

813
8th STREET
GREELEY

CBRE



Downtown Greeley Building For Sale or Lease

— EXCELLENT VISIBILITY — DDA FUNDING AVAILABLE — OPPORTUNITY ZONE —



MIXED-USE BUILDING FOR SALE OR LEASE

Owner/User Opportunity



813 8TH STREET - GREELEY, CO 80631

This historic, well-maintained mixed-use building presents an exciting opportunity for business owners and investors in the heart of Downtown Greeley. The building's location provides a high level of exposure, visibility, and excellent foot-traffic from the thousands of residents, businesses, and other amenities within walking distance. This is a unique opportunity for business owners to own the space which they operate out of and simultaneously provides the potential of generating passive income by renting out the remainder of the building to other businesses.

The building was originally constructed in 1890 and is located within an Opportunity Zone in the City of Greeley's Commercial High Intensity (C-H) Zone District. This two-story, 10,750 square foot building can accommodate a variety of uses, including general retailers, restaurants, breweries and taprooms, fitness studios, showrooms and professional office suites.

Contact Brokers Regarding Available DDA Grants and Incentives.

Owner will consider a short term lease-back for the dance studio areas.



PRICE
\$1,750,000
(\$163/SF)



BUILDING SIZE
10,750 SF
(+1,500 SF Basement)



LOT SIZE
0.132 AC
(5,750 SF)

BUILDING Layout

GROUND FLOOR

SECOND FLOOR



The building is currently built-out for multiple tenants, including a dance studio and a brewery. Approximately half of the ground-floor is built-out as a brewery which offers a full bar and dining area, potential kitchen space, and a covered patio seating area in the front of the building, along 8th Street. The remainder of the ground-floor, and the entire second floor, is occupied by a dance studio, which has a modern reception area, two functional office suites, four dance/fitness studios, two locker rooms, and a lounge.

Additionally, there are two large display areas surrounding the primary entrance off 8th Street, and the basement of the building provides plenty of space for equipment storage or inventory.



BUILDING SIZE:

Ground Floor: 5,375 SF

Second Floor: 5,375 SF

Total Size: 10,750 SF

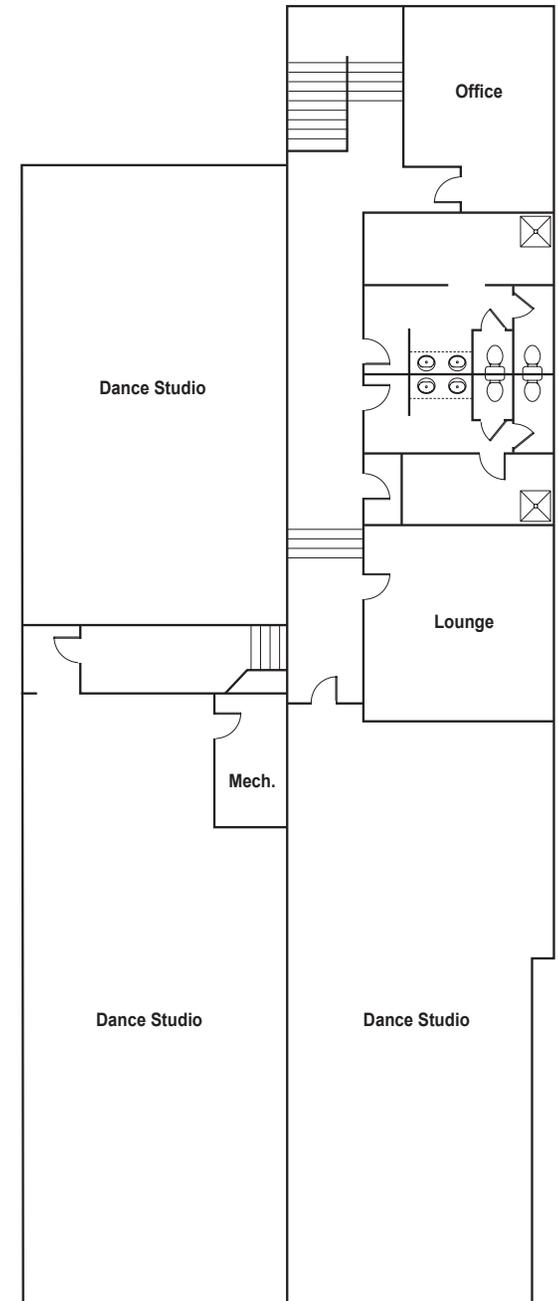
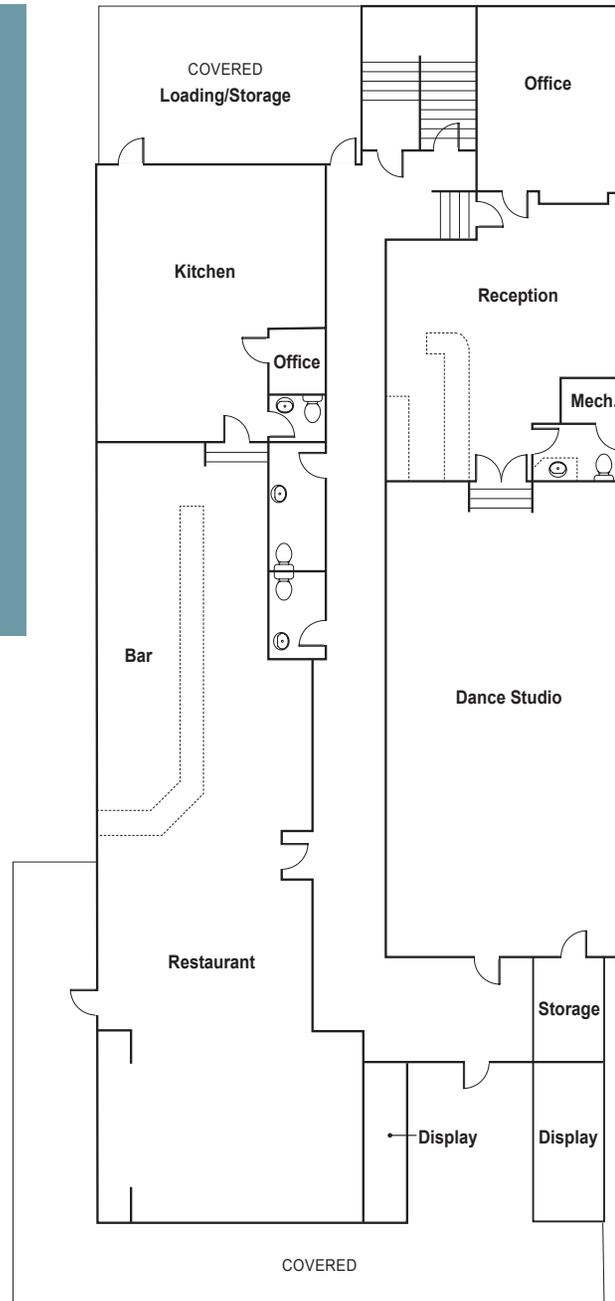
Basement: + 1,500 SF

LOT SIZE: 0.132 AC (5,750 SF)

YEAR BUILT: 1890

STORIES: 2 + Basement

ZONING: C-H: Commercial High Density



8TH STREET

LEASE Information

GROUND FLOOR



Downtown Restaurant/Taproom Available For Lease

This 2,800 RSF end-cap space offers a full bar and dining area, potential kitchen space, covered patio seating and access to the large basement area that can be utilized for equipment or inventory storage.

Contact Brokers Regarding Available DDA Grants and Incentives.

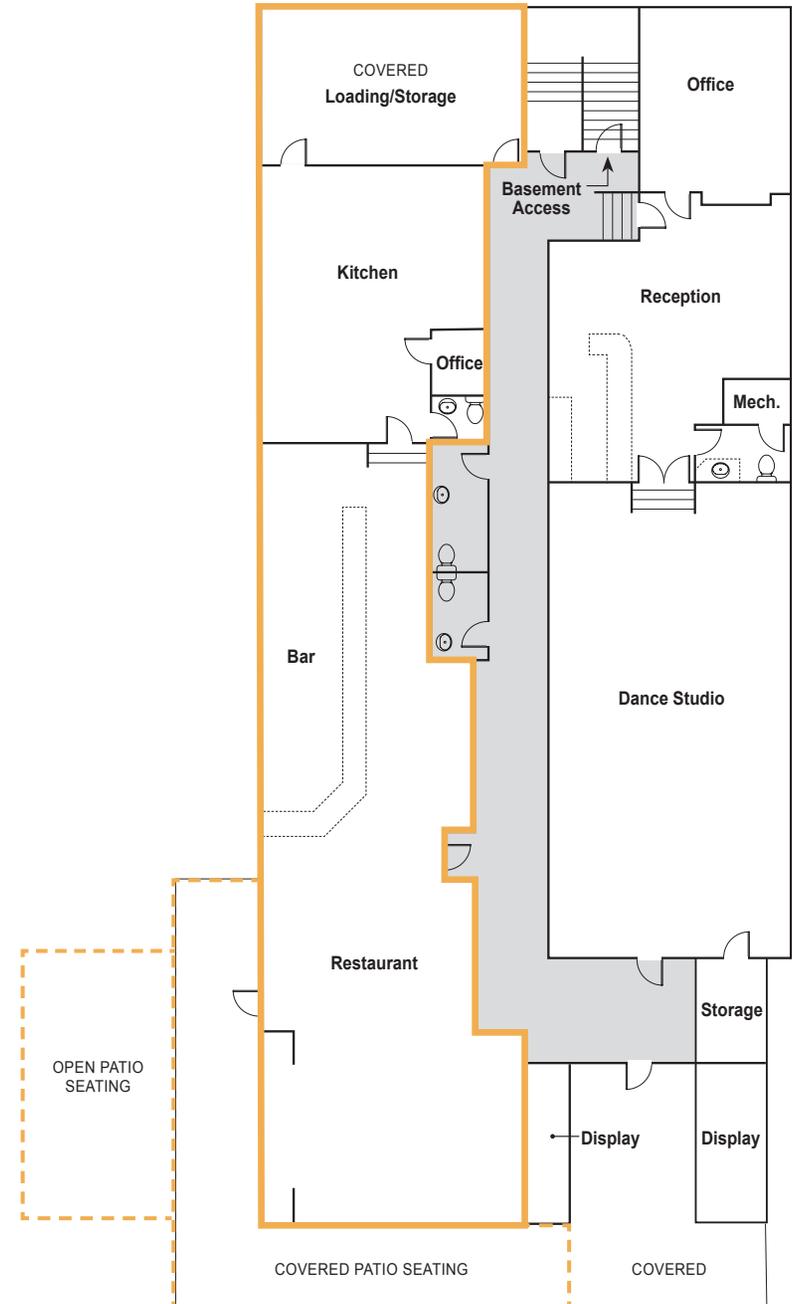
Lease terms and tenant improvement allowance negotiable.



FOR LEASE: **2,800 RSF (Ground Level)**

LEASE RATE: **\$14.00/SF NNN**

NNN ESTIMATE: **\$6.70/SF**



■ = Common Area - - - = Available Space

8TH STREET

BUILDING Interior

813 8TH STREET - GREELEY, CO 80631

This historic and well-maintained building's location provides a high level of exposure, visibility, and excellent foot-traffic.



A Unique Opportunity in the Heart of Downtown Greeley



LOCATION Overview

813 8TH STREET - GREELEY, CO 80631

Greeley at a Glance

Greeley is the county seat of Weld County, one of the four fastest growing places in the country. Located approximately 50 miles north of Denver between the South Platte and Cache la Poudre Rivers, Greeley is a flourishing community, with its western edge just 5 miles from I-25.

Greeley was primarily an agricultural development, with some of the first successfully irrigated farmland in the state. Agri-business still provides a firm economic base as Weld County ranks in the top 10 agricultural producing counties in the nation.

With a growing population of more than 113,000, Greeley residents enjoy all that Colorado has to offer with more than 300 days of sunshine, leadership in job creation, excellent healthcare, and spectacular views of the Rocky Mountains.



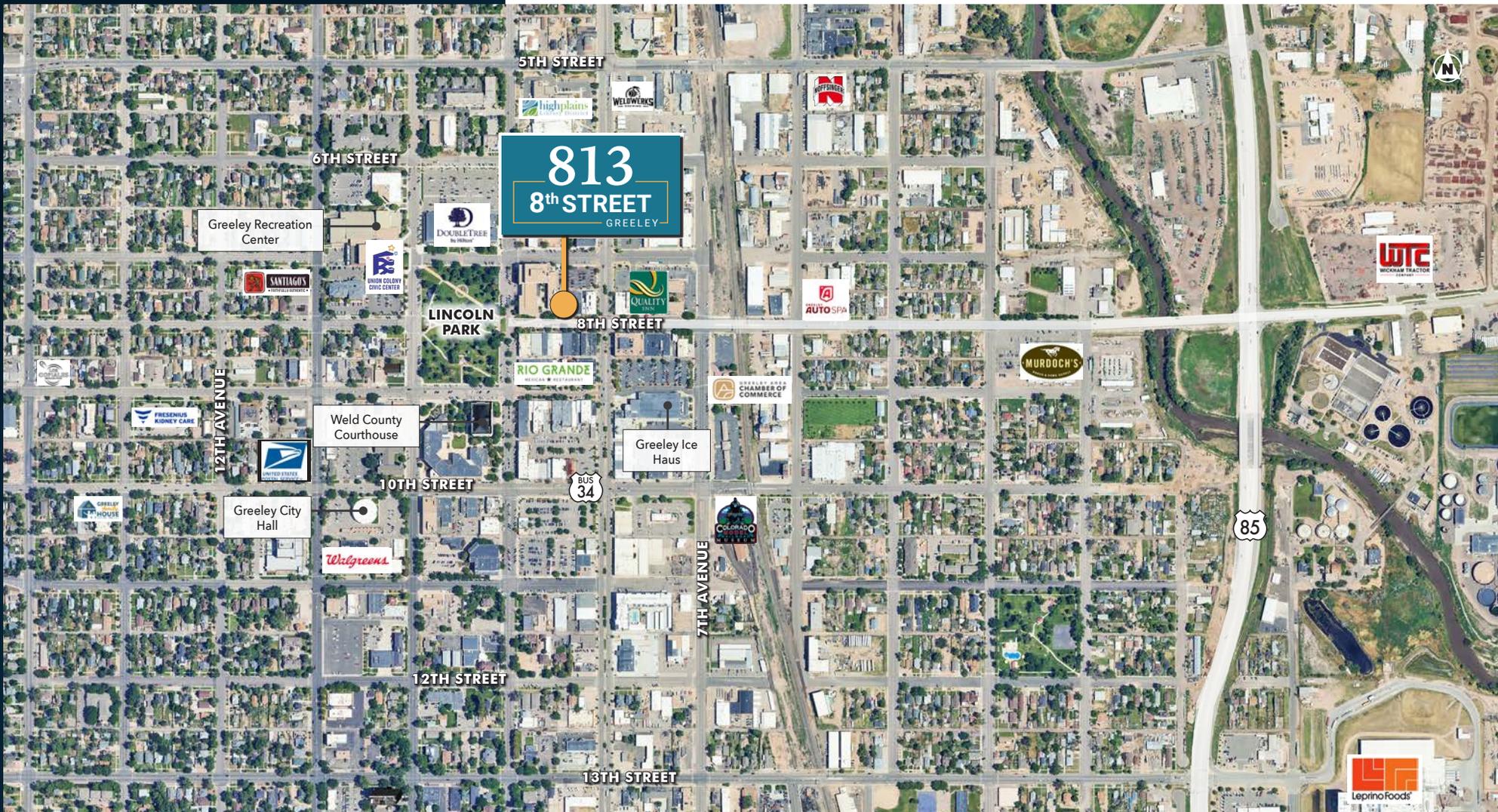
LOCATION Overview

813 8TH STREET - GREELEY, CO 80631



Greeley's positive business climate and welcoming culture have become a draw for new residents, visitors, and businesses looking to succeed. Greeley has something for everyone with rich cultural diversity, affordable housing, low tax rates, excellent educational opportunities, and a high-quality workforce. Being a vibrant community means steady growth, great schools and neighborhoods, and an array of shopping and dining choices. The local lifestyle offers plenty of opportunities to make friends and enjoy leisure time.

Visit Greeley and experience the welcoming and friendly nature of the community.



813
8th STREET
GREELEY

CONTACT

PETE KELLY, CCIM, SIOR

pete.kelly@cbre.com
+1 970 372 3846

TRENT MCFALL

trent.mcfall@cbre.com
+1 970 231 0697



WWW.CBRE.COM/COLORADO

— DOWNTOWN GREELEY OPPORTUNITY

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 020326