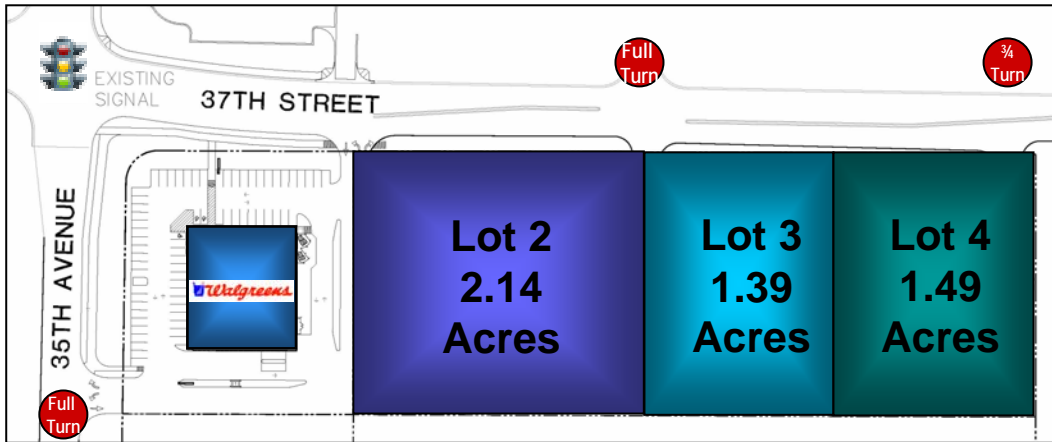




EDGEMARK
Development LLC

AVAILABLE LAND ZONED RETAIL / COMMERCIAL



35TH AVENUE & 37TH STREET

EVANS, COLORADO

REPRESENTED BY: EDGEMARK DEVELOPMENT LLC
410 17TH STREET
SUITE 1705
DENVER, COLORADO 80202

CONTACT: JON DOUGLAS
PHONE: 303.571.4650 FAX: 303.571.4651
E-MAIL: JDOUGLAS@EDGEMARK.COM



- *Three Retail Pads Available for Sale, Ground Lease or Build-to-Suit*
- *The Ideal Place for Retail, Office, Banks & Restaurants*
- *All Off-Site Improvements Completed*
- *Located in a Fast Growing Demographic Area with Increasing Traffic Counts*

Lot Descriptions:

Size:

Electricity / Communications / Gas:

Sanitary:

Water:

Detention & Storm:

Off Sites:

Common Area Agreement:

Zoning:

Lot 2, Lot 3, Lot 4 (Mountain View Retail Center)

Lot 2: 93,412 sf, Lot 3: 60,416 sf, Lot 4: 65,132 sf

In Public Right Away

Lot 2: To Site, Lots 3 & 4: Off Site

Lot 2: To Site, Lots 3 & 4: Off Site

Lots 2, 3 and 4: Off Site

Depends on Future Use

Yes

C-3, High Intensity Commercial District

Trade Area Demographics:

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
1 Mile	7,446	\$66,580	201 / 1,740
3 Mile	65,852	\$60,576	1,671 / 19,712
5 Mile	121,133	\$54,755	3,951 / 43,763

Traffic Counts: On 37th Street 23,240 Cars Daily
 On 37th Avenue 15,810 Cars Daily