



HIGH EXPOSURE COMMERCIAL OPPORTUNITIES

JOIN 7-ELEVEN/CONOCO, THE WASHAWAY CAR WASH & 4TH STREET RV & BOAT. GREAT EXPOSURE ON 'HARD CORNER'

ZONING CODE: (C-H) Commercial High Intensity

AVAILABLE: 0.859 Ac. /37,418 SF

SALE PRICE: \$730,000 (\$19.50/SF)

FEATURES:

- Retail/Commercial pad located in business-friendly City of Greeley
- Located in an underserved corridor. One of Greeley's primary East-West thoroughfares
- Water, gas, electricity available - Permit ready
- Easy access to W Greeley, Greeley's CBD or growing areas of Eaton or Severance to the north
- Traffic Count: 12,198 (W 4th Street) and 11,126 (35th Avenue)



Gage Osthoff

970.396.5166

gosthoff@realtecgreeley.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

Doris Bolton

949.331.2916

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DEMOCRAPHICS

NWC W. 4TH ST. & 35TH AVE. • GREELEY, CO 80634



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,768	16,596	79,303	83,424	143,257	150,974
Households	5,351	5,651	28,993	30,884	50,945	54,331
Median HH Income	\$61,958	\$76,789	\$67,331	\$80,764	\$72,495	\$84,936
Average HH Income	\$79,969	\$93,059	\$91,634	\$107,337	\$96,192	\$113,243
Median Home Value	\$336,961	\$446,650	\$431,806	\$536,712	\$426,069	\$527,640
Median Age	34.2	35.6	33.8	35	32.9	34.1



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SITE PLAN

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4TH STREET



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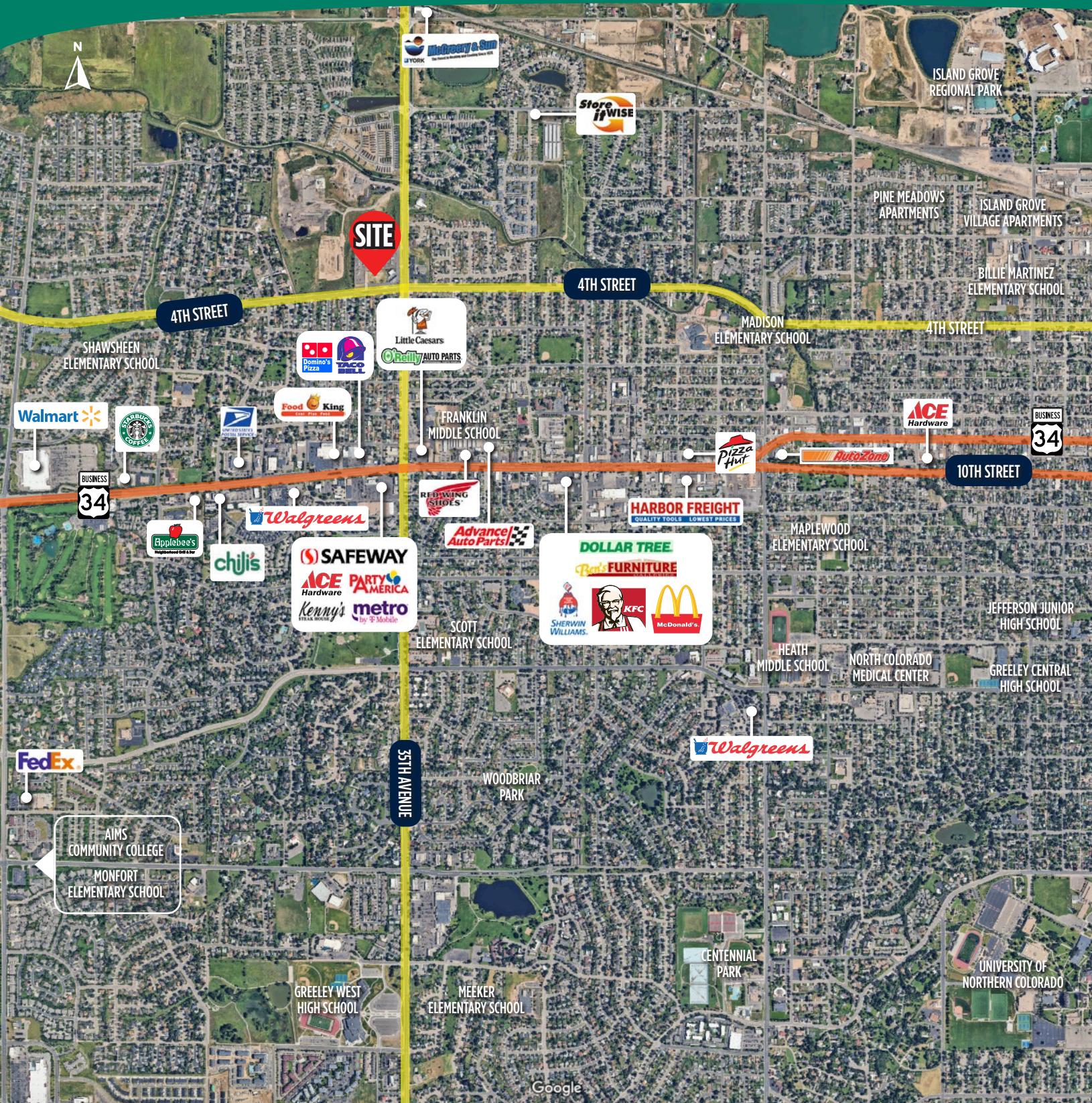
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LOCATION

NWC W. 4TH ST. & 35TH AVE. • GREELEY, CO 80634



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

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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COMMERCIAL REAL ESTATE SERVICES