



FOR LEASE | OFFICE SPACE

\$14.50 - \$16.50/RSF NNN & FSG

3719 - 3759 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

Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com

Executive Summary



OFFERING SUMMARY

Available SF: 674 - 2160 SF

Lease Rate: \$14.50 -
\$16.50/RSF FSG
& NNN

Year Built: 1974

Building Size: 32,009 SF

PROPERTY OVERVIEW

Various spaces available now. Several becoming available in June and August (see map below).

MAP KEY

White = Available Now
Red = Occupied

LOCATION OVERVIEW

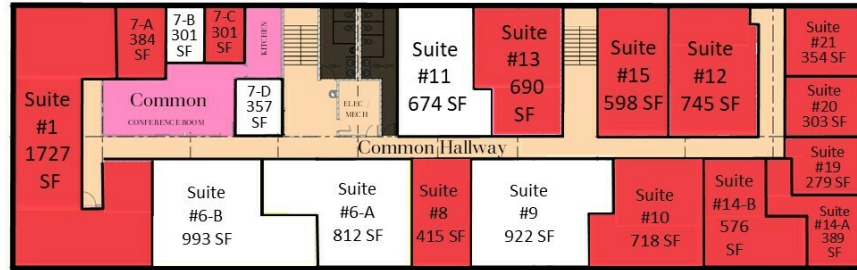
Located just off Evergreen Parkway, this retail center is well suited for office and retail space. Anchor tenants Echo Resale Shop and Evergreen Shipping Depot generate high traffic and visitors to this complex.

Additional Photos



Additional Photos

EVERGREEN NORTH RETAIL CENTER
3719-3759 North Evergreen Pkwy • Evergreen, CO



OFFICE PLAN SKETCH

RETAIL PLAN SKETCH



KEY

White = Available Now!

Red = Leased

303.838.2000



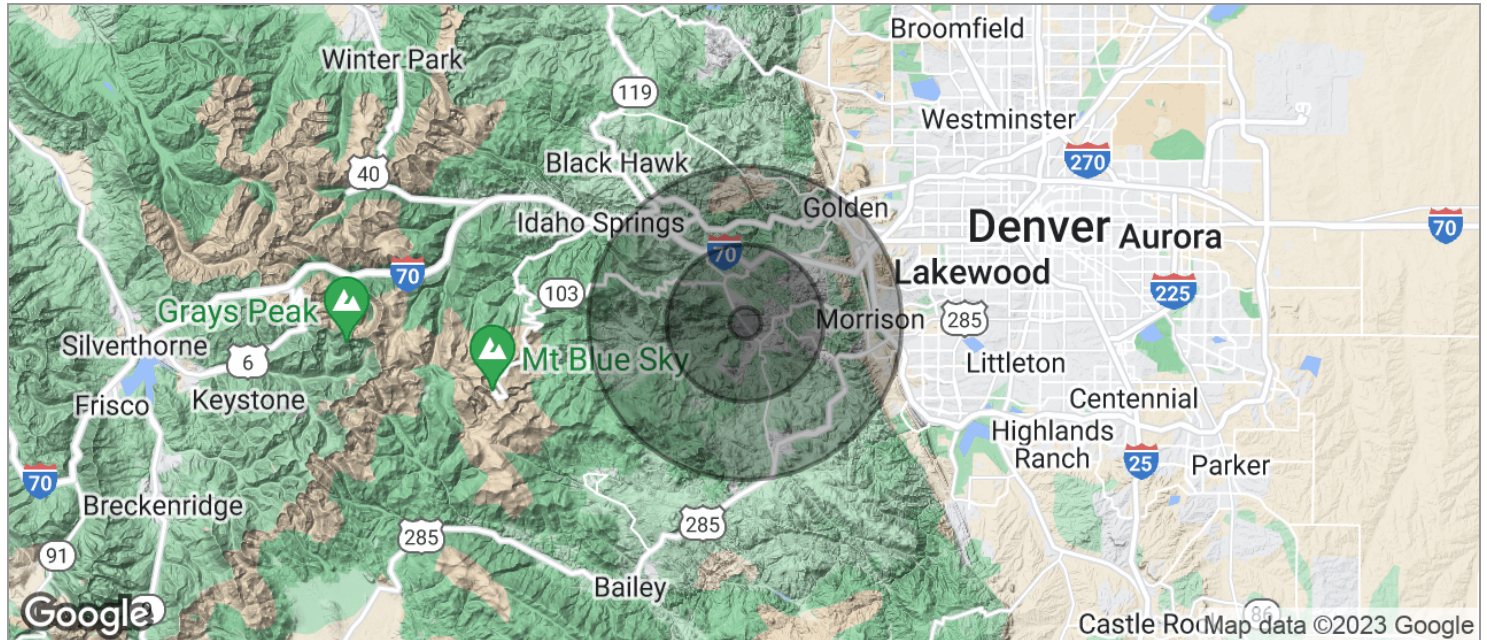
WWW.EVERGREENCOMMERCIALGROUP.COM

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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,639	23,230	50,874
MEDIAN AGE	45.9	45.9	46.3
MEDIAN AGE (MALE)	44.6	44.6	45.6
MEDIAN AGE (FEMALE)	47.6	47.1	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	681	9,458	21,066
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$140,812	\$135,646	\$128,956
AVERAGE HOUSE VALUE	\$499,835	\$464,041	\$479,685

* Demographic data derived from 2020 ACS - US Census