

# NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT IN GREELEY, COLORADO

## UPTOWN

MORE PEOPLE MOVING  
TO GREELEY THAN ANY  
OTHER LARGE  
COLORADO CITY

*US Census: 2024*



*\*Representative Photos*

**WEST GREELEY'S FUTURE RETAIL ANCHORED MIXED-USE DEVELOPMENT AT THE  
PROMINENT SIGNALIZED INTERSECTION OF HIGHWAY 34 & COUNTY ROAD 17**

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# Uptown Overview



\*Representative Photo

## Uptown Overview

Uptown is a new mixed-use, master planned, development coming to Northern Colorado, strategically located along the bustling Highway 34 corridor at the signalized intersection of CR 17. This dynamic project will offer a blend of retail, entertainment, medical facilities, lodging options, multifamily housing and industrial. Uptown is poised to redefine the commercial landscape in the west Greeley/Windsor area offering a vibrant and integrated environment for businesses and residents alike. Don't miss the chance to be a part of this exciting opportunity in a rapidly growing region.

Representative infrastructure/road improvements video: [click here](#)

The area is experiencing tremendous growth and is located directly to the south of the proposed billion-dollar Cascadia project featuring a Colorado Eagles minor-league hockey team, youth hockey rinks, an indoor water park with 12 water slides, a hotel and convention area, and eventually more than 6,000 residential housing units at full build-out.

## Opportunity Details

### ENTITLEMENTS

- Annexed within the City of Greeley. Proposed zoning: C-H & I-M.
- Conceptual master plan for [Uptown](#)

### METRO DISTRICT

- To be formed - Mill levy is currently 74.207

### MUNICIPAL FEES IN THE AREA

- City of Greeley Development Impact Fees: [click here](#)
- Raw Water Dedication Requirements: [click here](#)
- Raw Water Dedication: [click here](#)

### ACCESS AND UTILITIES

- Sites at Uptown will generally be delivered with access and utilities at, or adjacent to, the property with off-site detention or as otherwise agreed to.
- Water and Sewer provider: City of Greeley.
- Electric & Gas provider: Xcel Energy.

## LOCATION MAP & NEARBY CATALYSTS



**Northern Colorado Regional Airport**



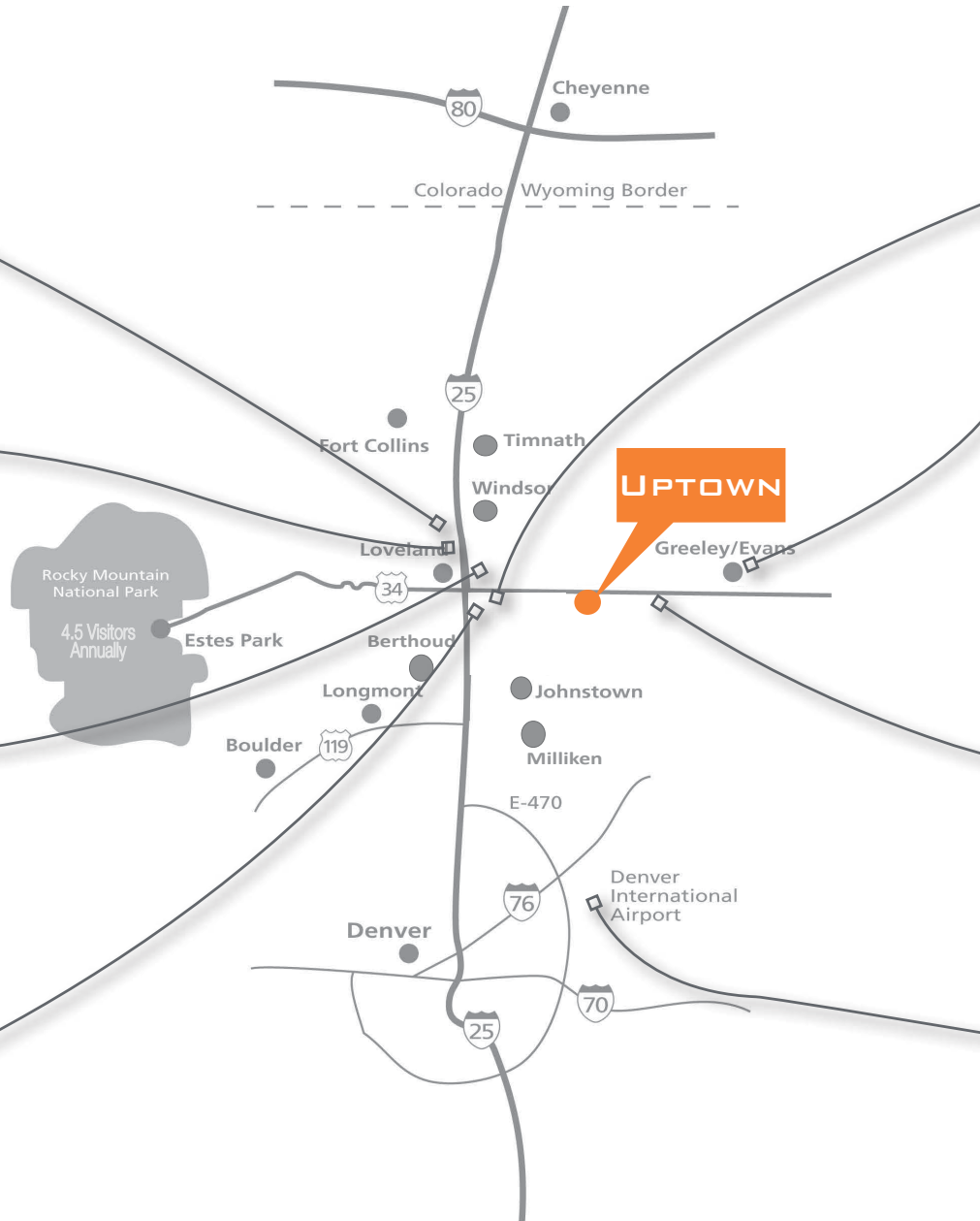
**Medical Center of the Rockies  
- Regional Hospital**



**Blue Arena Event Center  
6,800 Seats**



**SCHEELS at Johnstown Plaza  
250,000 SQ FT**



**The Promenade Shops at  
Centerra - 674,622 SQ FT**



**University of Northern Colorado  
2024 Enrollment - 7,595**



**UCHealth - Greeley Hospital**



**Denver International Airport**

## DEMOGRAPHICS & GROWTH TRENDS

	5-MILES	10-MILES	15-MILES
2025 Est. Population	46,246	260,775	514,066
2030 Projected Population	54,067	289,920	556,026
2025 Est. Avg. HH Income	\$139,675	\$125,858	\$120,057
Median Age	36.7	37.1	37.3
Daytime Employment	20,811	115,541	255,763

Source: Site To Business - July 2025

## GROWTH

Weld County has projected growth of 31.9% between the years of 2015 and 2025. The 31.9% represents an additional 91,157 people moving into the County over the last 10 years.

## PRO BUSINESS

Weld County and Colorado both have a pro-growth and pro-business attitude. There are a range of economic incentives, resources, and loan programs that aim to assist new and existing businesses. Weld County is the only county in Colorado that is debt free.

## INCORPORATED TOWNS

Weld County is home to 31 incorporated towns. Many of these towns are the fastest growing in Colorado.

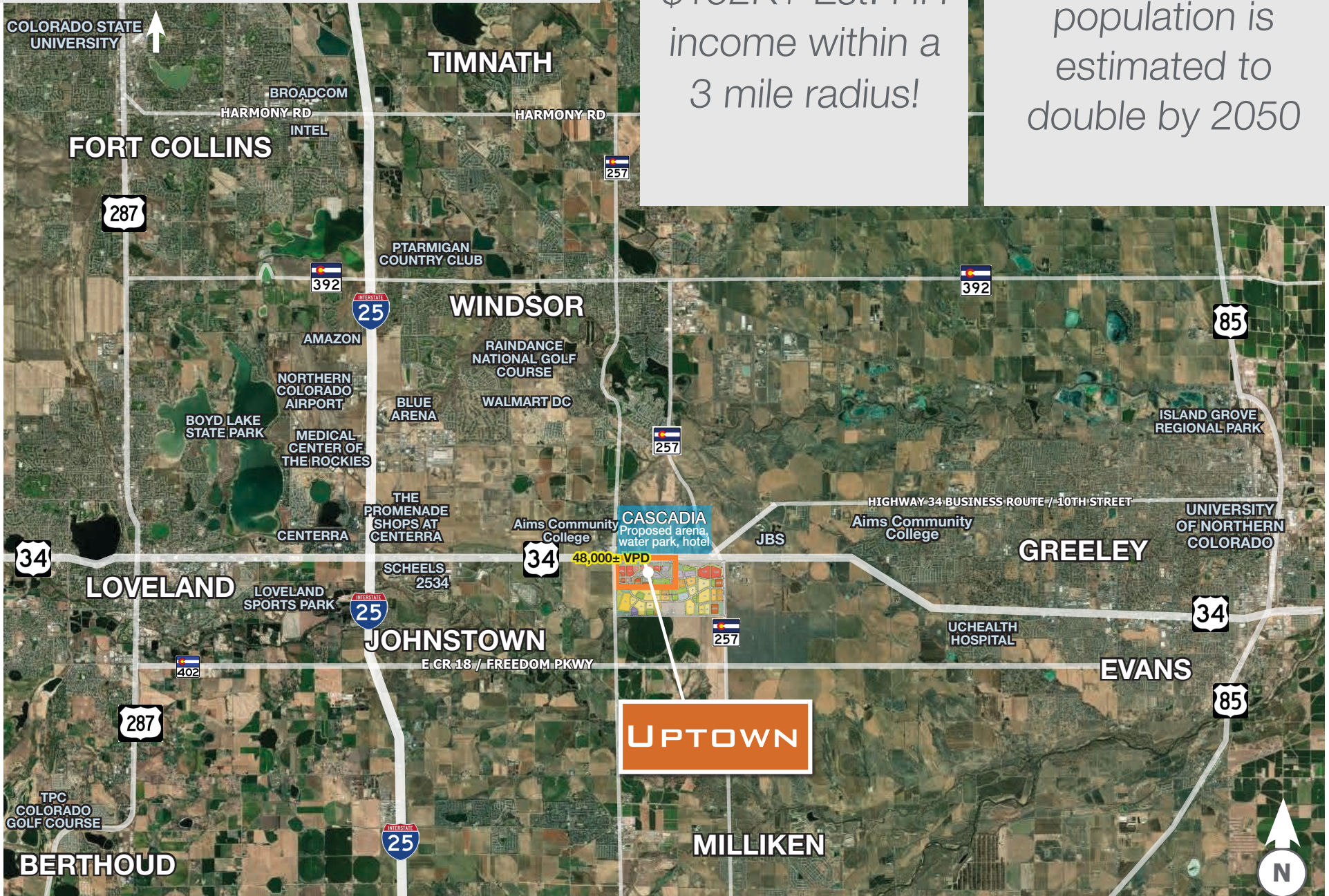
Source: Upstate Colorado



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



## REGIONAL MAP



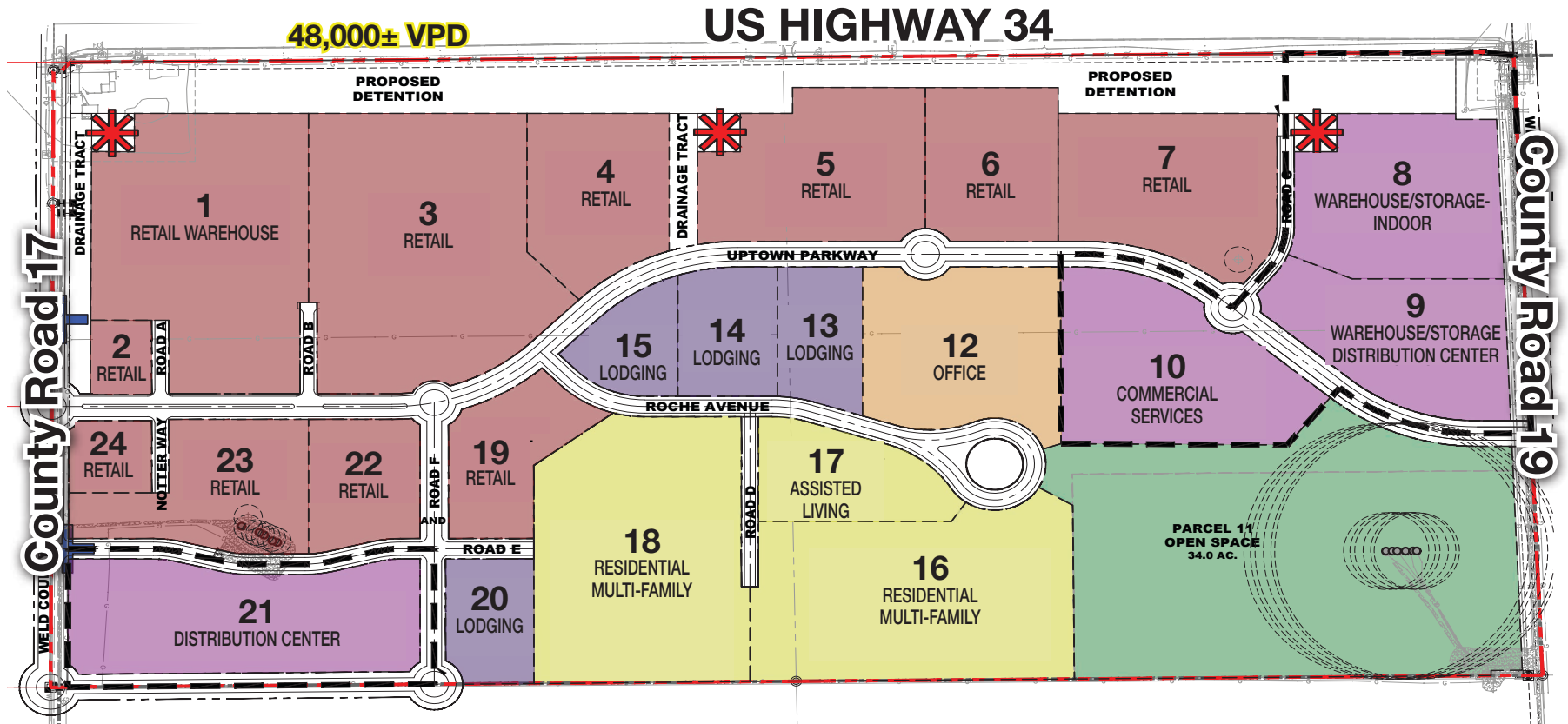
# UPTOWN



## UPTOWN ESTIMATED BUILD-OUT POTENTIAL:

Retail & Restaurant:	775,000 SF
Lodging:	500 Rooms
Office:	86,000 SF
Industrial:	360,000 SF
MF & Assisted Living:	970 Units

# CONCEPTUAL PLAN



RETAIL	SITE SIZE	EST. BUILD-OUT
#1	16.7± AC.	145,490 SF
#2	1.5± AC.	13,068 SF
#3	19.1± AC.	166,399 SF
#4	7.1± AC.	61,855 SF
#5	9.7± AC.	84,506 SF
#6	7.1± AC.	55,757 SF
#7	10.0± AC.	87,120 SF
#19	4.9± AC.	42,689 SF
#22	4.4± AC.	38,333 SF
#23	7.2± AC.	62,726 SF
#24	1.9± AC.	16,553 SF

LODGING	SITE SIZE	EST. # OF ROOMS
#13	3.7± AC.	125
#14	4.0± AC.	125
#15	3.0± AC.	125
#20	3.4± AC.	125

RESIDENTIAL	SITE SIZE	EST. # OF DU'S
#16	16.7± AC.	418
#17	5.1± AC.	128
#18	17.1± AC.	428

INDUSTRIAL	SITE SIZE	EST. BUILD-OUT
#8	10.0± AC.	87,120 SF
#9	8.7± AC.	75,794 SF
#10	10.9± AC.	94,961 SF
#21	11.9± AC.	103,673 SF

PROPOSED INDUSTRIAL MEDIUM ZONING (I-M)

OFFICE	SITE SIZE	EST. BUILD-OUT
#12	9.9± AC.	86,249 SF

# CONCEPTUAL PLANS FOR UPTOWN AND DELANTERO

**HIGHLY VISIBLE COMMERCIAL SITES ALONG THE BUSY US HIGHWAY 34 CORRIDOR!**

**ESTIMATED ROOFTOP BUILD-OUT POTENTIAL:**

Uptown: Up to 972 Units  
Delantero: Up to 3,600 Units

