

TURN-KEY RESTAURANT AVAILABLE FOR SUBLEASE

1540 8TH AVENUE

GREELEY, CO 80631



Unit 101 - 2,146 SF
Turn-Key Restaurant Available



PROPERTY SUMMARY

Prime turn-key restaurant space for sublease in Downtown Greeley positioned less than one mile from the University of Northern Colorado, this highly visible opportunity sits in the heart of downtown and directly beneath the 221-unit Apartments at Maddie—providing an immediate, built-in customer base. The space offers a rare chance to establish a restaurant in one of Greeley’s most active mixed-use districts.

Featuring prominent buildings signage and strong exposure along a well-traveled corridor, the property benefits from steady foot and vehicle traffic generated by students, faculty, nearby residents, and surrounding businesses.

Its location delivers convenient access to both the university campus and the broader downtown Greeley area, with close proximity to a dense mix of residential, retail, and institutional uses.



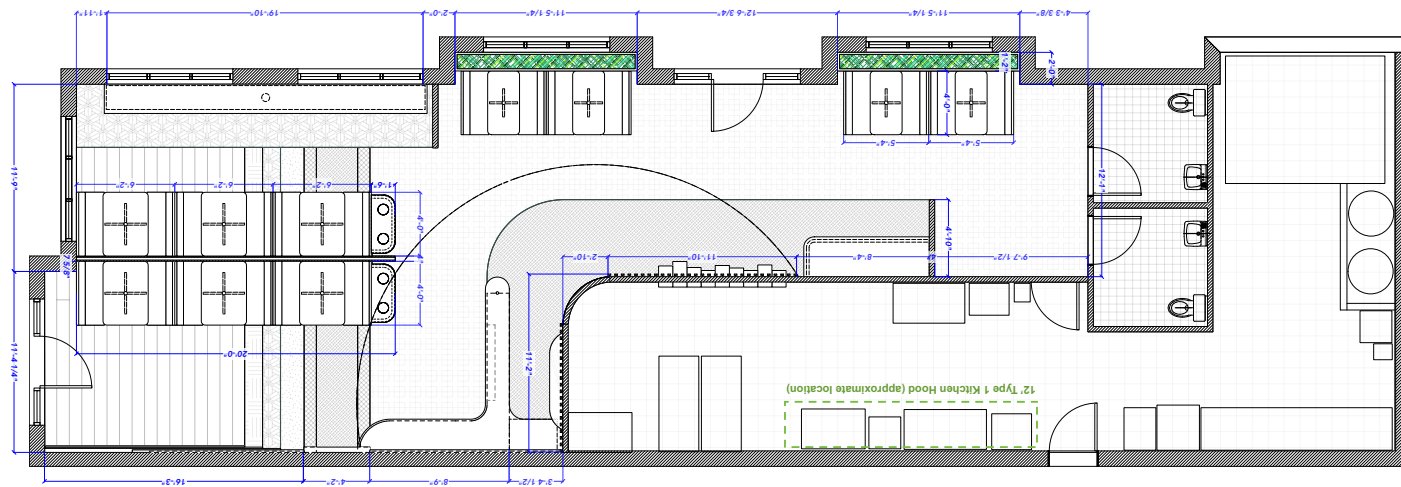
PROPERTY HIGHLIGHTS

	Unit 101:	2,146 SF
	Sublease Rate:	\$30.82/SF NNN
	NNN Expenses:	\$5.91/SF
	Term:	Through November 2032
	Equipment & Infrastructure:	Commercial Hood System & Grease Trap
	FF&E:	Negotiable (Inventory Upon Request)

	1 MILE	3 MILES	5 MILES
Population	16,647	82,466	130,068
Household Income	\$65,393	\$75,168	\$87,349
Median Age	25.9	31.1	33.1

Esri, 2025

FLOOR PLAN



INTERIOR PHOTOS

