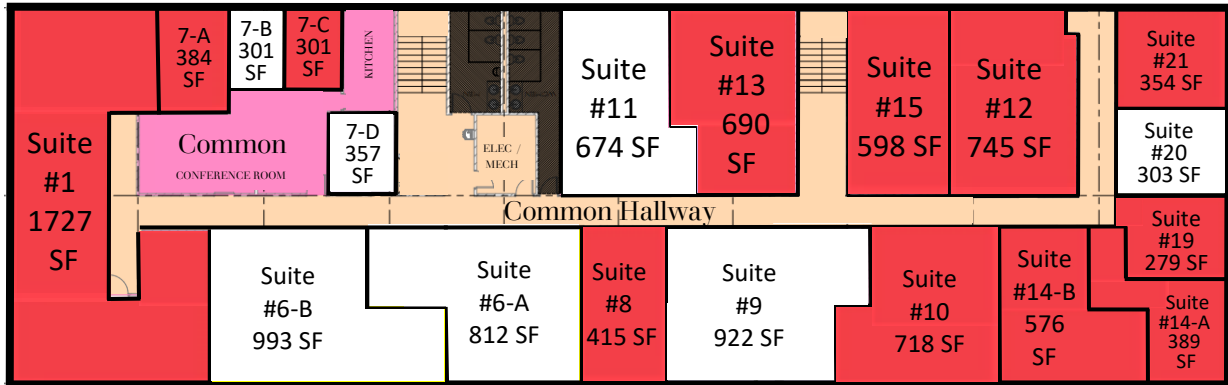
- * Central Evergreen - High Traffic Location
- * Minutes from I-70 and Downtown Evergreen
- * Direct Evergreen Parkway Visibility
- * Ample Parking with 120 Spaces
- * Adjacent to Post Office, Banks, Grocery and Shopping

Additional Photos



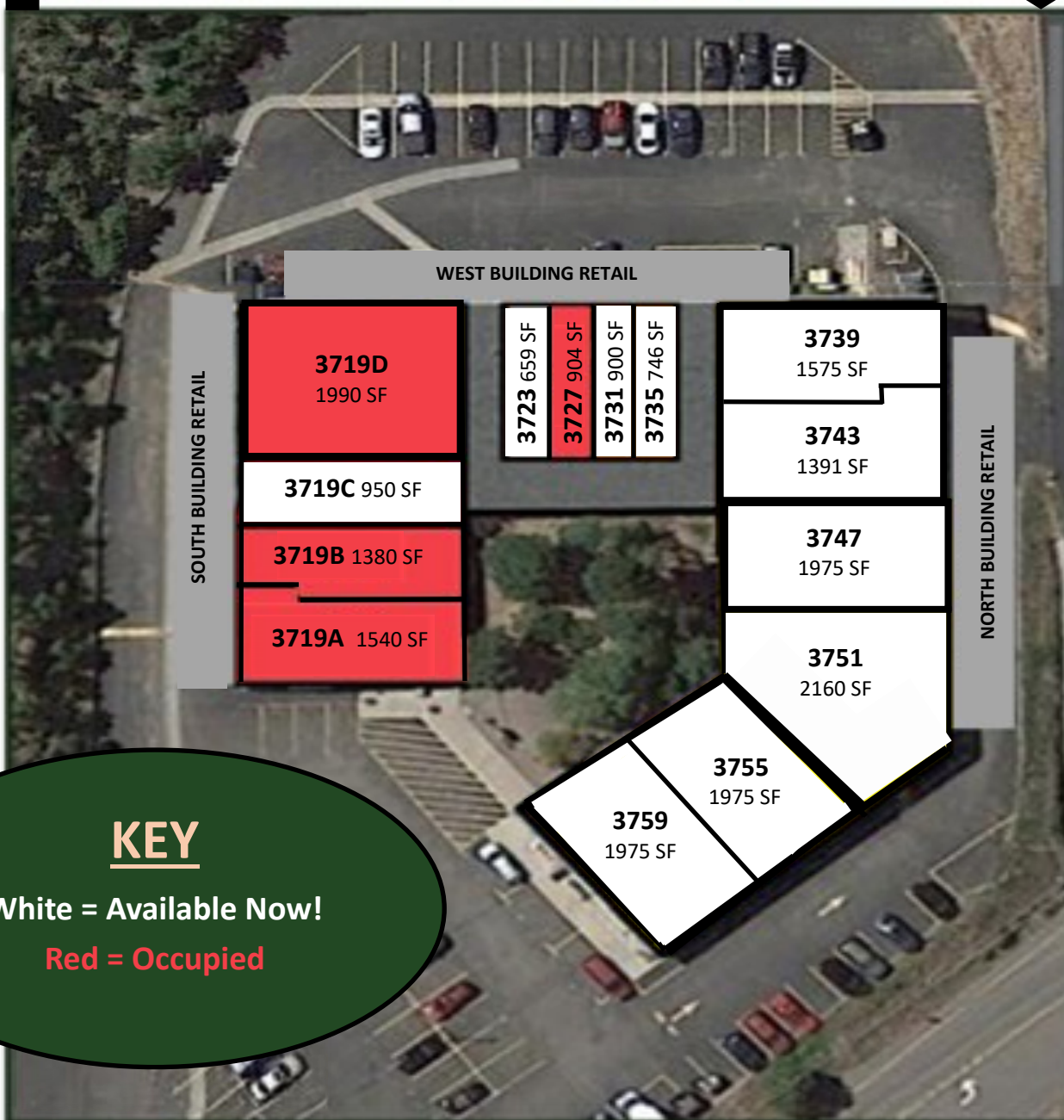
EVERGREEN NORTH RETAIL CENTER

3719-3759 North Evergreen Pkwy • Evergreen, CO



OFFICE PLAN SKETCH

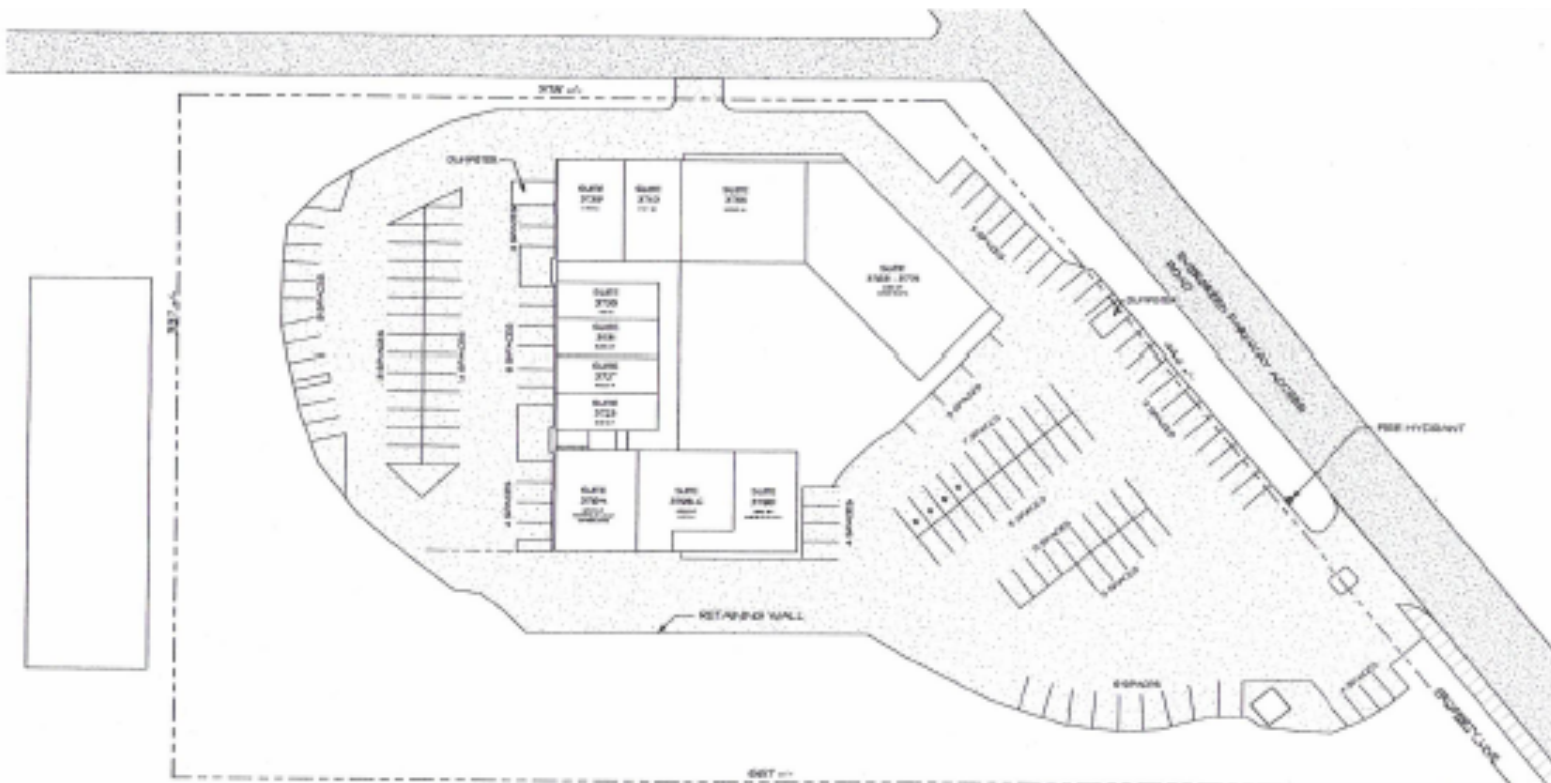
RETAIL PLAN SKETCH



KEY

White = Available Now!

Red = Occupied



FIRST LEVEL		
UNIT 1	67'	PARKING REQUIRED (4 PER 1000 S.F.)
UNIT 2	2,223 S.F.	81 SPACES
UNIT 3	1,000 S.F.	40 SPACES
UNIT 4	1,840 S.F.	73 SPACES
FIRST FLOOR		
UNIT 5	511'	PARKING REQUIRED (4 PER 1000 S.F.)
UNIT 6	899 S.F.	35 SPACES
UNIT 7	900 S.F.	36 SPACES
UNIT 8	794 S.F.	31 SPACES
SECOND FLOOR		
UNIT 9	517'	PARKING REQUIRED (4 PER 1000 S.F.)
UNIT 10	1,096 S.F.	43 SPACES
UNIT 11	1,277 S.F.	49 SPACES
UNIT 12	1,800 S.F.	70 SPACES
UNIT 13	1,890 S.F.	75 SPACES
THIRD FLOOR		
UNIT 14	517'	PARKING REQUIRED (4 PER 1000 S.F.)
UNIT 15	1,096 S.F.	43 SPACES
UNIT 16	1,277 S.F.	49 SPACES
UNIT 17	1,800 S.F.	70 SPACES
UNIT 18	1,890 S.F.	75 SPACES
UNIT 19	1,096 S.F.	43 SPACES
UNIT 20	1,277 S.F.	49 SPACES
UNIT 21	1,800 S.F.	70 SPACES
UNIT 22	1,890 S.F.	75 SPACES


1 **PARKING PLAN**
 SCALE: 1" = 30'-0"

10' TO 15' WIDE DRIVEWAY - 17 SPACES REQUIRED
 8' WIDE DRIVEWAY - 10 SPACES REQUIRED
 6' WIDE DRIVEWAY - 6 SPACES REQUIRED



FOR SALE | RETAIL SPACE

\$4,275,000

3719 Evergreen Parkway, Evergreen, CO 80439

Additional Photos



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

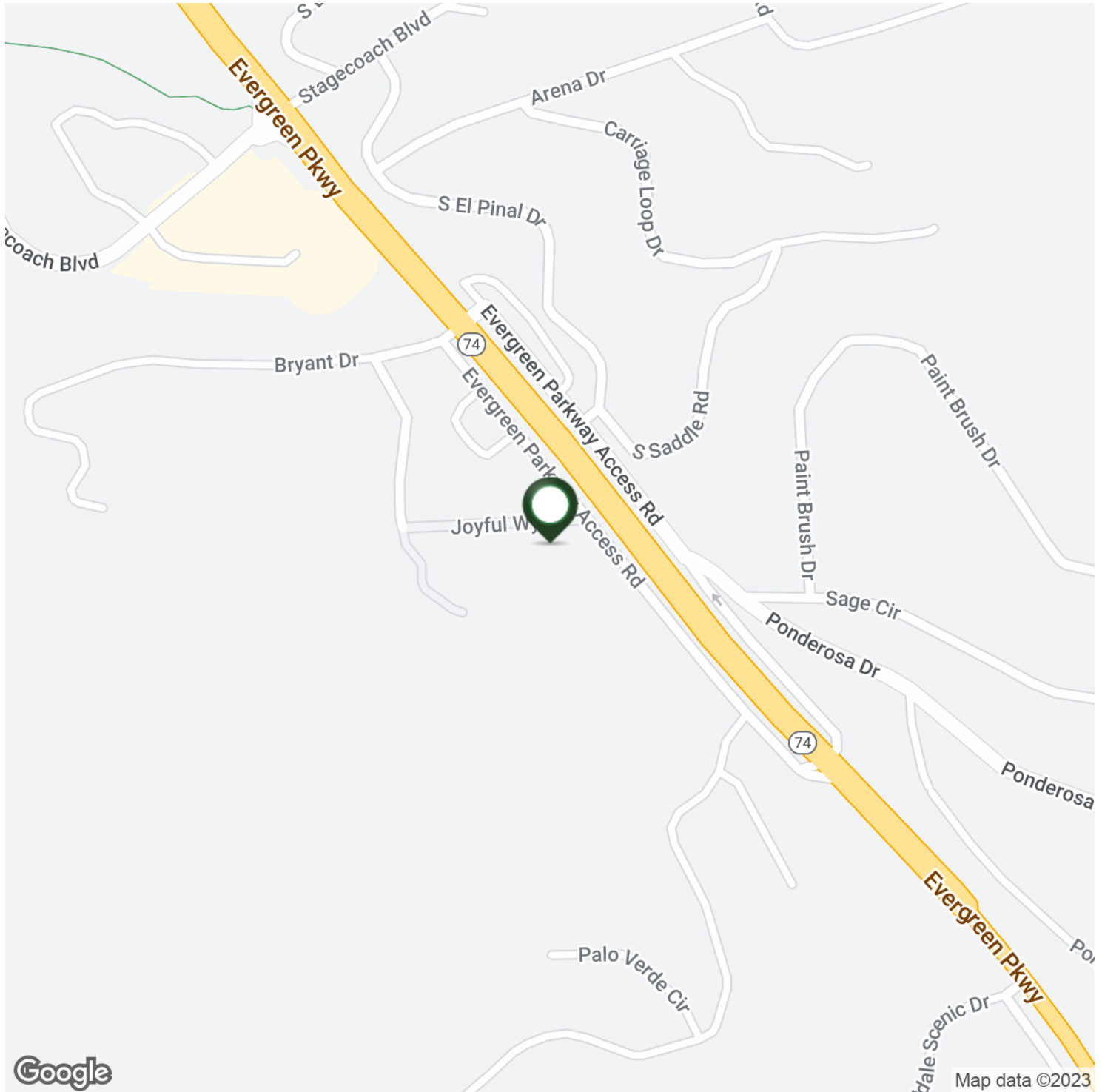


FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$4,275,000

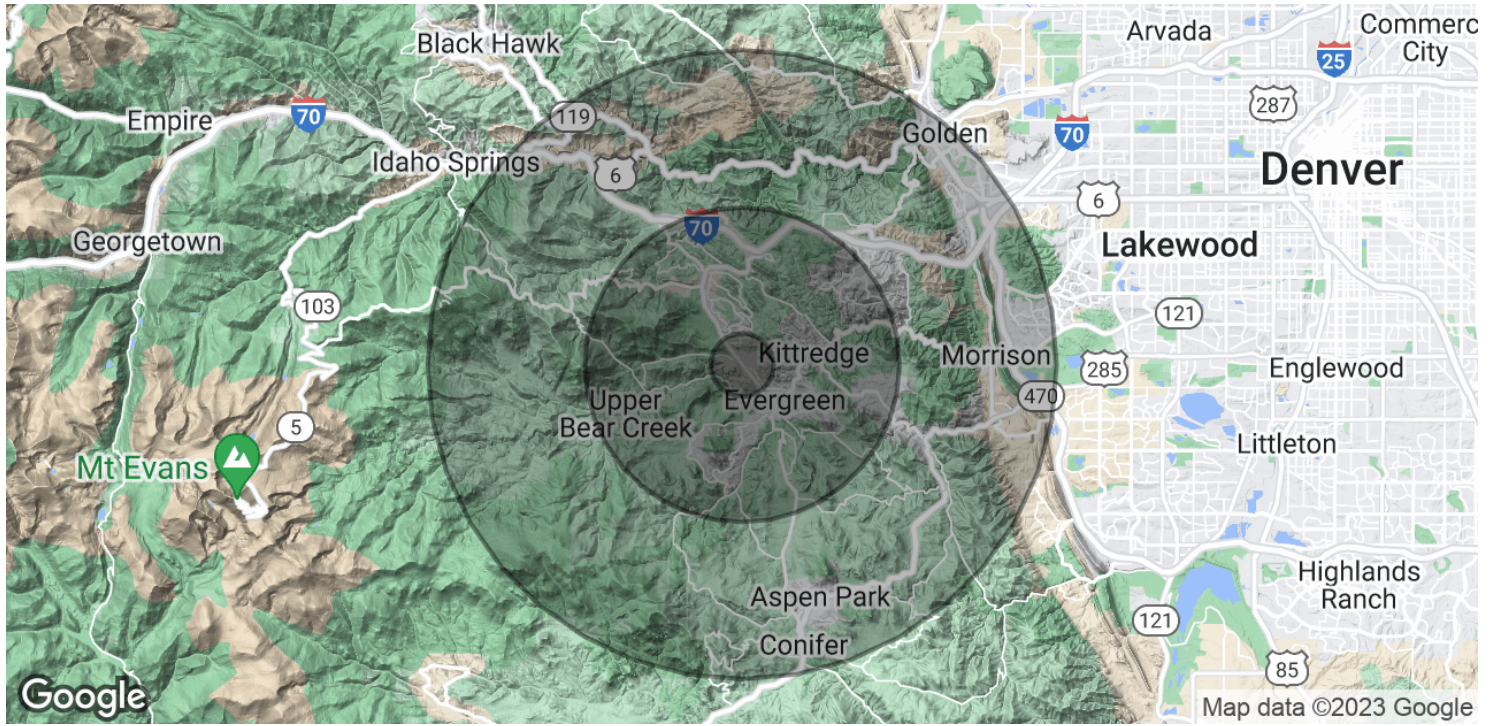
3719 - 3763 Evergreen Parkway, Evergreen, CO 80439

Location Map



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,690	23,312	51,216
Average Age	45.8	45.9	46.3
Average Age (Male)	44.5	44.6	45.5
Average Age (Female)	47.5	47.1	46.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	700	9,495	21,223
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$140,455	\$135,607	\$128,505
Average House Value	\$499,942	\$465,022	\$477,957

* Demographic data derived from 2020 ACS - US Census