



LARIAT



Future Retail Expansion

Following the popularity of the Lariat community, McWhinney introduces Phase II. This mixed-use expansion will provide more than 10,000 square feet of premier retail and dining options to cater to the rapidly expanding Greeley market. With prime visibility, outdoor patios, and ample parking, Lariat is an ideal choice for your next business location.



THE DENVER RETAIL
GROUP

[CONTACT US](#)



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2405 38TH AVE. GREELEY, CO

LARIAT

Mixed-Use Expansion

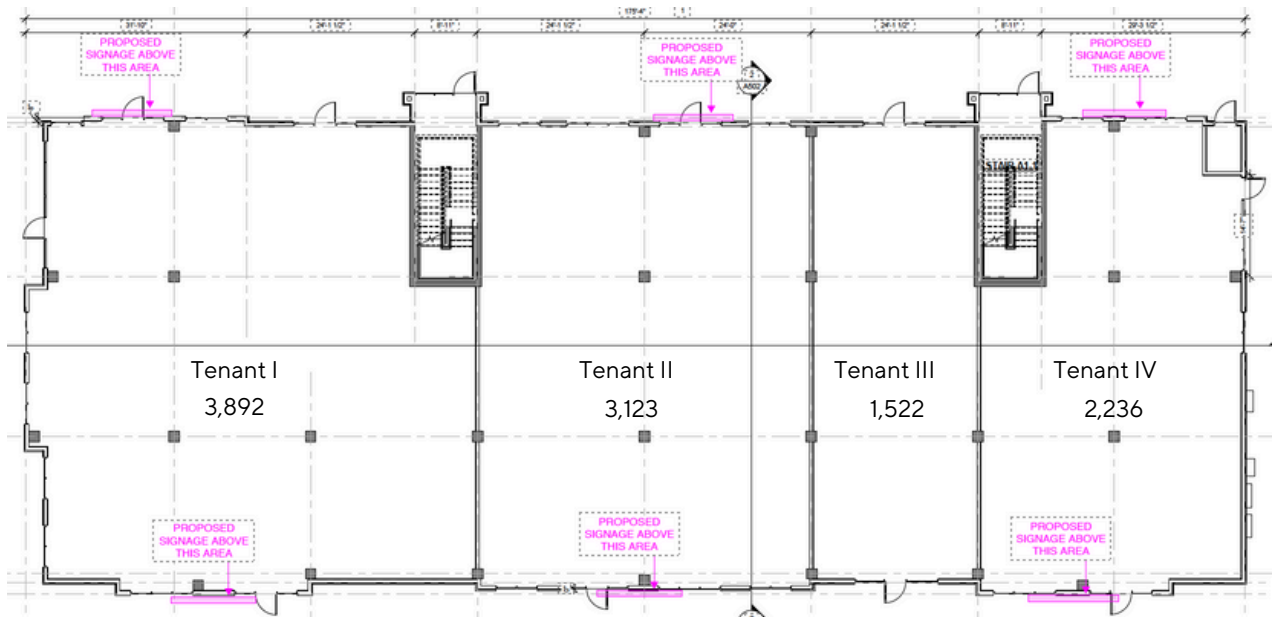
TOTAL RETAIL
SQUARE FOOTAGE

10,773

BASE RENT
NNN

\$36/SQFT
TBD/SQFT

Center Place Drive



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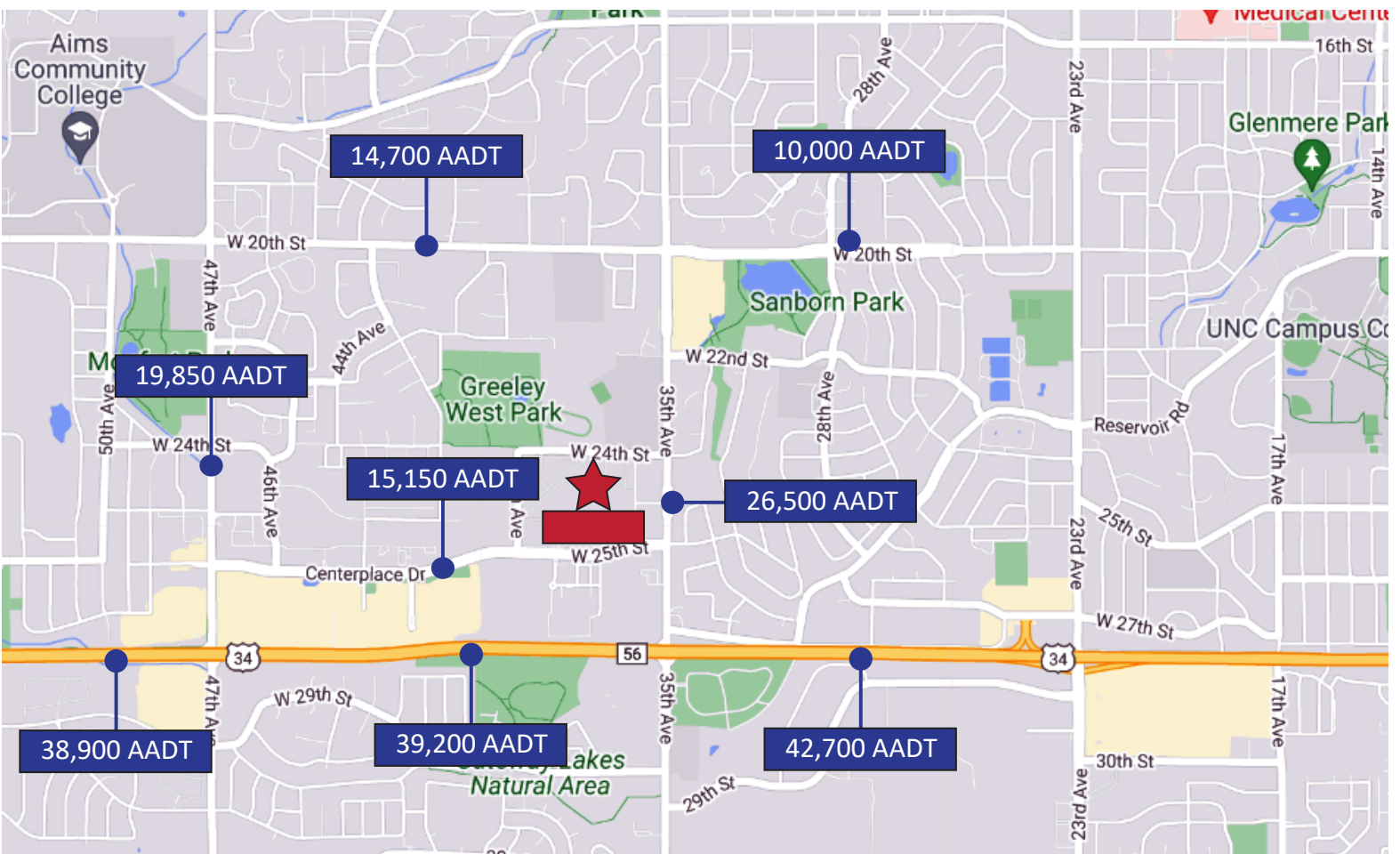
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AADT TRAFFIC COUNTS



DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population	26,278	130,169	147,717
Households	10,012	45,818	51,735
Daytime Workers	11,196	55,836	70,669
Median Age	35.2	32.3	32.7
Average HH Income 2022	\$95,259	\$87,616	\$88,807
Average HH Income 2027	\$113,403	\$104,102	\$105,786

