



VIRTUAL PROPERTY TOUR - CLICK LINK: [youtube.com](https://www.youtube.com)

VERSATILE COMMERCIAL FLEX BUILDING AVAILABLE

PROPERTY INFO:

LEASE RATE:	\$14.25/SF Modified Gross Lease
BUILDING SIZE:	6,723 SF
LOT SIZE:	0.42 ACRES
ZONING CODE:	"C-H", Commercial High-Intensity
TRAFFIC COUNTS:	9,511 AADT (9th St.) 9,802 AADT (23rd Ave.)

FEATURES:

- Versatile Commercial Flex Building ideal for retail, office, or other commercial use requiring shop/storage space (13' x 12'h OHD); building area can be demised for multiple tenants
- Fronts 9th Street close to major intersection with 23rd Avenue
- Ample off-street parking available
- Excess lot area on west end offers additional parking, storage, or possible building expansion
- Availability May 1, 2026
- Tenant responsibility for maintenance expenses and utilities
- Exterior upgrades to facade and parking lot coming Spring 2026

FEATURED PROPERTY

2207 9TH STREET • GREELEY, CO 80631



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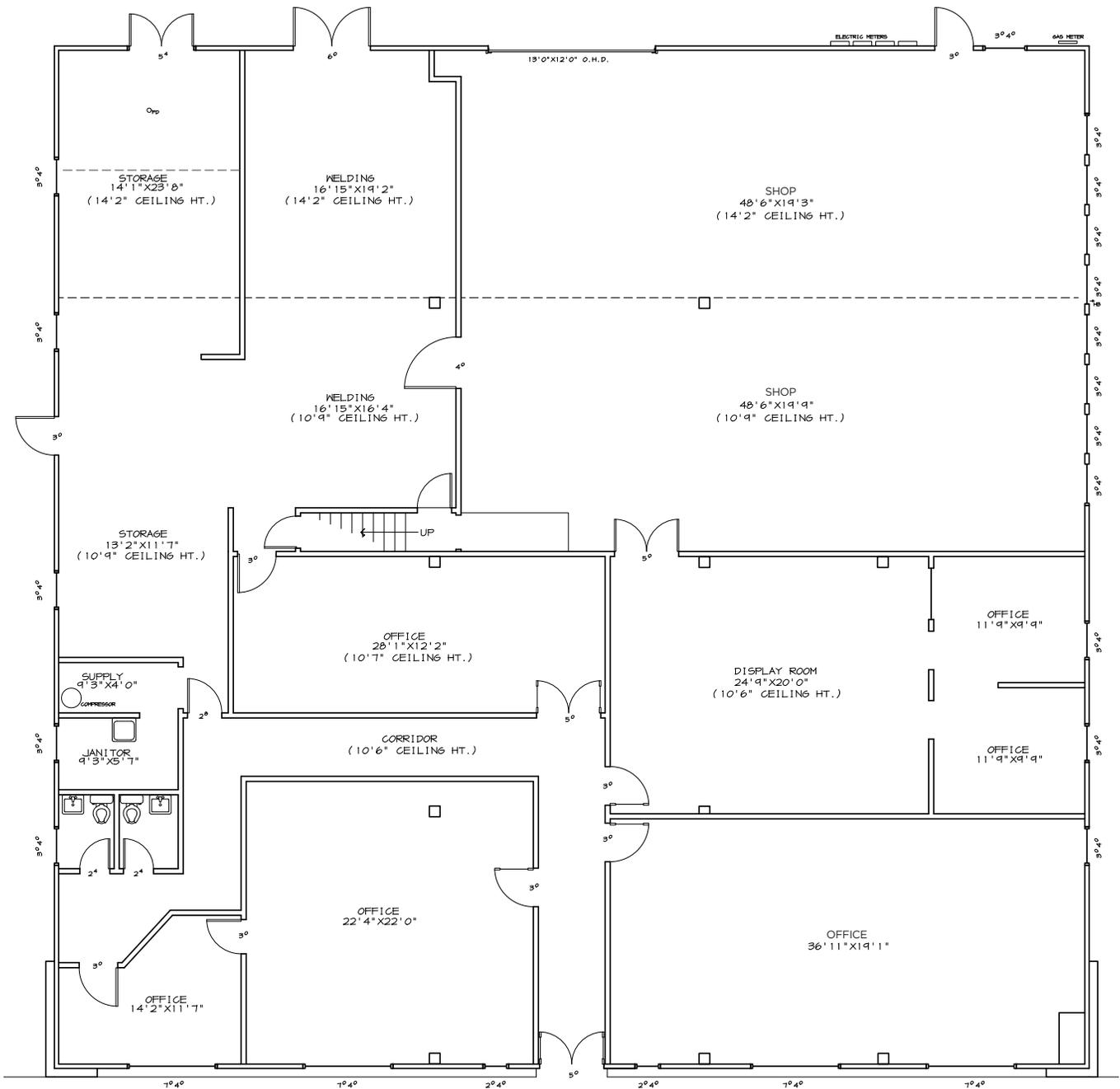
NICK BERRYMAN Broker/Partner

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nberryman@realtecgreeley.com

FLOOR PLAN & DEMOGRAPHICS

2207 9TH STREET • GREELEY, CO 80631



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
Population	20,776	21,660	92,735	98,296	139,486	149,618
Households	7,384	7,742	32,965	35,208	50,081	54,117
Median HH Income	\$53,886	\$61,216	\$63,128	\$71,171	\$69,654	\$79,075
Average HH Income	\$68,137	\$75,193	\$83,610	\$91,787	\$91,122	\$100,816
Median Age	32.1	33.3	32.5	33.8	33.4	34.9

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SITE LOCATION

2207 9TH STREET • GREELEY, CO 80631

20.1

MILES
TO LOVELAND

31.9

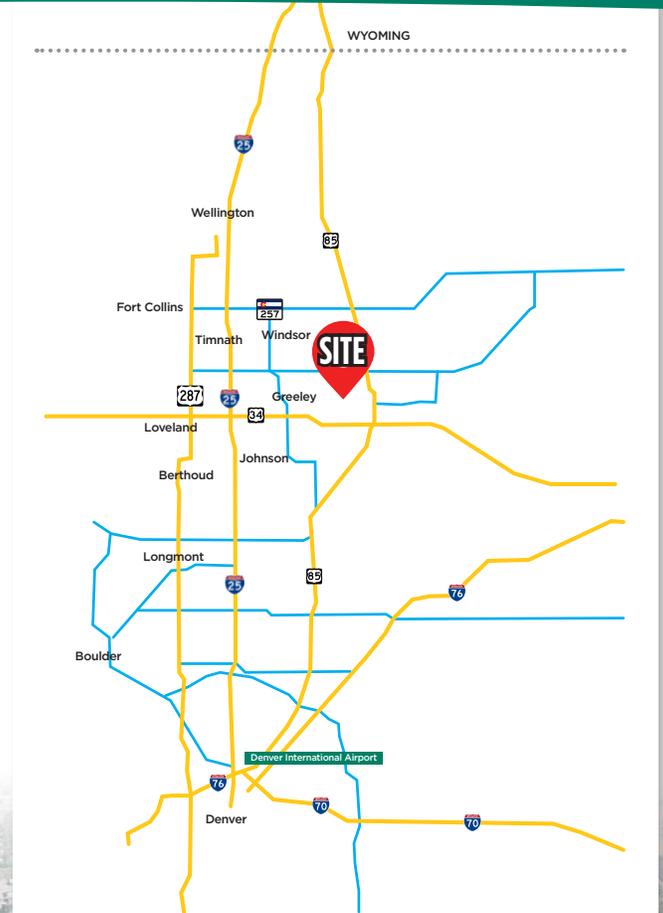
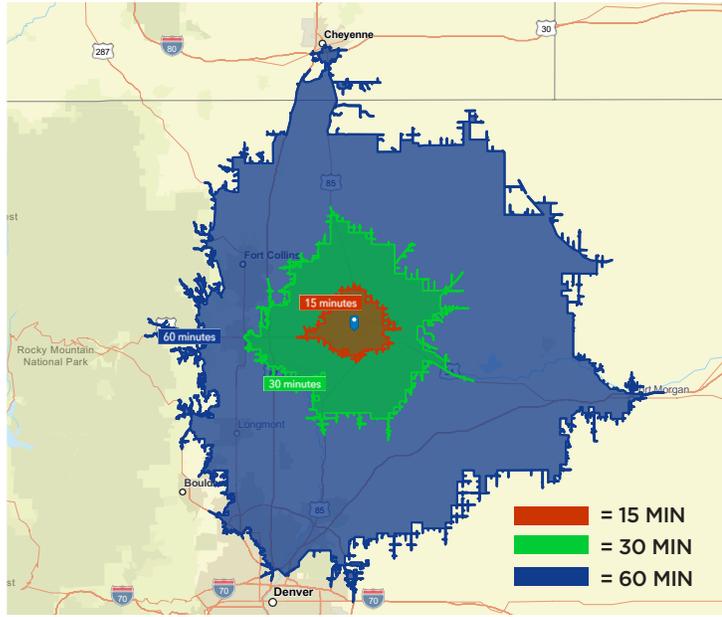
MILES
TO FORT COLLINS

68.1

MILES
TO CHEYENNE

54.3

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
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970.593.9900

Greeley

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