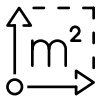




FOR LEASE

5800 W 18TH STREET | GREELEY, CO

\$8.00/SF Estimated \$4.75 NNN



Up to 37,992 SF with
demising options
available



Zoned Commercial
High Intensity (C-H)
[Zoning Map](#) & [Municiple Code](#)



Market
Northern Colorado

JASON BILLINGS

Broker Associate/Partner | GRI, CRS, CNE
970-581-6444 | jbillings@thegroupinc.com

MARK BISHOP

Broker Associate/Partner
970-297-2531 | mbishop@thegroupinc.com

The Group Real Estate is excited to offer up to 37,992 square feet for lease at 5800 W 18th St. Centrally located in midtown Greeley, the property offers great opportunities for office, medical, recreation, retail and school, childcare, warehousing and research. With a total of 37,992 square feet available, demising options ready for the right use. Turn-key option for childcare and school.

LOCATION:

Corner of 59th Avenue and 61st Avenue

I-25 | 11.5 Miles

HWY 34 | 3.8 Miles

PROPERTY INFORMATION:

Price | \$8.00/SF + NNN

County | Weld

Parcel # | #095910327001

Property Type | Flex

Property Subtype | Industrial

Total Lot Size | Approximately 1.9 Acres

[Zoning](#) | Commercial High Intensity



DEMOGRAPHICS

GREELEY, CO

Population | 101,000 (2024)
Avg. Yearly Growth Rate | 0.99%
Median Age | 29.8 (2024)
Household Income | \$58,611 (2024)
Size | 46.66 Square Miles
Elevation | 4,658 Ft
Unemployment Rate | 5.10% (2024)

TOP INDUSTRIES:

Management | 11.6%
Office & Admin Support | 10.5%
Sales & Related Occupations | 9.54%
Construction & Extraction | 8.11%
Production Occupations | 6.1%
Education | 5.52%
Food Prep & Serving | 5.42%



Denver International
Northern CO Regional
Greeley-Weld County
Cheyenne Regional



Great Western Railway
Burlington Northern Santa-Fe
Railway (BNSF)
Union Pacific Railroad



I-25
Highway 392
Highway 257
Highway 34



University of
Northern Colorado
Aims
Community College

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[CLICK FOR PARCEL #](#)



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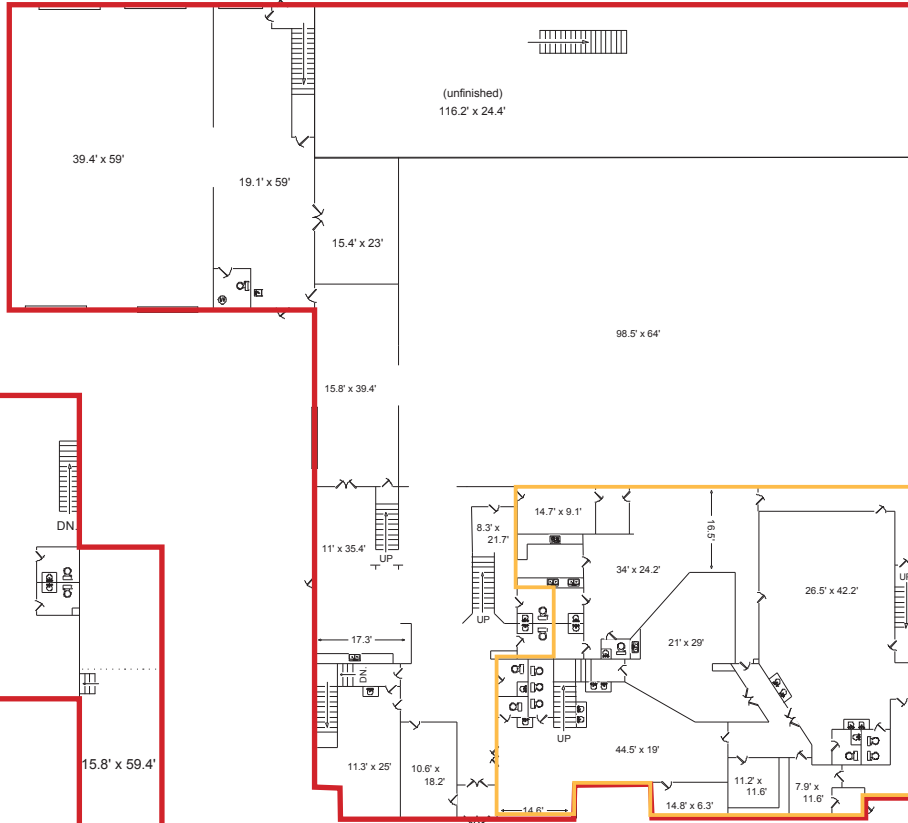
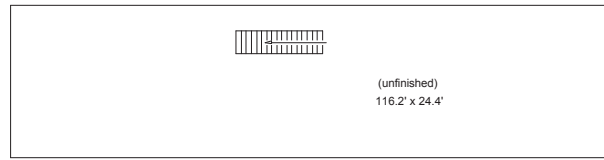


5,035 SF
\$10/SF

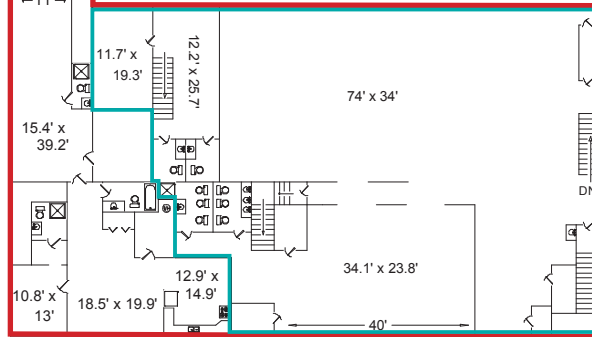
5,665 SF
\$10/SF

32,327 -
37,992 SF
\$8/SF

Potential demising options shown



First Floor



Second Floor



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