

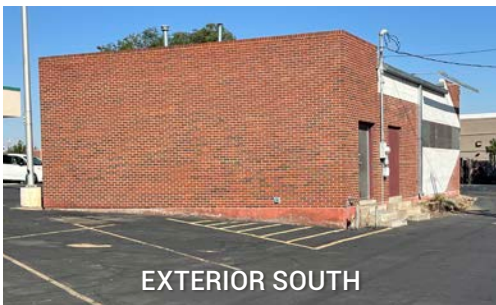


## FREESTANDING RETAIL

PROPERTY TYPE: **RETAIL**  
SALE PRICE: **\$525,000.00**  
LEASE RATE: **\$25.00/SF NNN**  
NNN EST. **\$9.30/SF**  
BUILDING SIZE: **1,500 SF**  
LOT SIZE: **0.363 ACRES**  
TRAFFIC COUNTS: **27,000 VPD**

### FEATURES:

- Freestanding retail building along West 10th Street
- 24 off-street parking spaces
- Tenant Improvement Allowance negotiable
- Former Papa Murphy's - includes a prep kitchen and walk-in cooler
- Building signage available

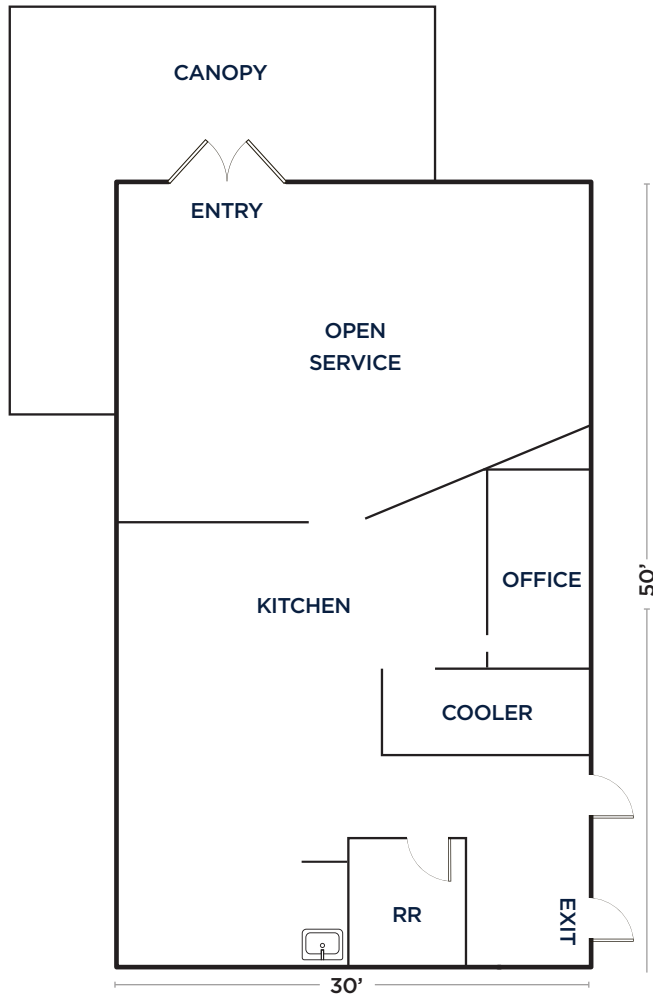


EXTERIOR SOUTH

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	17,889	96,741	138,747
Households	6,260	34,616	49,273
Median HH Income	\$51,131	\$59,120	\$65,460
Average HH Income	\$69,261	\$81,990	\$88,656
Median Age	34.9	32.3	32.7

# LOCATION & FLOOR PLAN

2800 W. 10TH STREET • GREELEY, CO 80634



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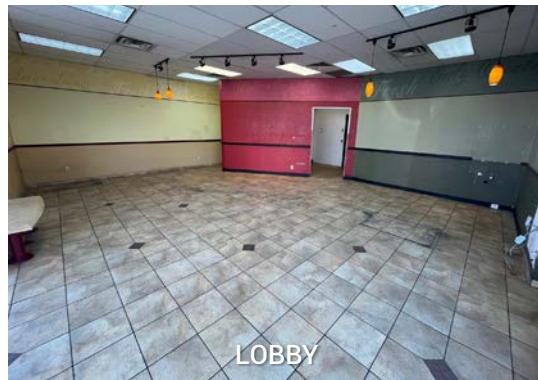




EXTERIOR WEST



LOBBY



LOBBY



EXTERIOR EAST



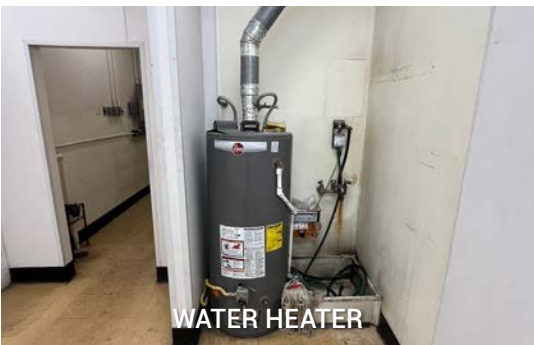
ELECTRICAL PANELS



WASHER & DRYER HOOKUPS



EXTERIOR NORTH



WATER HEATER



UNISEX RESTROOM



WALK-IN COOLER



# SITE LOCATION

2800 W. 10TH STREET • GREELEY, CO 80634

19.6

MILES  
TO LOVELAND

31.3

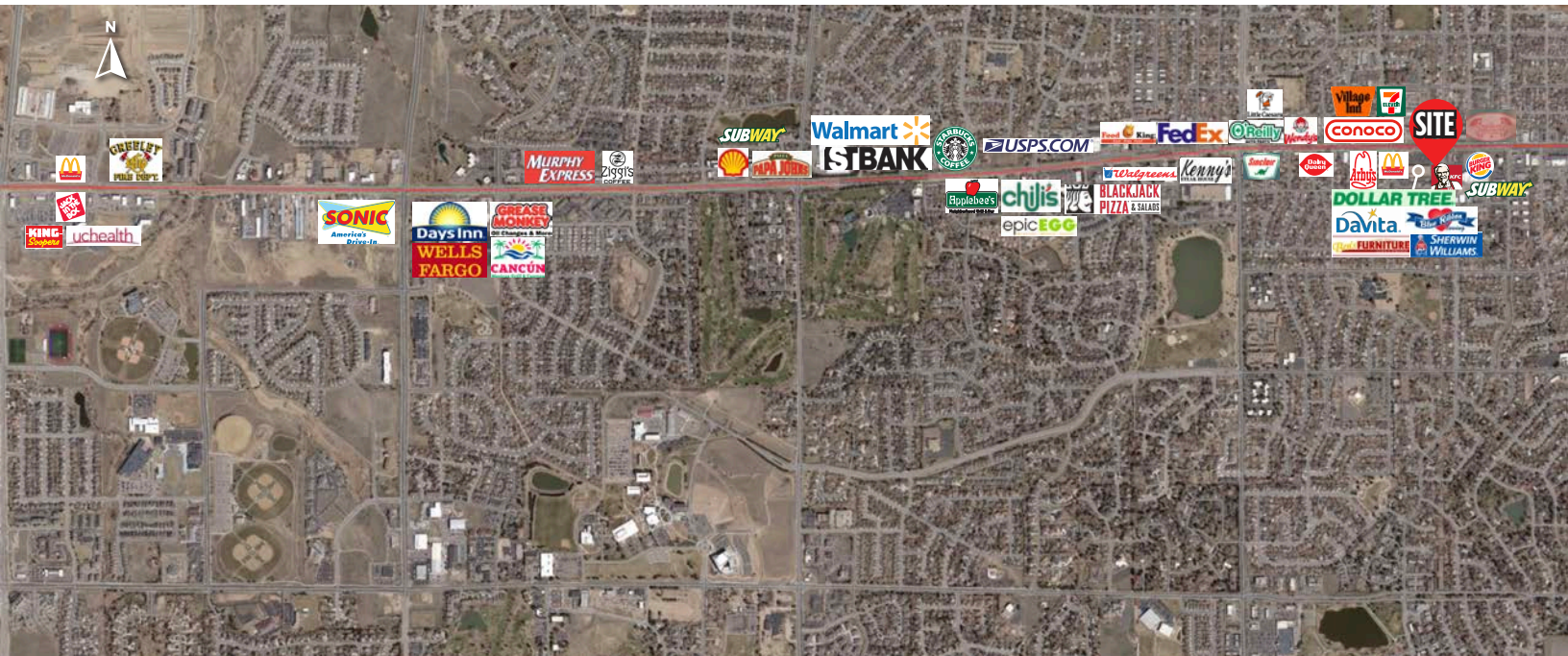
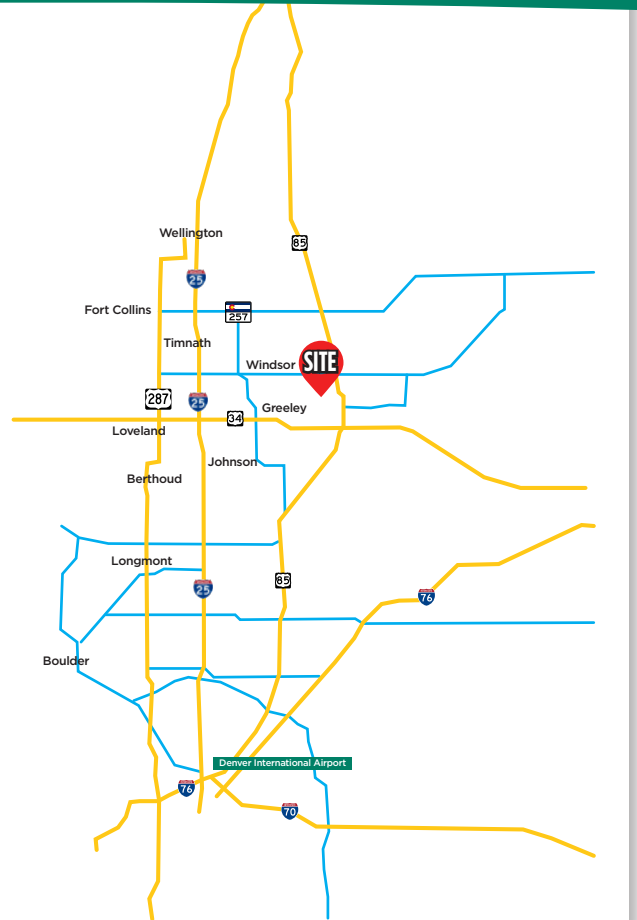
MILES  
TO FORT COLLINS

53.8

MILES  
TO CHEYENNE

55.0

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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