

MULTI-TENANT BUILDING

WEST 10TH AVE RETAIL

GREELEY, CO



AVAILABLE FOR LEASE, GROUND LEASE, OR BUILD TO SUIT



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PROPERTY HIGHLIGHTS

- 5,850sf multi-tenant building with drive-thru available for lease.
- Free-standing, drive-thru pad site available for ground lease or build to suit.
- Opportunity to lease, build to suit, or ground lease.
- UC Health Hospital and UC Health Greeley Medical Center with approximately 700 employees on campus.
- Approximately 1,000 residential units planned in the development which will be 350 single family lots and 586 multi family units.

NEARBY RETAILERS



TRAFFIC COUNTS

On W. 10th St west of 83rd Ave	23,027 CPD
On W. 10th St east of 83rd Ave	22,825 CPD
On 83rd Ave north of W. 10th St	4,837 CPD
On 83rd Ave south of W. 10th St	4,073 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,914	30,601	82,423
AVERAGE HH INCOME	\$124,364	\$131,061	\$119,366
BUSINESSES	87	1,090	2,807
EMPLOYEES	365	8,046	21,640

Source: Applied Geographic Solutions, 2026 Estimates

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RETAIL BROKERAGE

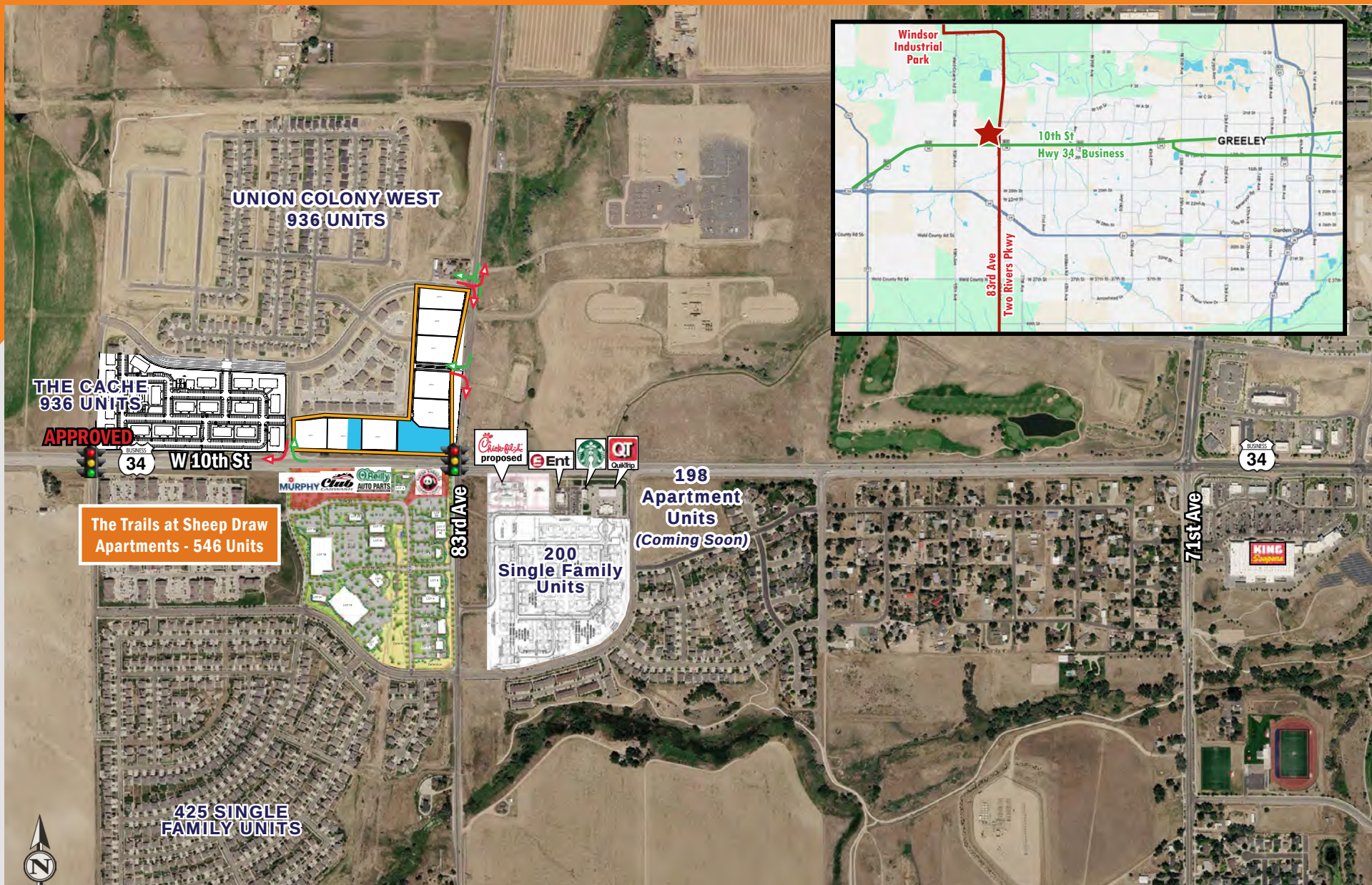


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