

GREELEY WEST COMMONS

RETAIL / COMMERCIAL DEVELOPMENT SITE

NWC OF THE FUTURE SIGNALIZED* INTERSECTION OF
10TH STREET & 77TH AVENUE, GREELEY, CO

*Timing of signal will depend on traffic generated by specific uses.



LAND OR PAD SITES AVAILABLE

LAND AREA	1.0± - 36± Acres
PRICING OPTIONS	Bulk Land Sale - \$6.50 / SF
	Pad Sites - Contact Listing Brokers

Surrounded by tremendous residential growth and located within a seven minute drive to the future Cascadia project:

The expected billion-dollar project would provide a new arena for the Colorado Eagles minor-league hockey team, youth hockey rinks, an indoor water park with 12 water slides, a hotel and convention area, spaces for restaurants and shops, and eventually more than 6,000 residential housing units.

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EXECUTIVE SUMMARY

THE SITE:

Outstanding retail/commercial development sites for sale located at the northwest corner of 10th Street (Highway 34 Business Route) and 77th Avenue in west Greeley (“Property”). The location presents a promising opportunity as it is positioned along an underserved arterial route to and from Greeley, which is experiencing tremendous growth. The Property is surrounded by an abundance of proposed and newly developed residential rooftops and it's in close proximity to various amenities, schools, recreational facilities, services, employment and healthcare. Additionally, the Property is conveniently located within 1/2 mile of the King Soopers grocery anchored retail center. Given these advantageous dynamics, the Property is highly suitable for a diverse range of uses including restaurants, gas station/c-stores, retail establishments, hospitality, medical facilities, daycare centers, self-storage and more.

MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Established area in west Greeley near the Twin Rivers Family FunPlex, Youth Sports Complex, Farr Regional Library and surrounded by retail, restaurants, schools, golf courses, employment and residences, with easy access to major highways and the overall region.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 982,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: The University of Northern Colorado (8,561± students) and Colorado State University (34,000± students), and one community college - Aims Community College (7,178± students). University of Northern Colorado has plans for a new college of osteopathic medicine facility coming in 2026. These are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector.
- **MAJOR EMPLOYERS:** UCHealth, Banner Health/North Colorado Medical Center, JBS USA, University of Northern Colorado, Aims Community College, Leprino Foods, TeleTech, State Farm, and many more.
- **RESIDENTIAL GROWTH** New rooftops consisting of single family, multifamily and build for rent homes have recently been completed, under construction or planned within close proximity to Property.

PROPERTY HIGHLIGHTS

- Highway 34 Business route (10th Street) frontage.
- 1/2 mile west of the King Soopers grocery anchored retail center at 71st Avenue and 10th Street.
- Near an abundance of rooftops, schools, employment and recreation.
- Access and utilities at or near the site. Buyer to verify locations and capacities.

LAND AREA	1.0± - 36± Acres
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ZONING	(C-H) Commercial High Intensity
CURRENT MILL LEVY	86.814
COUNTY	Weld

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CONCEPT PLAN

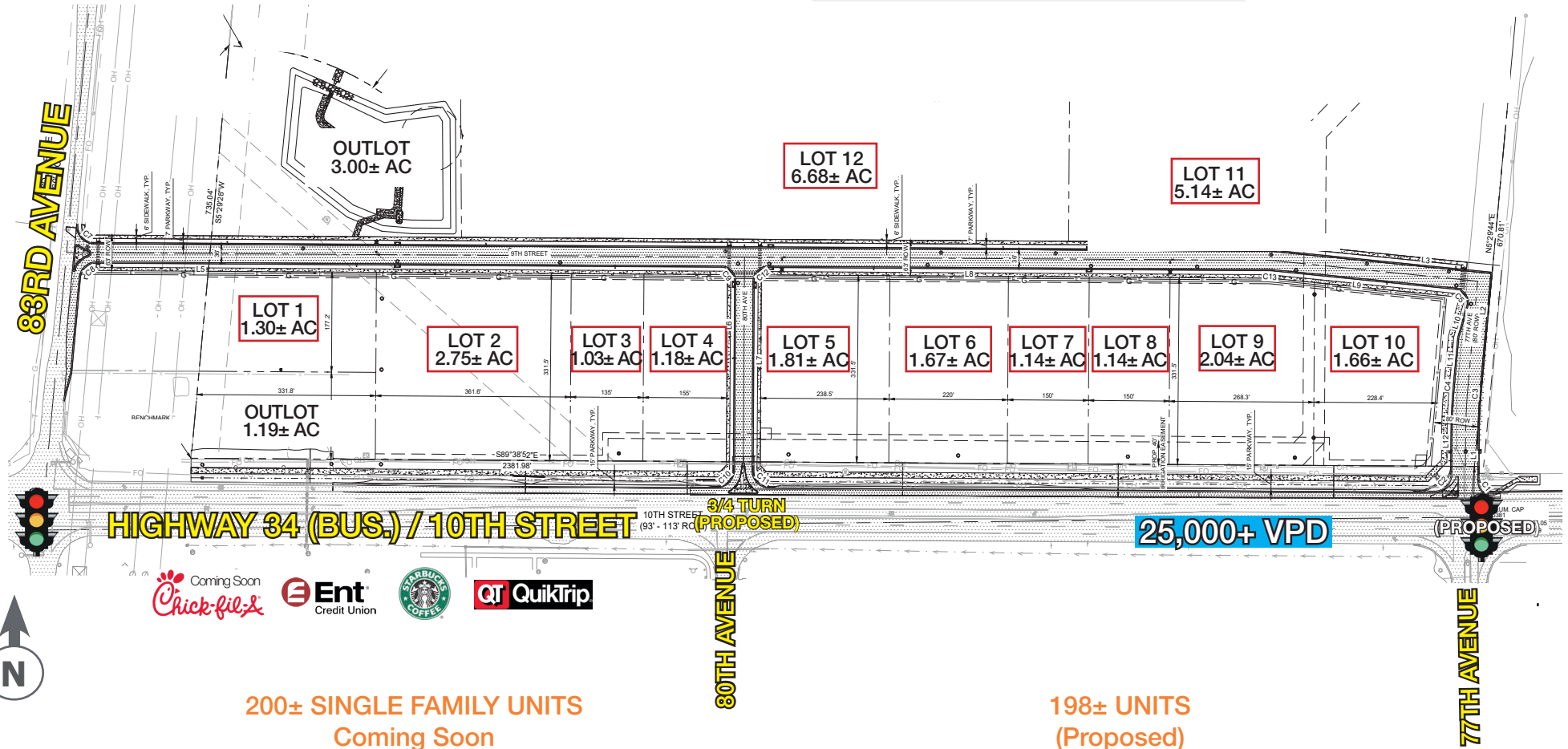
LAND AREA

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PRICING OPTIONS

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PROPERTY AERIAL



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PROPERTY DETAILS

ENTITLEMENTS:

- Annexed and zoned within the City of Greeley
- C-H - Commercial High Intensity.
(Zoning Districts & Uses): [click here](#)

MUNICIPAL FEES:

City of Greeley Development Impact Fees:
[click here](#)

Raw Water Dedication Requirements:
[click here](#)

Raw Water Dedication Firm Yields and Cash-in-Lieu:
[click here](#)

UTILITIES:

Water - City of Greeley

Sewer - City of Greeley

Electric - Xcel Energy

Gas - Xcel Energy



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LOCATION AERIAL

3-MILE AVG. HH INCOMES OVER \$125K



State demographer predicts that Weld County will reach 600,000± in population by 2050!

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PLANNED HOUSING DEVELOPMENT ADJACENT TO PROPERTY

Approved build-to-rent community to the east of the Property will bring 200 rental homes. [Click here to view article](#)

HOUSING STATS



Greeley Detached Home Prices | Average: \$473,043; Median: \$442,500 (Q1' 2025, Source: IRES)



Greeley Attached Home Prices | Average: \$358,635; Median: \$356,950 (Q1' 2025, Source: IRES)

POPULATION GROWTH



Greeley, CO Is One of America's Fastest Growing Big Cities

Greeley metro area reported 15.3% population growth in the last five years, the 19th most among 381 U.S. metro areas with available data. The latest data from the U.S. Census Bureau's American Community Survey shows that Greeley's population grew to 340,036 from 294,932 in 2016. (24/7 Wall St. & U.S. Census Bureau - December, 2022).



Population of approximately 982,000±
(30 mile radius from I-25 and US 34)

DEMOGRAPHICS AND AREA INFORMATION

	3-MILES	5-MILES	7-MILES
2025 Est. Population	33,619	85,663	173,667
2030 Projected Population	38,442	95,657	192,276
2025 Est. Avg. HH Income	\$125,985	\$107,140	\$103,486
Median Age	38.0	36.2	34.2
Daytime Employment	16,283	38,027	81,943

Source: Site To Business - July 2025

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Weld County ranked No. 1 in percentage growth among counties with at least 100,000 population (U.S. Census Bureau - July, 2022)
- Weld County ranks within top 10 nationally in population growth (Bureau of Labor Statistics, July, 2021)
- Greeley MSA ranks #3 nationwide for one-year population growth rate (U.S. Census Bureau - March, 2020)
- Greeley ranks #5 in Top 10 Boomtowns in America (SmartAsset - December 2019)
- Greeley ranked #25 as America's most innovative cities, with 98.82 patents files per 100,00 residents. (24/7 Wall Street - November, 2018)
- Greeley ranks #1 nationwide for growth in jobs and the economy. (WalletHub - October, 2018)
- Weld County ranks 3rd nationwide for job growth. (Bureau of Labor Statistics - Q3', 2017)
- Weld County GDP growth in 2017 No. 6 in the nation. (U.S. Department of Commerce - September, 2018)

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NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

MAJOR REGIONAL EMPLOYERS

Banner Health Colorado
Broadcom Ltd.
Colorado State University
Hewlett Packard
JBS Swift & Company
Larimer County
OtterBox
Poudre School District R1
Qualfon
UCHealth
University of Northern Colorado
Vestas Blades A/S
Weld County
Weld County School District
Woodward Inc.

Source: BizWest 2024 Book of Lists



NEARBY CATALYSTS

