

REALTEC

COMMERCIAL REAL ESTATE SERVICES

FOR SALE / LEASE



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THREE OFFICES SERVING NORTHERN COLORADO
FOR OVER 30 YEARS - FORT COLLINS, GREELEY,
AND LOVELAND

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ST. MICHAEL'S TOWN SQUARE OFFICE CONDOMINIUM

6500 W. 29TH STREET, #201 | GREELEY, CO 80634



PROPERTY SUMMARY

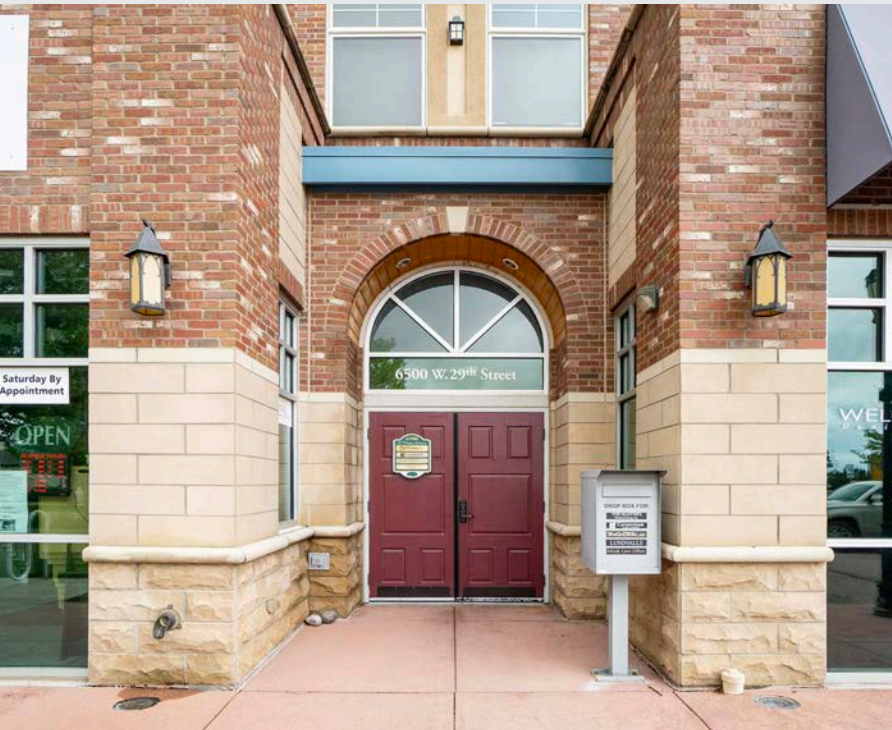
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Realtec Greeley is pleased to provide you the opportunity to purchase this premier office condominium in west Greeley. Located in the St. Michael's Town Square, a professionally managed mixed-use project in the heart of the St. Michael's subdivision. This condominium is located in the shadow of the UC Health Greeley Hospital and Medical Clinic. Currently the majority of the building is owner-occupied. Various lease scenarios possible, inquire with broker about details.



PROPERTY INFORMATION

Address: 6500 W. 29th Street, Unit 201
Greeley, CO 80634

Square Footage: 10,886 SF

Zoning: Commercial High (C-H),
City of Greeley

Association: St. Michael's Town Square

Year of Construction: 2007

Stories: Two - condo comprises the
entirety of the second floor

SALE INFORMATION

Sale Price: \$2,550,000.00

Sale Price Per Square Foot: \$234.25 SF

2024 Property Taxes: \$56,348.70

LEASE INFORMATION

Suite 220/230: 1,000 - 3,211 SF

Suite 240: 3,395 SF

Lease Rate: \$17.50 - \$19.00/SF

2025 NNN Estimate: \$11.30/SF

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SURROUNDING BUSINESSES	
1	KinderCare
2	Sola Salon Studios
3	Coco's Café
4	Edward Jones
5	Get Some Liquor
6	A Place for Him Barber Shop (First Floor)
7	Hola Wellness (First Floor)
8	Lash + Co (First Floor)
9	Alpine Ear, Nose & Throat PLLC (First Floor)
10	Apple One
11	The Pharmacy at St. Michael's
12	St. Michael's Companion Animal Hospital
13	The Tavern at St. Michael's
14	Modern Hair Company AVEDA Salon & Spa
15	Bear Tooth Dental
16	Amphitheater
17	First Farm Bank
18	Clearwater Dental
19	Vacant
20	True Safety
21	Keller Williams
22	La Mariposa Restaurant and Margarita House



PROPERTY SUMMARY

SITE PLAN

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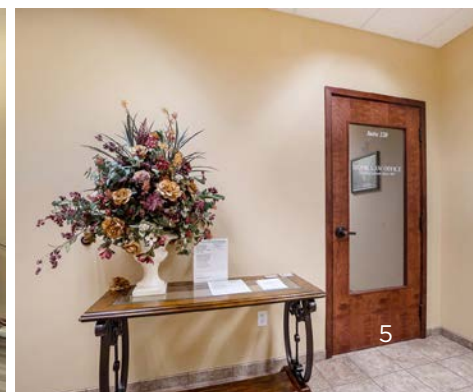
FEATURED PROPERTY INTERIOR PHOTOS

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FLOOR PLAN BUILDING #201

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Size: 10,886 SF

Flexible design allows for single- or multi-tenant occupancy

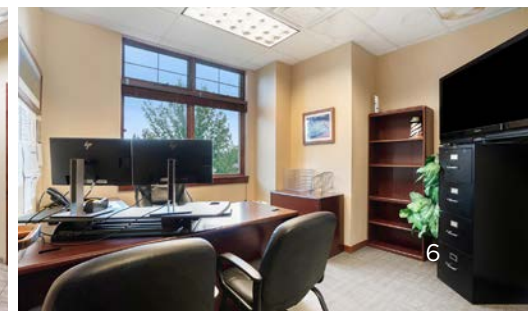
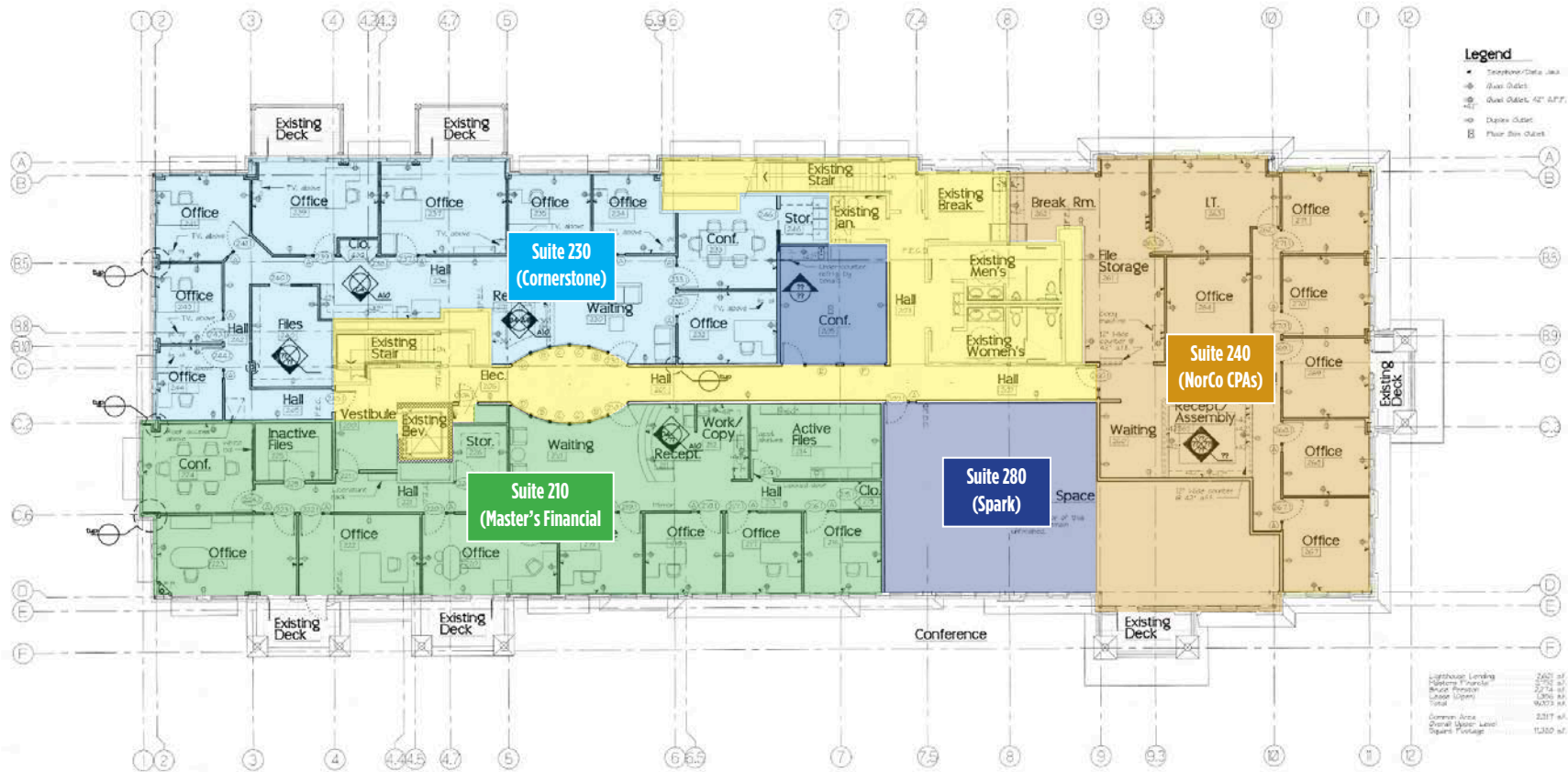
High-end finishes

Multiple decks

Elevator served

Signage - building and project monument

= Common Area



LEASING FLOOR PLAN

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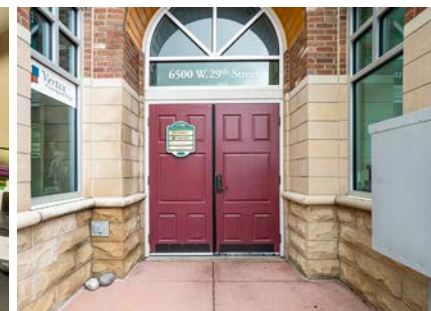
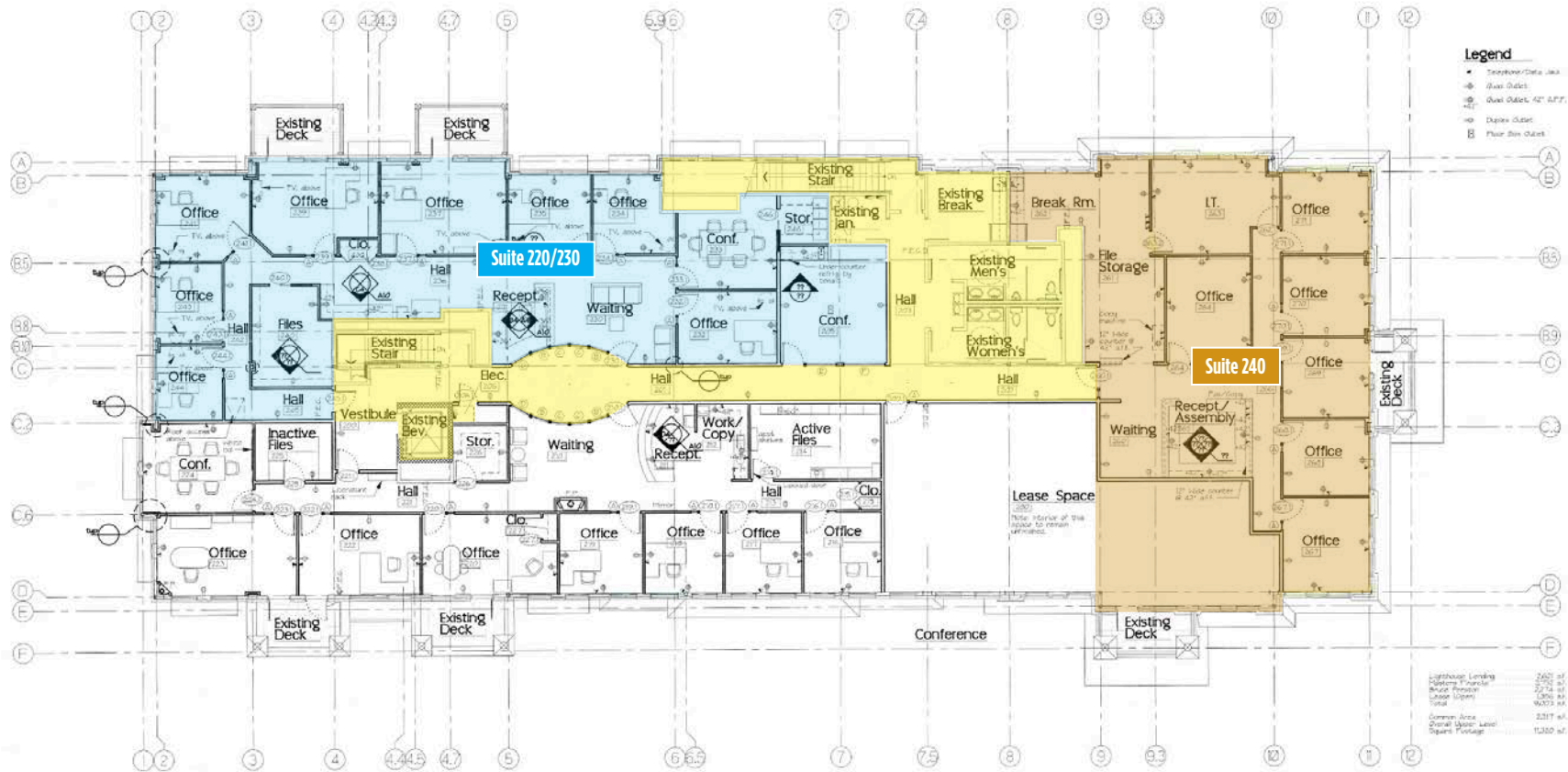
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Size:

= Suite 220/230 (1,000 - 3,211 SF)

= Suite 240 (3,395 SF)

= Common Area



NEIGHBORHOOD INFO

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St. Michael's is a master-planned, mixed-use development at the intersection of Highway 34 and 65th Avenue in west Greeley. This development is Greeley's Medical providers have made a major investment in west Greeley including UCHealth's \$180M hospital (2018) and Orthopedic Center of the Rockies' 46,934 sf surgery center (opening May 2024).



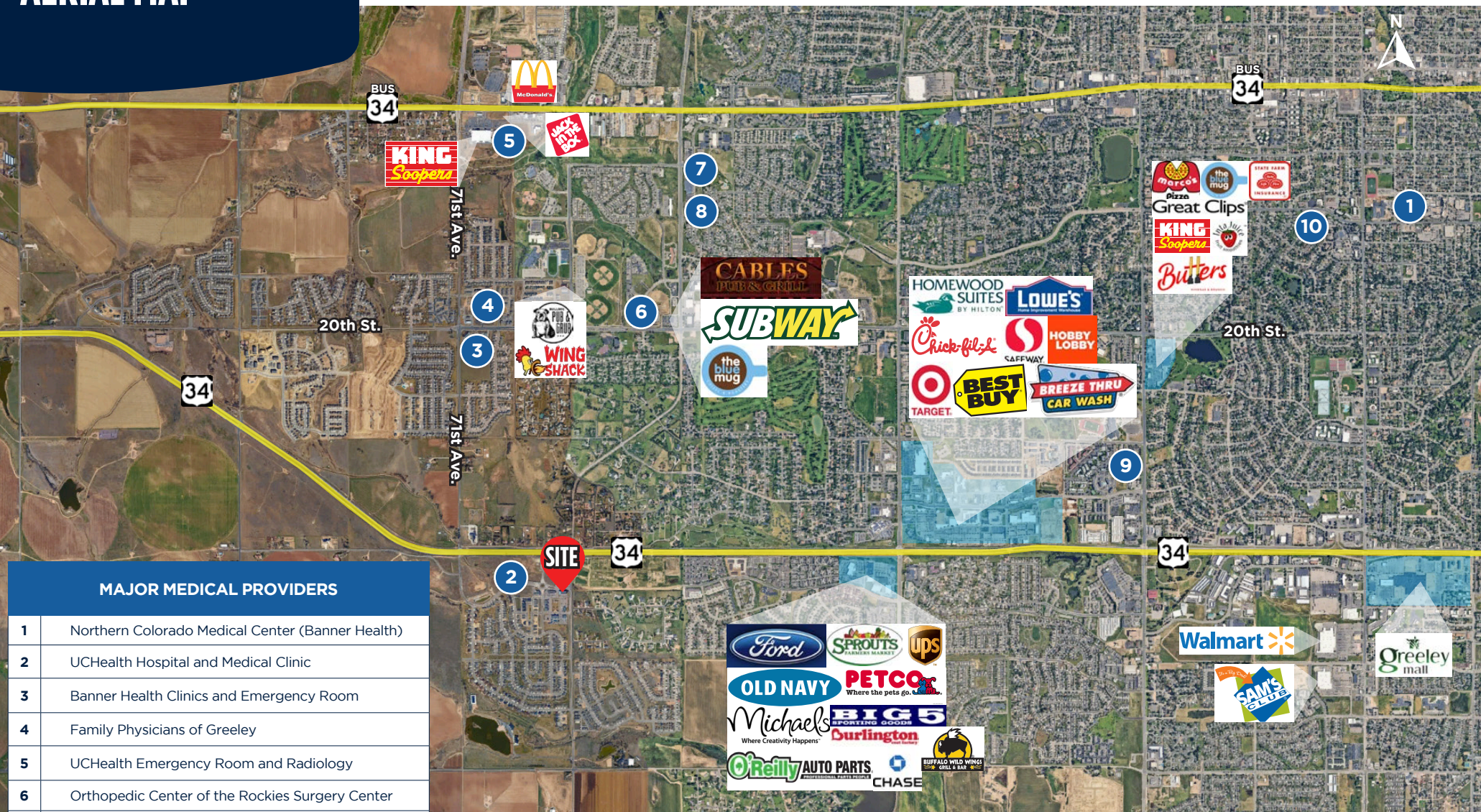
LOCAL AERIAL MAP

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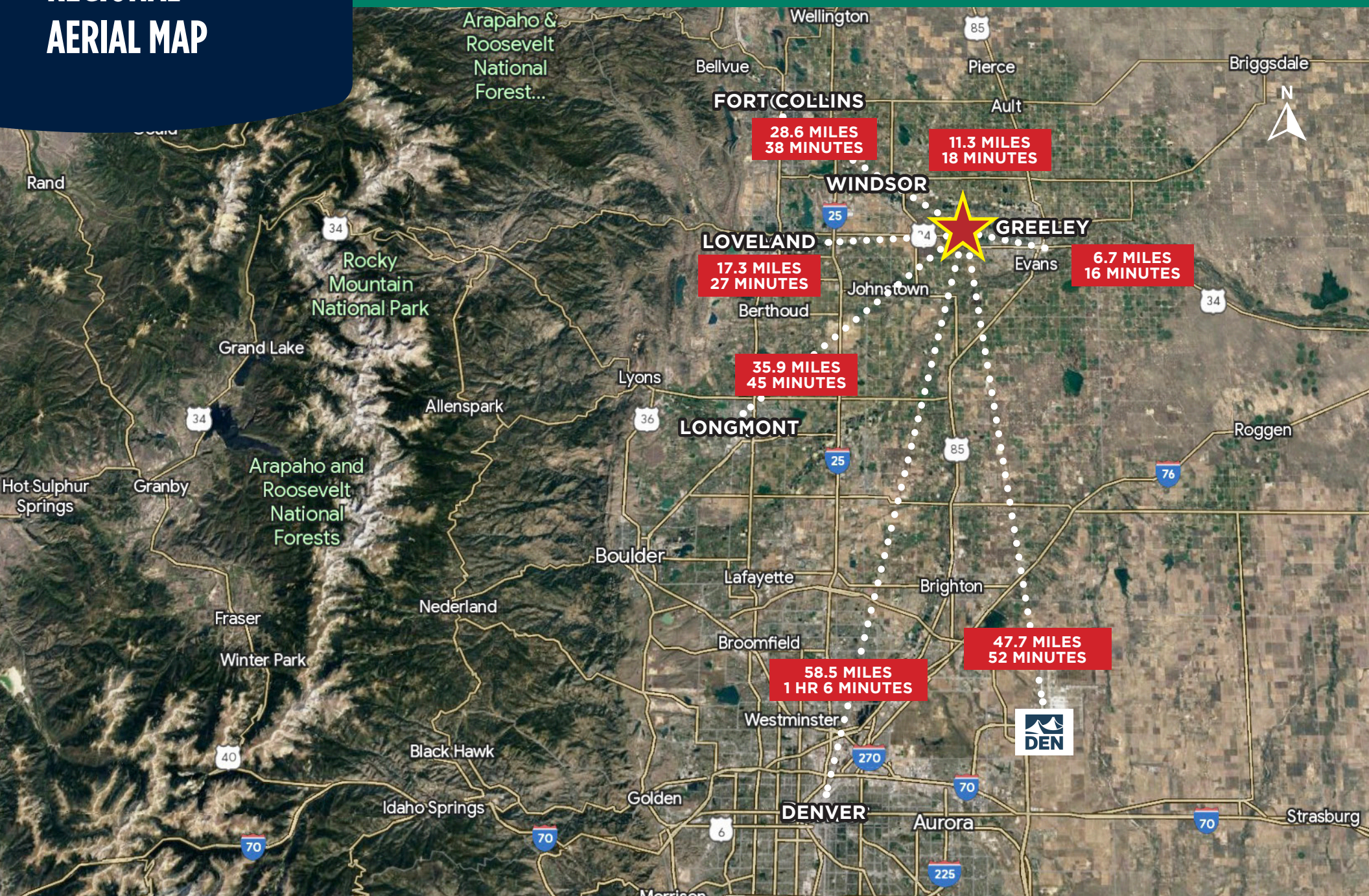
REGIONAL AERIAL MAP

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DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	5,606	5,918	48,323	53,666	119,945	127,626
Households	2,013	2,156	18,160	20,383	43,149	46,376
Median HH Income	\$118,003	\$139,007	\$94,412	\$107,822	\$80,125	\$93,975
Average HH Income	\$142,410	\$163,069	\$120,264	\$139,957	\$102,637	\$120,236
Median Age	37.0	38.1	35.8	37.0	33.8	35.1

(Source: Esri 2024)

ABOUT GREELEY

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GREELEY HIGHLIGHTS AND DEMOGRAPHICS

Situated between the Cache La Poudre and South Platte rivers, just east of I-25, Greeley is 55 miles north of Denver and 52 miles south of Cheyenne, Wyoming. Greeley is a vibrant and flourishing community in Weld County. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare, and technology. Annually, hosts the Greeley Independence Stampede, a ten-day event including rodeos, concerts, carnival, and 4th of July parade, which is the largest Independence Day celebration in the United States. It also hosts the annual Greeley Blues Jam that brings in artists and fans from far and wide for the 2-day event.

EMPLOYMENT

Greeley's economy has a diverse mix of agricultural, manufacturing, healthcare, education, and service-related businesses. Some of the larger employers include JBS, Banner Health, State Farm, Colorado Premium Foods, Leprino Foods, Hensel Phelps, UC Health, University of Northern Colorado, AIMS Community College, and Chevron. Together these companies employ 14,447 people in the immediate area.

WELD COUNTY

Greeley is the county seat and the most populated municipality in Weld County. Weld County is an agricultural and oil empire that covers 2.5 million acres (4,017 square miles) of which approximately 75 percent is devoted to farming and livestock. Weld County's agricultural products create over \$1 billion in market value annually, making it one of the richest in the nation. The county also accounts for 79 percent of the state's oil production and 54 percent of its gas production.

DEMOGRAPHICS AND HOUSING

Greeley is a young thriving city with a population of 112,816 and an average age of 31.7. The average growth rate is 2.78 percent (1-/22-10/23) and is predicted to stay strong through 2050. The unemployment rate is 3.3 percent with an average household income of \$74,300. The average home price is currently \$441,000 with 64 days on the market.

UNIVERSITY OF NORTHERN COLORADO

Beginning as the State Normal School of Colorado in 1889 and after several name changes, they gained university status and became the University of Northern Colorado in 1970. Current enrollment at UNC is 9,067 with 6,616 being under-graduate students. UNC has a diverse curriculum offered in five (5) colleges with 100 different undergraduate programs supported by 1,448 faculty and staff members. For more information, refer to the UNC website www.unco.edu. Athletics are an important aspect of the University of Northern Colorado with the Bears competing in (football, basketball, volleyball, baseball wrestling and many other sports). They are proud members of the Big Sky Conference.

CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity, and moderate winters. Average temperatures are 84 degrees during the summer and 45 degrees in the winter. Annual rainfall is 16 inches and winters average 57 inches of snow per year.

ACCOLADES

- #10 fastest growing metro (2022-23, Site Seer)
- Fastest growing Colorado county (2010-20, Census)
- Ranked the 4th best place to live in Colorado (February 2021)

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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Greeley
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