

# 1901 1st Avenue

Greeley, CO 80631



Marcus & Millichap  
THE KRAMER GROUP

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# Section One

## EXECUTIVE SUMMARY

Property Details

Investment Highlights

Local Map

Regional Map

# EXECUTIVE SUMMARY *PROPERTY DETAILS*

1901 1st Ave. | Greeley, CO 80631

Total Price	\$1,800,000
Square Feet	9,166 SF
Total Lot Size	2.60 Acres
Year Built	1972



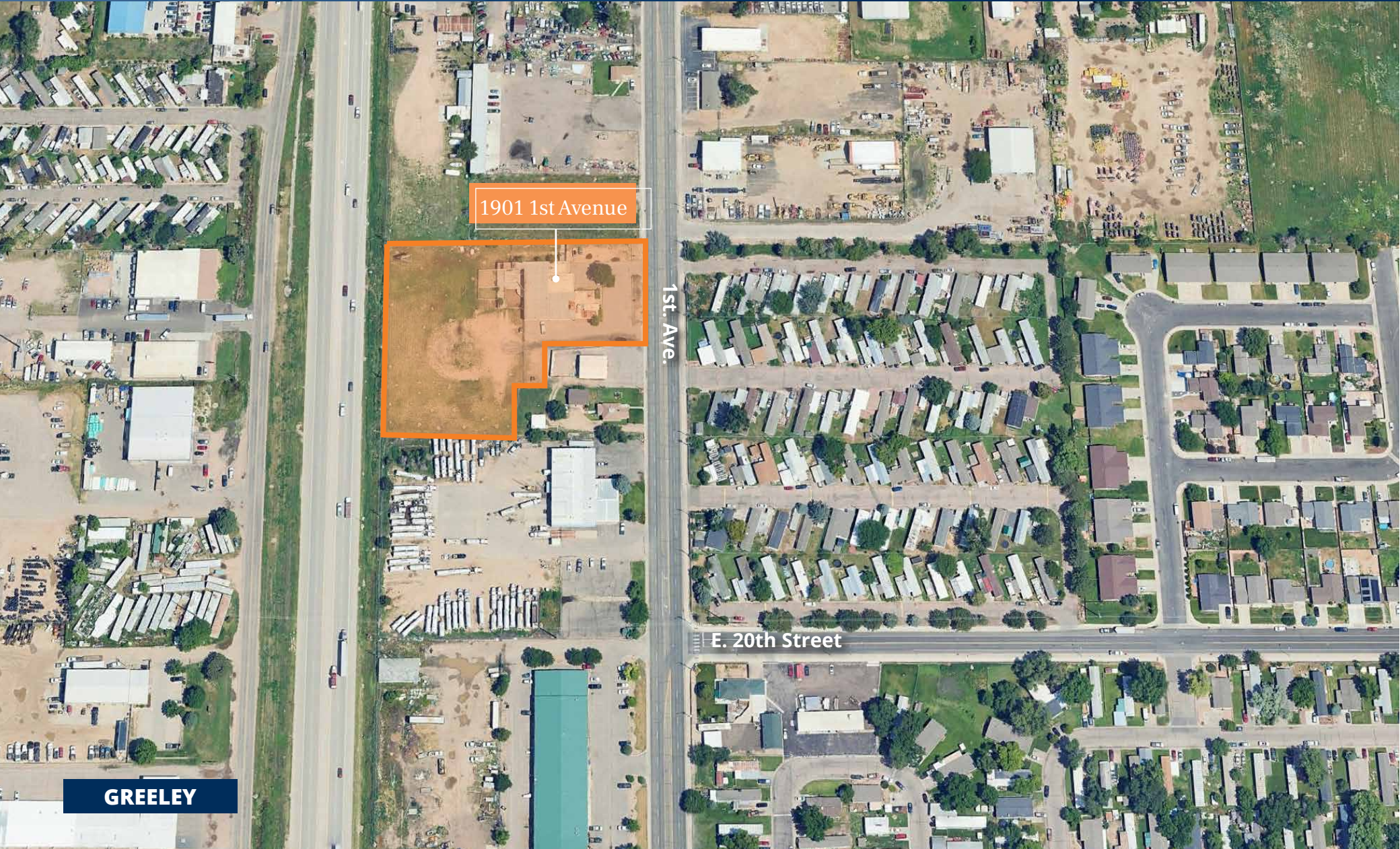
# INVESTMENT HIGHLIGHTS EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present a development parcel which currently has a Veterinary office located near the front of the property, consisting of 2.6 Acres (113,343/SF). The parcel is zoned Industrial Medium Intensity I-M. The I-M district provides employment, manufacturing and distribution uses and a moderate scale, intensity, and format, that is more compatible with high-intensity commercial uses that require a moderate degree of vehicle and freight access from arterial streets, highways or rail corridors. Land parcel backs up to US Highway 85, with the entrance located off 1st Ave in Greeley, CO.

- Lot Size: 2.6 Acres (113,343 SF)
- Zoned Industrial Medium Intensity (I-M)
- Parcel Backs Up to US Highway 85, Allowing Ease of Access to the Property
- 146' Feet of Frontage with 2 Curb Cuts at the Entrance



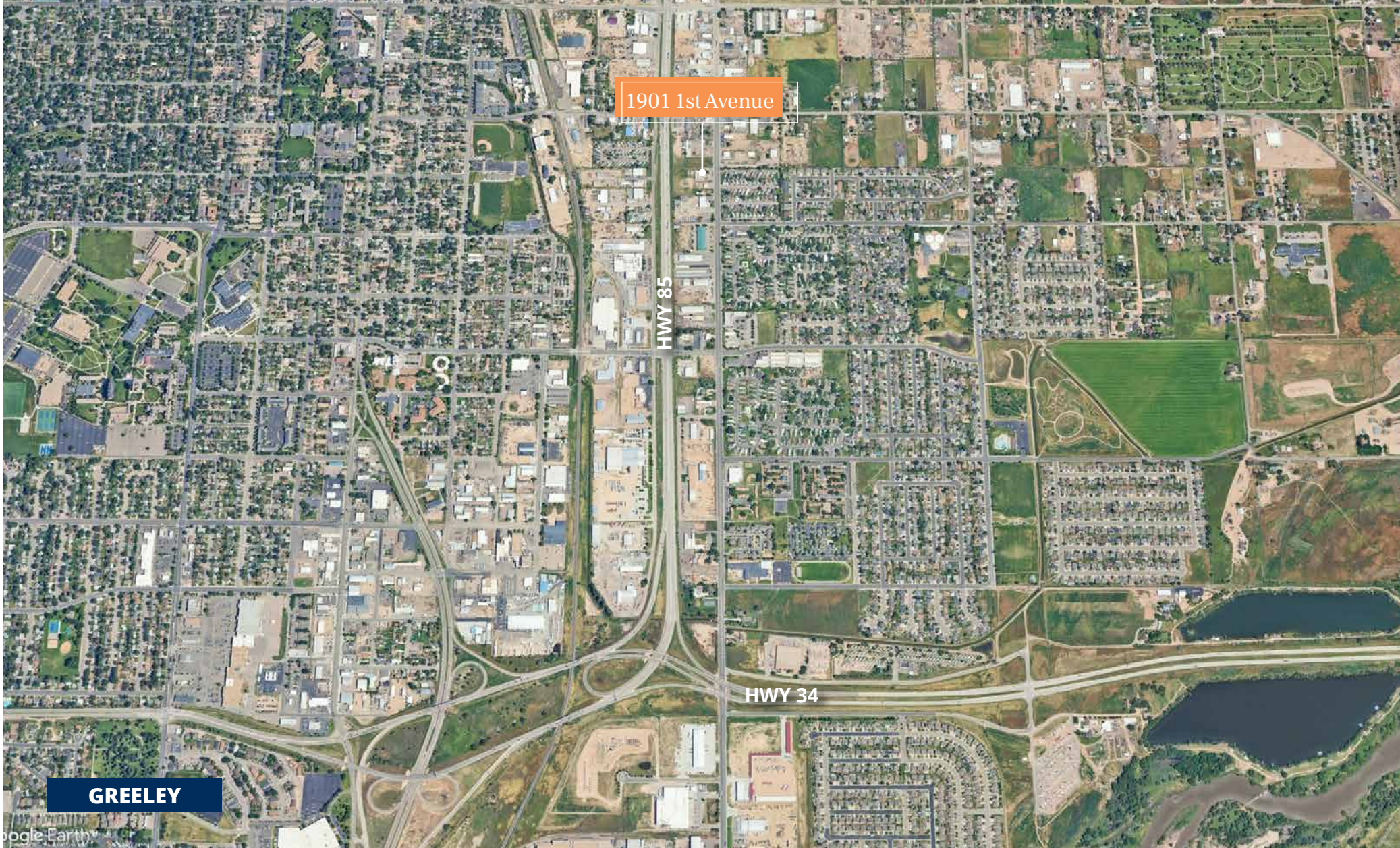
# EXECUTIVE SUMMARY LOCAL MAP



**GREELEY**



REGIONAL MAP EXECUTIVE SUMMARY



GREELEY







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# Section Two

## MARKET OVERVIEW

Denver Overview

# MARKET OVERVIEW

## DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

### METRO HIGHLIGHTS



#### MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



#### EMPHASIS ON SKILLED JOBS

Denver's highly-educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor's degree.



#### THRIVING ALTERNATIVE ENERGY SECTOR

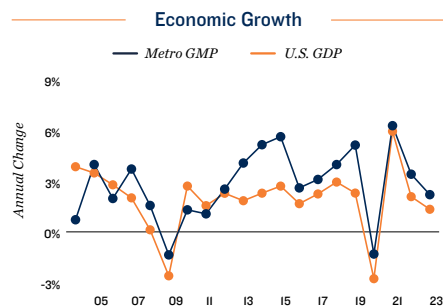
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



# MARKET OVERVIEW

## ECONOMY

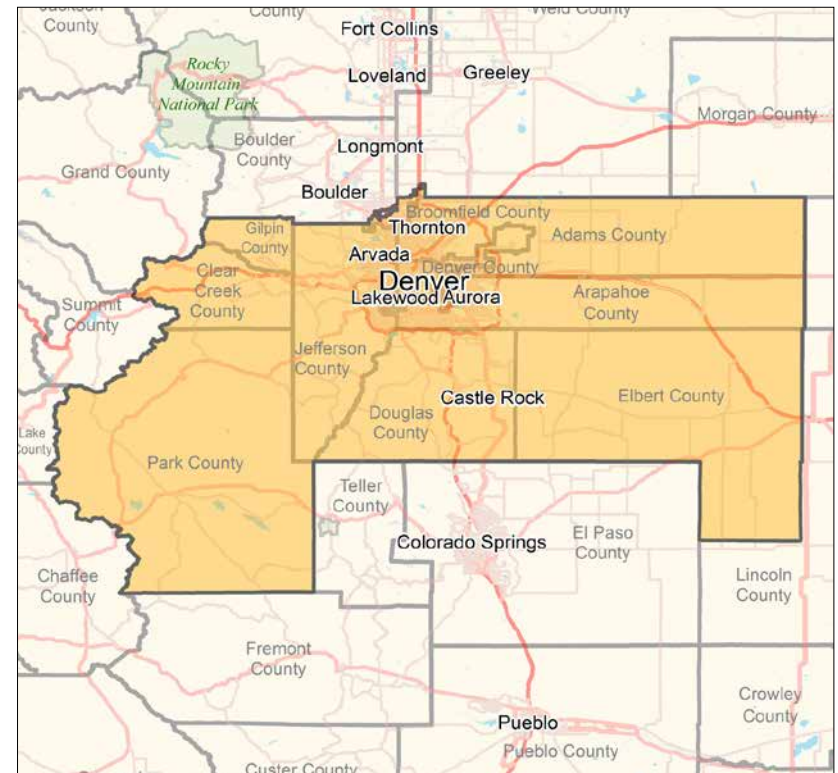
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



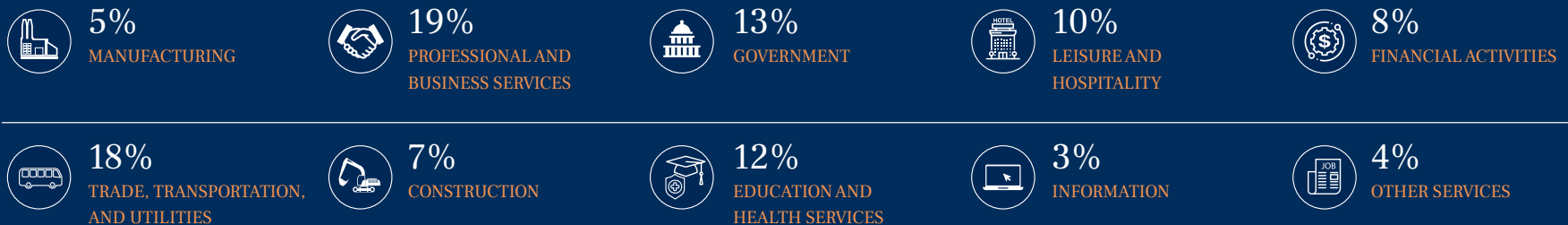
\* Estimate, \*\* Forecast

### MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



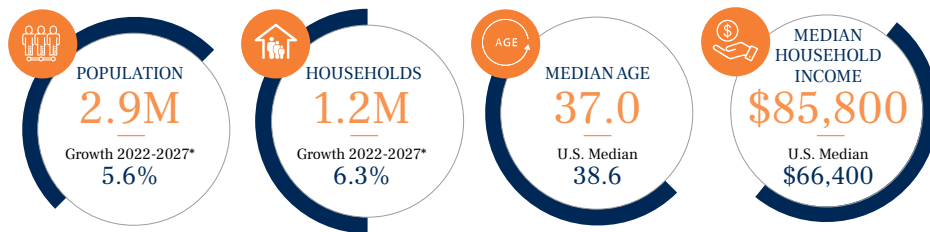
## SHARE OF 2022 TOTAL EMPLOYMENT



# MARKET OVERVIEW

## DEMOGRAPHICS

- The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



### 2022 POPULATION BY AGE



### QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

### SPORTS

Baseball	<a href="#">MLB</a>   COLORADO ROCKIES
Football	<a href="#">NFL</a>   DENVER BRONCOS
Basketball	<a href="#">NBA</a>   DENVER NUGGETS
Hockey	<a href="#">NHL</a>   COLORADO AVALANCHE
Soccer	<a href="#">MLS</a>   COLORADO RAPIDS
Box Lacrosse	<a href="#">NLL</a>   COLORADO MAMMOTH

### EDUCATION

- UNIVERSITY OF DENVER
- COLORADO UNIVERSITY
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER

### ARTS & ENTERTAINMENT

- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau





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