

FOR SALE & LEASE

1029 9th Street
Greeley, CO 80634

OWNER/USER OPPORTUNITY

BUILDING SIZE
8,037 SF

AVAILABLE
LEASE: 4,235 SF
(OFFICE/LIGHT RETAIL)

LEASE RATE
\$17.00/SF MG*
*TENANT RESPONSIBLE FOR UTILITIES

SALE PRICE: \$1,200,000 (\$172.00 / SF)



PROPERTY FEATURES:

- Busy downtown corner location opportunity for owner/user or tenant
- Building partially leased to attorney and restaurant uses
- Vacant large office suite, and former home to long-time tenant KFKA radio station, now available for lease; includes 1,081 “bonus” SF in basement
- Located in Greeley Opportunity Zone

REALTEC
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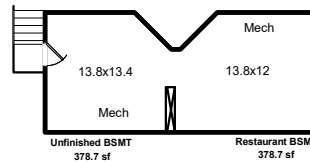
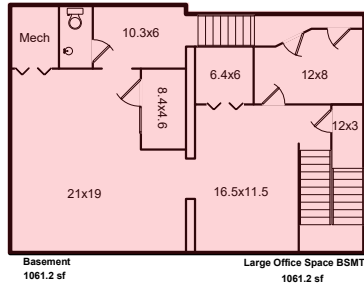
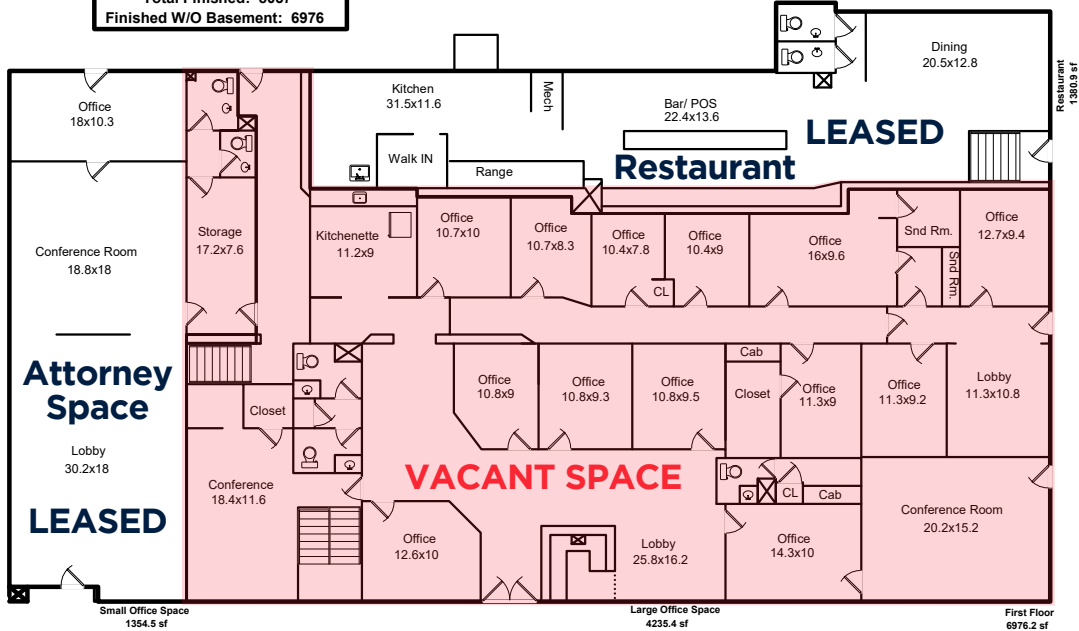
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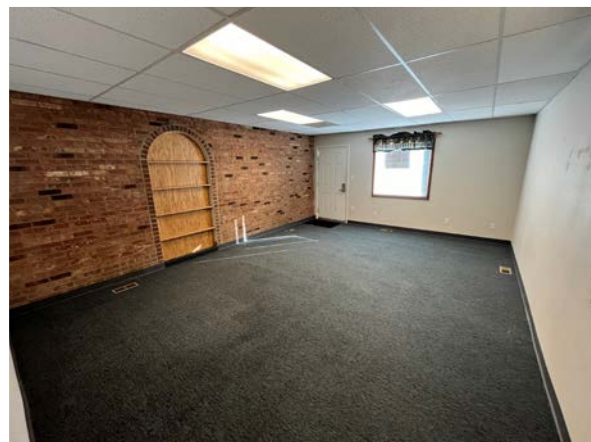
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FLOOR PLAN

1029 9th Street
Greeley, CO
Total Sq Ft: 8416
Total Finished: 8037
Finished W/O Basement: 6976

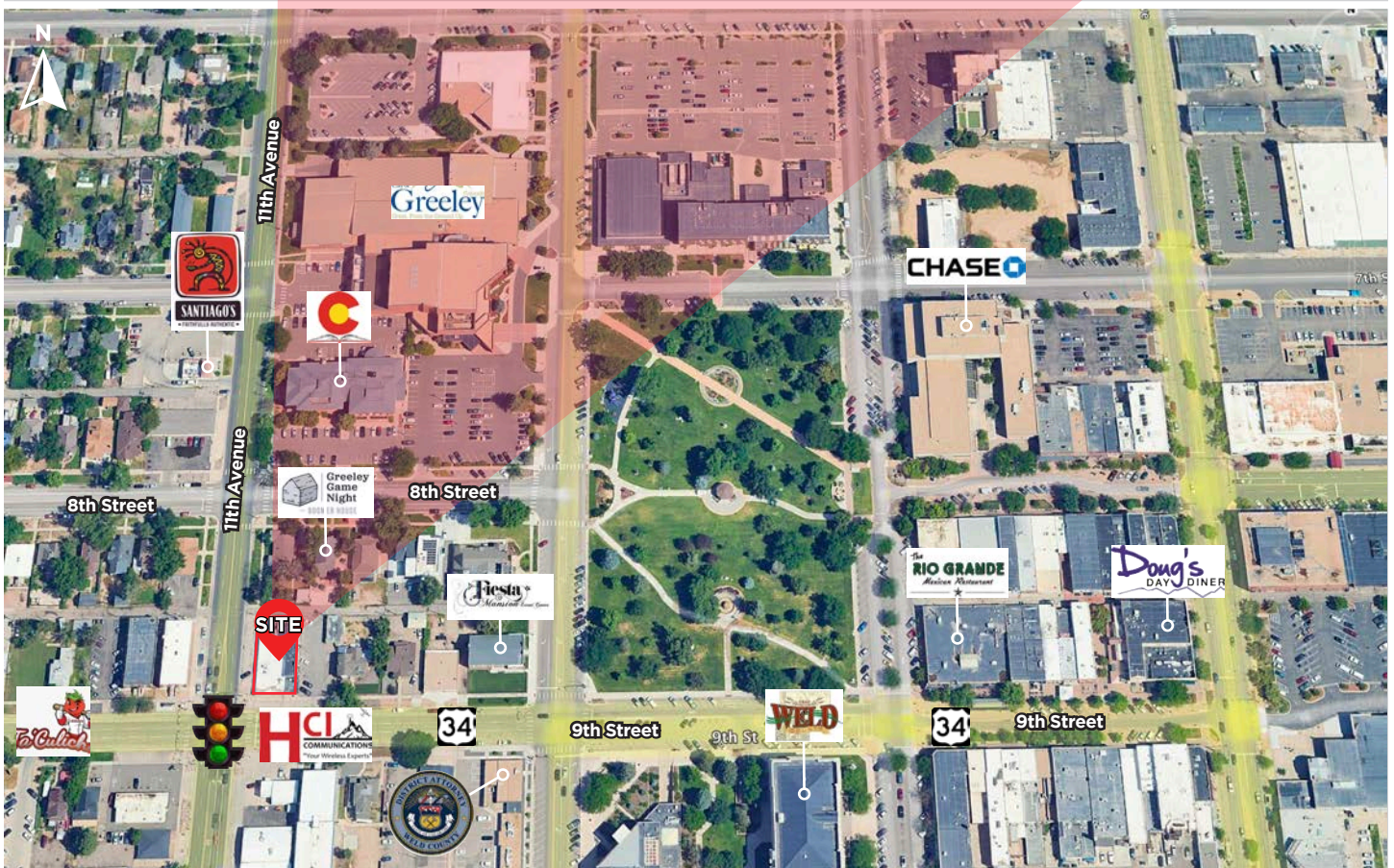


Scope of Work is on the Website
www.appraisaldimensions.com
11.17.2023
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GREELEY AT A GLANCE

- Incorporated: 1886
- 2015 Population: 100,000
- Land Area (square miles): 46.66
- Population Trend 2000-2015 Increase: 1.29%

GREELEY AREA INFORMATION

Weld County is surrounded by beauty in Northeastern Colorado, and it is top-ranked nationally for the agriculture products sold here. The oil and natural gas industry is thriving in Weld County, and it contributes over \$623 million to the economy.

Greeley itself sits on the high plains and people can view the gorgeous Rocky Mountains only 30 miles to the West. Sprawling farms and vast grasslands dominate land to the East, and the city enjoys a moderate one-hour driving distance from Denver to the South.

- Greeley MSA ranks as nation's fourth-fastest-growing (2017)
- Greeley Ranked 8th in Nation for Projected Growth in 2014 by HIS Global Insight Study
- Greeley MSA Ranked 10th on Milken Institute's 2013 Best Performing Cities Report
- Forbes Rankings:
 - Greeley ranked #5 "Best Small Cities for Jobs 2014".
 - Greeley ranked #4 "Best Places for Job Growth 2014".
 - Greeley ranked #20 "Best places for Business 2014".
- Weld County had the largest percentage increase in employment in the U.S. in 2013, booming 6% for the year compared with 1.8% nationwide, according to the U.S. Bureau of Labor Statistics.
- Greeley ranked #2 in the U.S. in 2013 by NerdWallet for fastest growing incomes
- Greeley MSA is #1 in the U.S. for personal Income Growth
- In 2010, Greeley and Weld County's wages grew 6.2%; that growth rate was 9th in the country, and above the national average of 3%
- Greeley is among the best recovering Metropolitan Statistical Areas in the nation in bouncing back from the recession
- Weld County is located within an hour of Denver International Airport. It has excellent access to I-25, U.S. Highway 34, and U.S. Highway 85
- There are multiple large corporate and manufacturing facilities in Greeley and Weld County, such as State Farm Insurance, Noble Energy, JBS Swift & Company, Leprino Foods, Owens-Illinois, Kodak, Metal Container Corporation, and Vestas
- Greeley is the home of the University of Northern Colorado, as well as Aims Community College

Fort Collins

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Loveland

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