

# WILSHIRE PLAZA

2908 W. 10th Street, Greeley, CO 80634

AUTOMOTIVE RETAIL SPACE - 5,223 SF



**FOR LEASE**

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## PROPERTY HIGHLIGHTS

### AVAILABLE

5,223 SF

### RATE

Contact Broker

### NNN

\$4.18/SF

### CITY/COUNTY

Greeley/Weld

### ABOUT THE PROPERTY

- Large paint booth available
- End cap space
  - 723 SF office *\*To be verified*
  - 4,500 SF warehouse *\*To be verified*
- 4 roll up doors (See picture for dimensions)
- 13-foot clear height

### TRAFFIC COUNTS

W. 10th Street 25,117 VPD

28th Avenue 2,639 VPD



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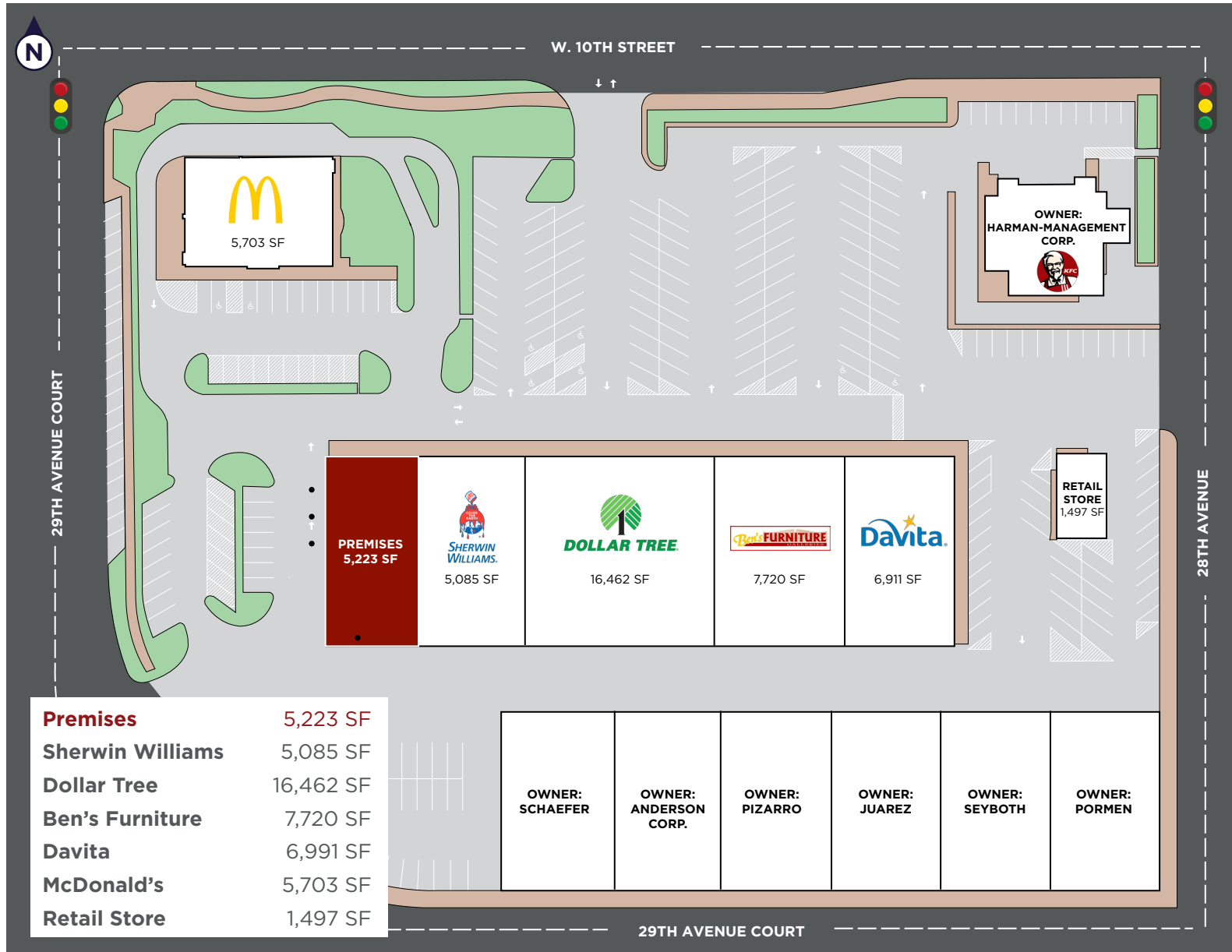
## PAINT BOOTH



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## SITE PLAN



• Rollup Door

<b>Premises</b>	5,223 SF
<b>Sherwin Williams</b>	5,085 SF
<b>Dollar Tree</b>	16,462 SF
<b>Ben's Furniture</b>	7,720 SF
<b>Davita</b>	6,991 SF
<b>McDonald's</b>	5,703 SF
<b>Retail Store</b>	1,497 SF

OWNER: SCHAEFER	OWNER: ANDERSON CORP.	OWNER: PIZARRO	OWNER: JUAREZ	OWNER: SEYBOTH	OWNER: PORMEN
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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

6,620	5,921	\$67,453	6,620
Population	Total Daytime Population	Average Household Income	Total Households

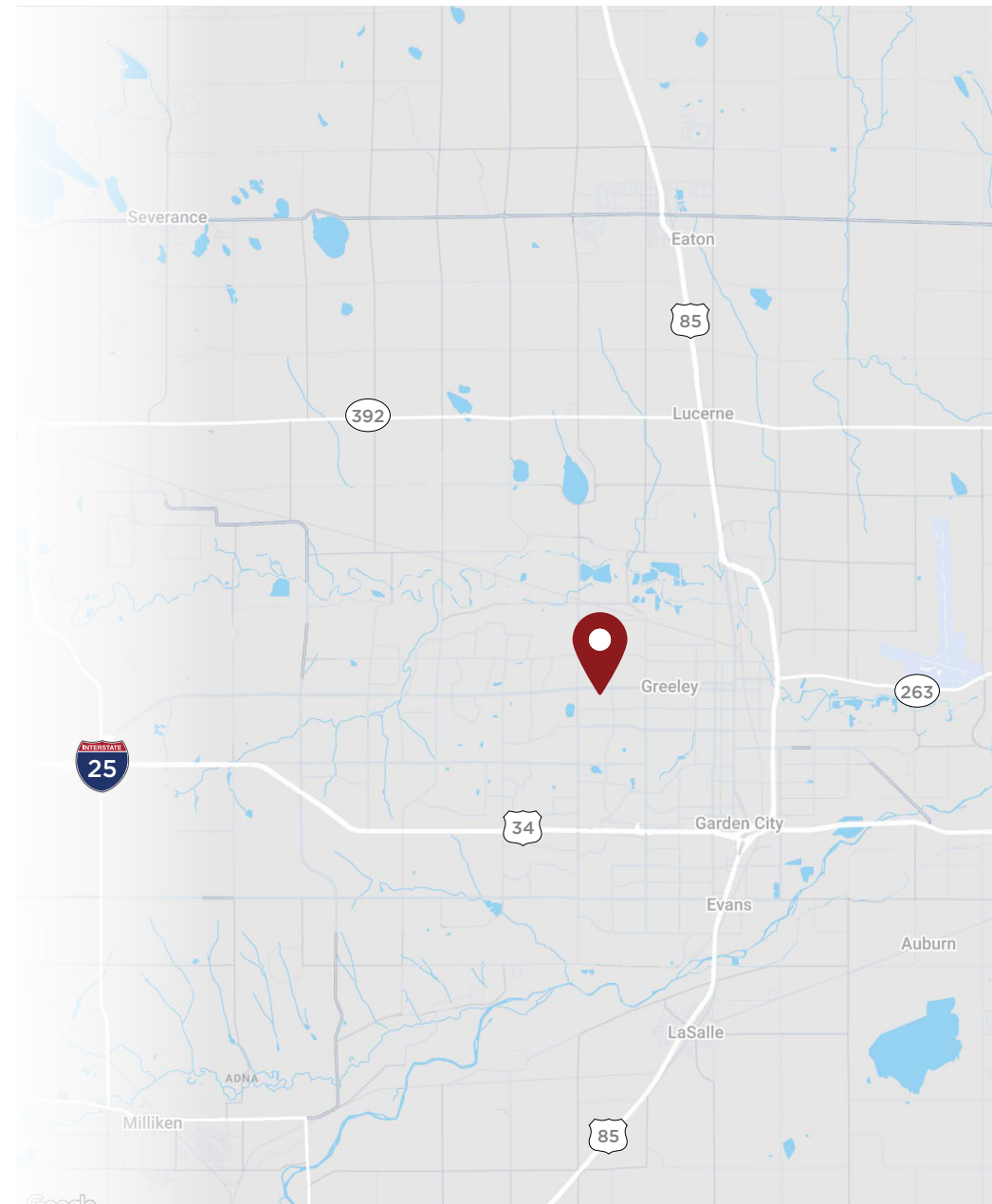
### 3 MILES

37,871	46,671	\$76,493	37,871
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

53,544	56,480	\$82,366	53,544
Population	Total Daytime Population	Average Household Income	Total Households

Source: CoStar



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.