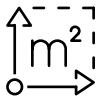




# FOR LEASE

5800 W 18TH STREET | GREELEY, CO

\$12.50/SF Estimated \$4.75 NNN



Up to 10,700 SF with  
demising options  
available



Zoned Commercial  
High Intensity (C-H)  
[Zoning Map](#) & [Municiple Code](#)



Market  
Northern Colorado

**JASON BILLINGS**

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**MARK BISHOP**

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The Group Real Estate is excited to offer up to 10,700 square feet for lease at 5800 W 18th St. Centrally located in midtown Greeley, the property offers great opportunities for office, medical, recreation, retail school, childcare, warehousing and research. With a total of 10,700 square feet available, demising options ready for the right use. Turn-key option for childcare and school.

**LOCATION:**

Corner of 59th Avenue and 61st Avenue

I-25 | 11.5 Miles

HWY 34 | 3.8 Miles

**PROPERTY INFORMATION:**

Price | \$12.50/SF + NNN

County | Weld

Parcel # | #095910327001

Property Type | Flex

Property Subtype | Industrial

Total Lot Size | Up to 10,700 (demising options available)

Zoning | Commercial High Intensity



# DEMOGRAPHICS

## GREELEY, CO

**Population** | 101,000 (2024)  
**Avg. Yearly Growth Rate** | 0.99%  
**Median Age** | 29.8 (2024)  
**Household Income** | \$58,611 (2024)  
**Size** | 46.66 Square Miles  
**Elevation** | 4,658 Ft  
**Unemployment Rate** | 5.10% (2024)

**TOP INDUSTRIES:**

**Management** | 11.6%  
**Office & Admin Support** | 10.5%  
**Sales & Related Occupations** | 9.54%  
**Construction & Extraction** | 8.11%  
**Production Occupations** | 6.1%  
**Education** | 5.52%  
**Food Prep & Serving** | 5.42%



Denver International  
Northern CO Regional  
Greeley-Weld County  
Cheyenne Regional



Great Western Railway  
Burlington Northern Santa-Fe  
Railway (BNSF)  
Union Pacific Railroad



I-25  
Highway 392  
Highway 257  
Highway 34



University of  
Northern Colorado  
Aims  
Community College

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[CLICK FOR PARCEL #](#)



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