

## North Point Center

2903-2913 37th Street

Greeley/Evans, Colorado



### Highlights

- High quality new Retail & Office building in South-central Greeley
- Anchored by high volume Kum & Go Gas & Convenience Store
- Priced to move with aggressive lease rates & sales price
- Design your own space - tenant finish money available
- Convenient location with strong population density perfect for office & retail space

### Demographics

(Source: STDB Online 2009, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2009 Est. Pop</b>	10,298	69,117	120,806
<b>Avg. HH Inc</b>	\$58,332	\$60,374	\$60,030
<b>Households</b>	3,799	25,192	42,331

### Traffic Counts

(Source: City of Evans)

**37th Street / 29th Ave. (2007)                      13,200 VPD**

### Property Information

#### Lease Rate

Suite 2903 (End Cap):  
\$8.35/SF NNN / 1,710 SF

Suite 2905:  
\$7.95/SF NNN / 1,710 SF

Suite 2907:  
\$7.50/SF NNN / 1,980 SF

Suite 2909:  
\$7.50/SF NNN / 1,935 SF

Suite 2911:  
\$7.95/SF NNN / 1,710 SF

Suite 2913 (End Cap):  
\$8.83/SF NNN / 1,710 SF

\*\*\* \$10/SF T.I. Allowance included

NNN Approx. \$2.50/SF

#### Sale Price

\$860,000 (\$79.65/SF)

#### Building Size

10,797 SF

#### Proposed Use

Medical/medical supply, dental, chiropractic, dry cleaner, coffee shop, insurance office, showroom, professional office, liquor store, and much more

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