

Retail For Lease – Willow Station

2305-2401 W 27th St
Greeley, CO. 80634



For Lease:
Suite #505-506
Size: 3,416
Rent: 12.00psf
NNN: \$7.40



Willow Station Shopping Center – FOR LEASE

Versatile 3,416 SF retail suite in the established Willow Station Shopping Center, previously built out as a church and yoga studio. The space includes two locker room areas with restrooms, kitchen infrastructure, and an open floor plan ideal for fitness, wellness, education, or service-oriented uses. Formerly two units combined, it offers flexibility for single or multi-use operations.

Anchored by ARC Thrift Store, Willow Station benefits from steady traffic and a strong tenant mix including Rent-A-Center, Epic Egg, Lucky Panda, Wyler's Pub & Grill, a Mexican bakery, vape shop, and liquor store. Conveniently located at W 27th Street & 23rd Avenue, just off US-34 and adjacent to Greeley Mall, the center is:

- ≈1.6 miles from the University of Northern Colorado (UNC)
- ≈2.4 miles from Downtown Greeley
- Surrounded by established neighborhoods and major retail corridor

Highlights

- Prominent signage and visibility along 27th St
- Ample surface parking
- Flexible layout with existing restrooms and kitchen areas
- Great for fitness, wellness, food service, or community use



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All information provided is deemed reliable,
but is not guaranteed and should be independently verified.

The Space

One side of the space has served as a church congregation room and previously as the main yoga workout studio, offering an open, flexible floor plan with great natural light. The unit is well-lit throughout and includes three private offices along one side, plus two locker room areas with restrooms and kitchen infrastructure from prior uses.

Ideal for fitness, wellness, education, non-profit, or service-based operations, or any tenant seeking a large, open retail footprint with built-in amenities.



The other side offers an open front area and two separate rooms originally built as locker rooms and showers, now used by the church as day-care rooms. In the rear are additional restrooms and an area previously utilized as a makeshift kitchen for congregational and missionary meal prep (not a commercial kitchen).

Willow Station Shopping Center offers a well-located, 3,416 SF retail or studio space just off US-34 near Greeley Mall. The suite features bright, open areas previously used as a church and yoga studio, three private offices, multiple restrooms, and a flexible layout with non-commercial kitchen space. Surrounded by established tenants and strong daily traffic, this location is ideal for fitness, wellness, community, or service-oriented users.

Call or email Jim York at:
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to schedule a showing today!

