

REALTEC

COMMERCIAL REAL ESTATE SERVICES

WEST GREELEY FREESTANDING OFFICE BUILDING

4650 WEST 20TH STREET | GREELEY, CO 80634



INVESTMENT PROPERTY FOR SALE/LEASE

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PROPERTY SUMMARY

Realtec Greeley is pleased to present this highly visible office building in west Greeley for purchase or lease. This freestanding building provides an opportunity for an owner occupant or investor. There is one existing tenant, and the current configuration can accommodate one to three additional occupants. The building has an existing monument sign, building-exclusive parking, has been well maintained, and was renovated in 2018.



PROPERTY INFORMATION

Address: 4650 W. 20th Street, Greeley, CO 80634
Square Footage: 5,370 SF
Zoning: Commercial High (C-H),
City of Greeley
Year of Construction: 1999 (renovated 2018)
Stories: Single with partial, finished basement

SALE INFORMATION

Sale Price: \$1,150,000.00
Sale Price Per Square Foot: \$214.15 SF
2025 Property Taxes: \$16,122.55

LEASE INFORMATION

Unit A & B: 1,550 - 3,304 SF
Unit C: 813 SF (LEASED)
Unit D (Basement): 1,250 SF

Asking Rent: \$15.00 SF NNN – Units A & B
\$10.00 SF NNN – Unit D

2026 NNNs: \$9.00 SF

PROPERTY SUMMARY

NEARBY BUSINESSES

SURROUNDING BUSINESSES	
1	Aims Community College
2	Flood & Peterson Insurance
3	Edward Jones, RJ McNutt & Associates, Intrinsic Financial Design, Home Team Lending, Faithful Roofing
4	Property Technica, Uyemura Dentistry, Mayea Chiropractic, Sweet Be Wellness
5	Fuzion, West Ridge Accounting, All State Insurance, Country Financial
6	College Green Liquor, State Farm Insurance
7	Right at Home, Rapp Manzer & Minnerop LLP, Holy Oak, Top Flite Home Loans
8	E's Salon & Skin Bar, C3 Real Estate, Wellspring
9	7 Eleven
10	Land Title, Alliance Physical Therapy
11	Mountain Valley Bank
12	Adamson Life Celebration Home
13	Vision Clinic at Fox Hill, Greeley Kids Dental
14	Hearing Life of Greeley, Benefit by Trust
15	Northern Colorado Endodontics, Nicholas A. Jamison Family Dentistry
16	The Point Sports Medicine Rehab, Ergo Med
17	Performance & Wellness Institute, Prestige Spa
18	Vintage Corporation
19	DaGama Digital Marketing, JAN-PRO Cleaning, Socius



PROPERTY SUMMARY

SITE PLAN

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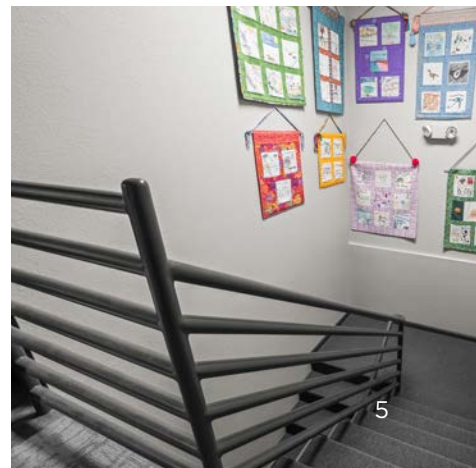
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FEATURED PROPERTY PHOTOS

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FLOOR PLAN

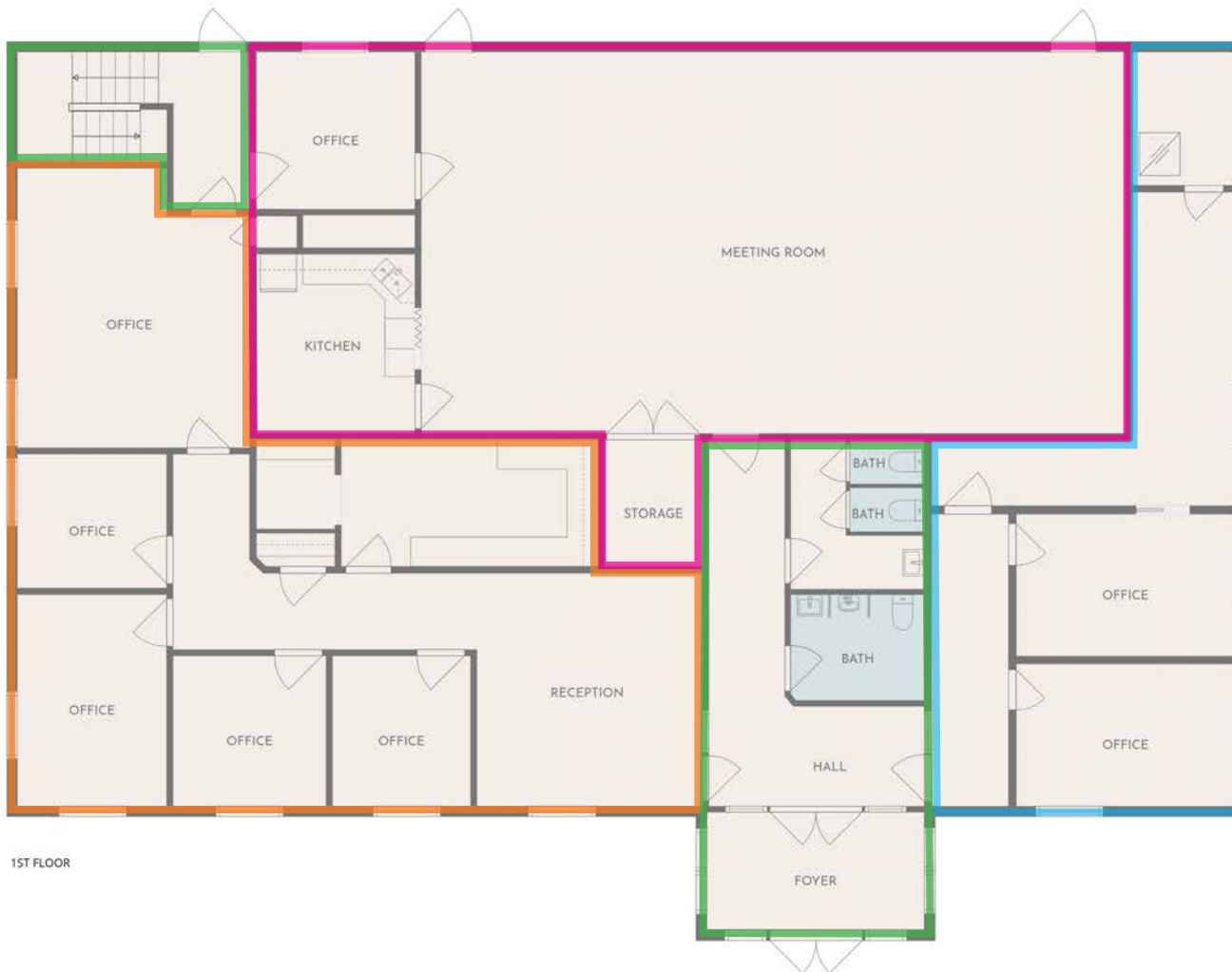
FLOOR PLAN

Building Size: 4,120 sf first floor
1,250 sf basement
5,370 sf total

Lot Size: 0.546 acres

Parking Spaces: 25 (4.66 per 1,000 sf)

- = Common
- = Unit A
- = Unit B
- = Unit C
- = Unit D



1ST FLOOR





BASEMENT

FLOOR PLAN LEASING

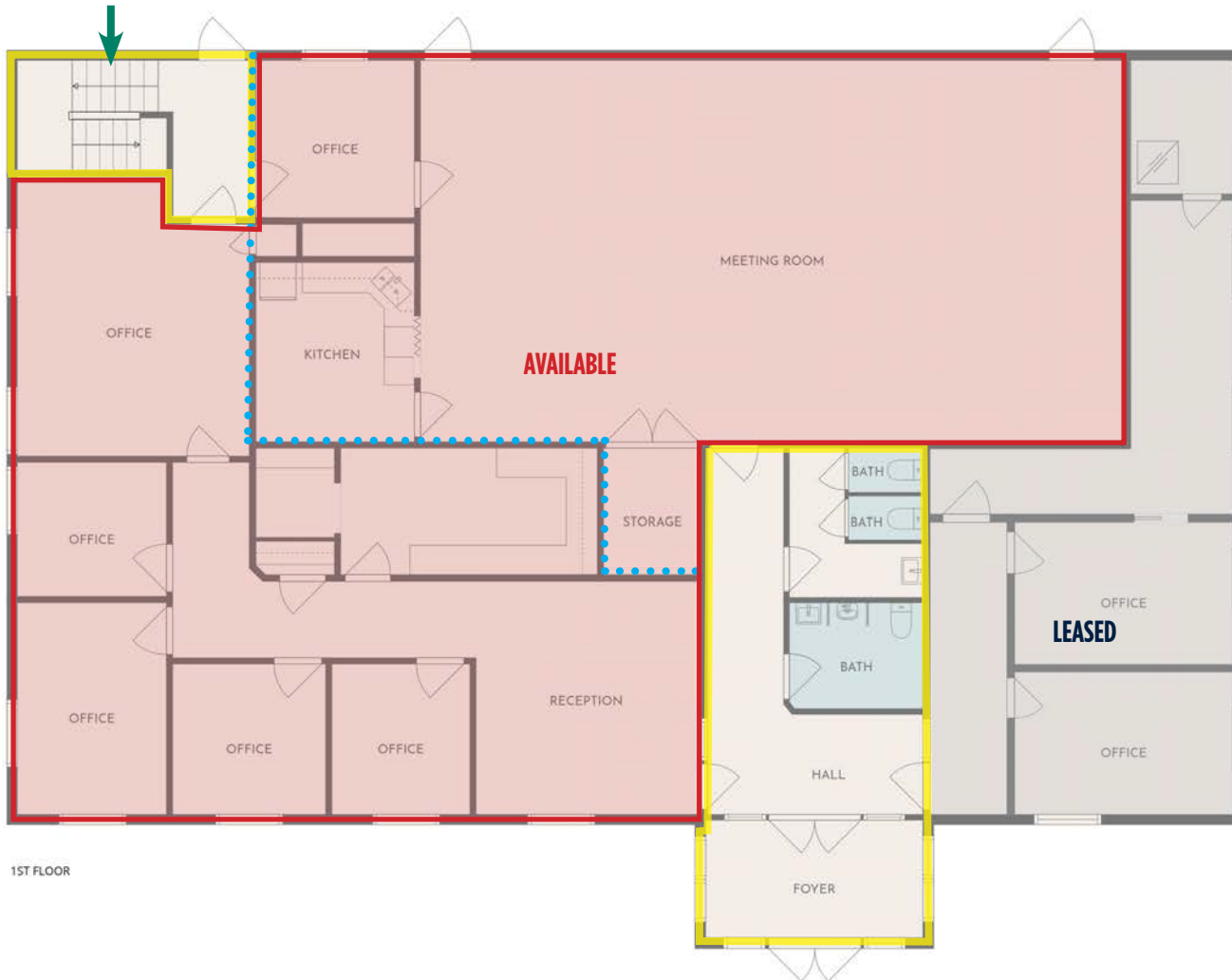
LEASING FLOOR PLAN

UNIT	SIZE	ASKING RENT
Unit A:	1,757 SF	\$15.00/SF NNN
Unit B:	1,550 SF	\$15.00/SF NNN
Unit A & B:	3,307 SF	\$15.00/SF NNN
Unit D: (Basement)	1,250 SF	\$10.00/SF NNN

 = Common
 = Demising Line

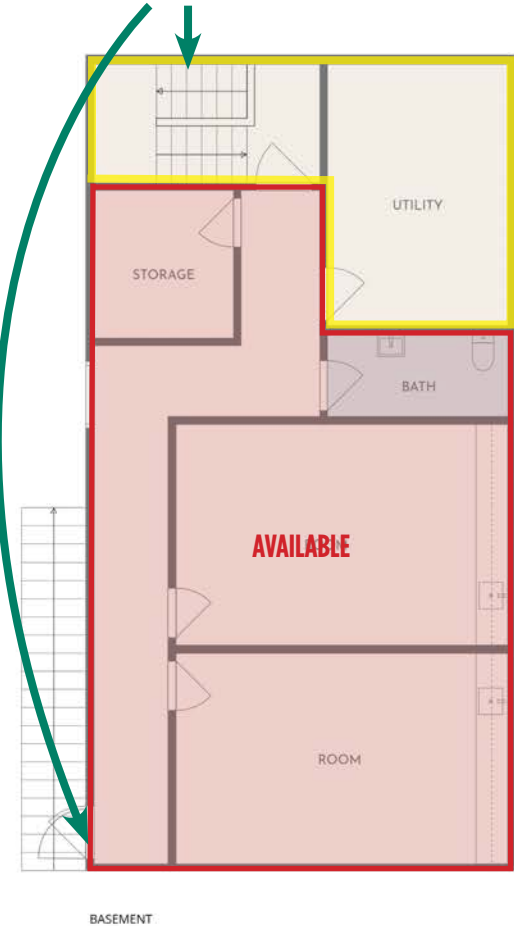
(Units A, B & C: Shared Entry and Restrooms)
(Units A, B, and D may be leased together or separately)

UNITS A, B & D ENTRY



1ST FLOOR

UNIT D ENTRY

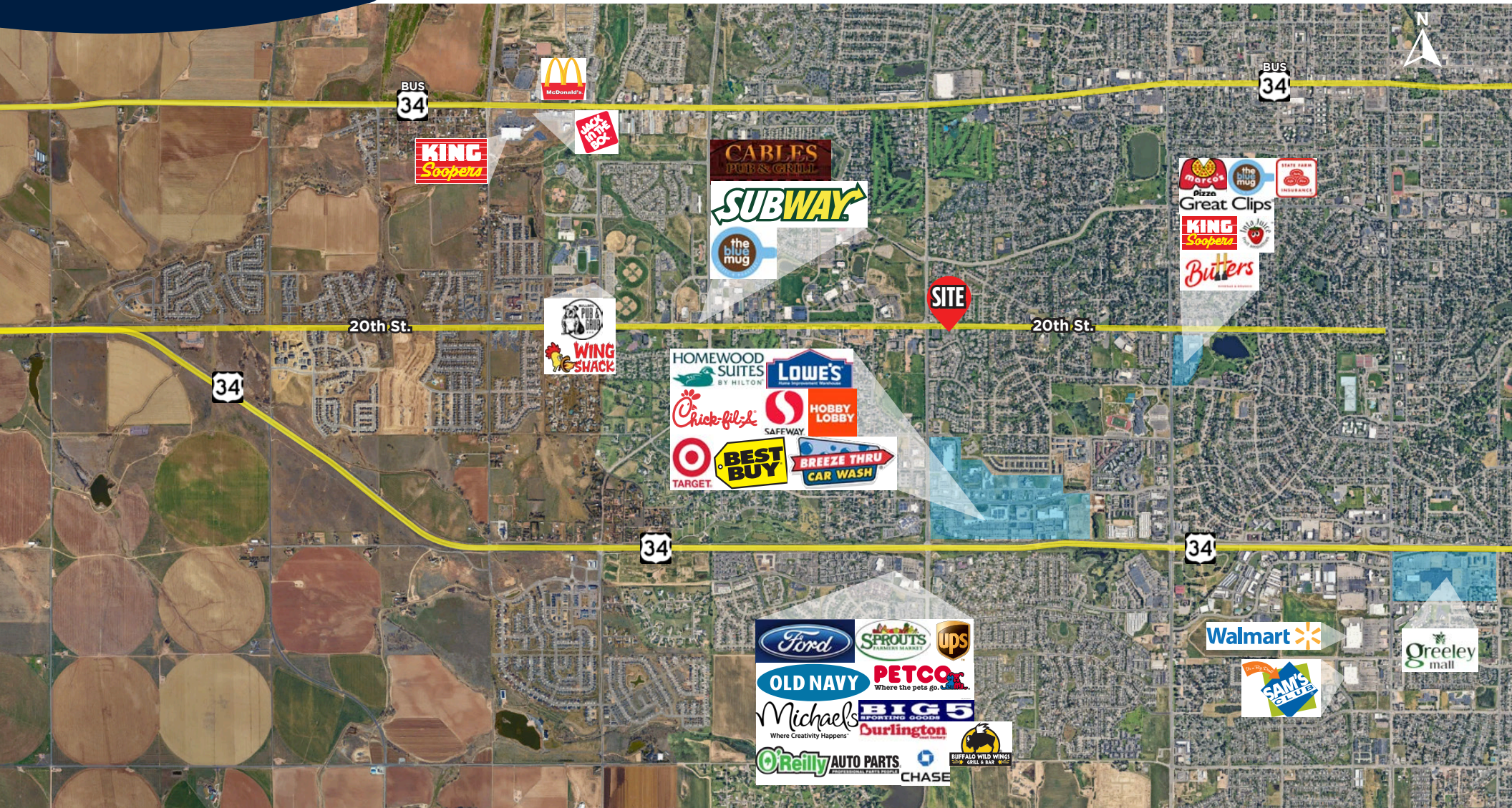


BASEMENT

LOCAL AERIAL MAP NEARBY AMENITIES AND RETAILERS

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REGIONAL AERIAL MAP

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DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
Population	10,781	12,012	99,689	108,014	148,604	161,415
Households	4,261	4,761	36,296	39,558	52,969	57,883
Median HH Income	\$94,491	\$105,281	\$78,496	\$89,069	\$79,927	\$82,587
Average HH Income	\$117,340	\$126,703	\$98,719	\$109,196	\$93,391	\$104,002
Median Age	42.9	43.6	34.9	36.5	33.4	34.9

(Source: Esri 2026)

ABOUT GREELEY

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GREELEY HIGHLIGHTS AND DEMOGRAPHICS

Situated between the Cache La Poudre and South Platte rivers, just east of I-25, Greeley is 55 miles north of Denver and 52 miles south of Cheyenne, Wyoming. Greeley is a vibrant and flourishing community in Weld County. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare, and technology. Annually, hosts the Greeley Independence Stampede, a ten-day event including rodeos, concerts, carnival, and 4th of July parade, which is the largest Independence Day celebration in the United States. It also hosts the annual Greeley Blues Jam that brings in artists and fans from far and wide for the 2-day event.

EMPLOYMENT

Greeley's economy has a diverse mix of agricultural, manufacturing, healthcare, education, and service-related businesses. Some of the larger employers include JBS, Banner Health, State Farm, Colorado Premium Foods, Leprino Foods, Hensel Phelps, UC Health, University of Northern Colorado, AIMS Community College, and Chevron. Together these companies employ 14,447 people in the immediate area.

WELD COUNTY

Greeley is the county seat and the most populated municipality in Weld County. Weld County is an agricultural and oil empire that covers 2.5 million acres (4,017 square miles) of which approximately 75 percent is devoted to farming and livestock. Weld County's agricultural products create over \$1 billion in market value annually, making it one of the richest in the nation. The county also accounts for 79 percent of the state's oil production and 54 percent of its gas production.

DEMOGRAPHICS AND HOUSING

Greeley is a young thriving city with a population of 112,816 and an average age of 31.7. The average growth rate is 2.78 percent (1-/22-10/23) and is predicted to stay strong through 2050. The unemployment rate is 3.3 percent with an average household income of \$74,300. The average home price is currently \$441,000 with 64 days on the market.

UNIVERSITY OF NORTHERN COLORADO

Beginning as the State Normal School of Colorado in 1889 and after several name changes, they gained university status and became the University of Northern Colorado in 1970. Current enrollment at UNC is 9,067 with 6,616 being under-graduate students. UNC has a diverse curriculum offered in five (5) colleges with 100 different undergraduate programs supported by 1,448 faculty and staff members. For more information, refer to the UNC website www.unco.edu. Athletics are an important aspect of the University of Northern Colorado with the Bears competing in (football, basketball, volleyball, baseball wrestling and many other sports). They are proud members of the Big Sky Conference.

CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity, and moderate winters. Average temperatures are 84 degrees during the summer and 45 degrees in the winter. Annual rainfall is 16 inches and winters average 57 inches of snow per year.

ACCOLADES

- #10 fastest growing metro (2022-23, Site Seer)
- Fastest growing Colorado county (2010-20, Census)
- Ranked the 4th best place to live in Colorado (February 2021)

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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