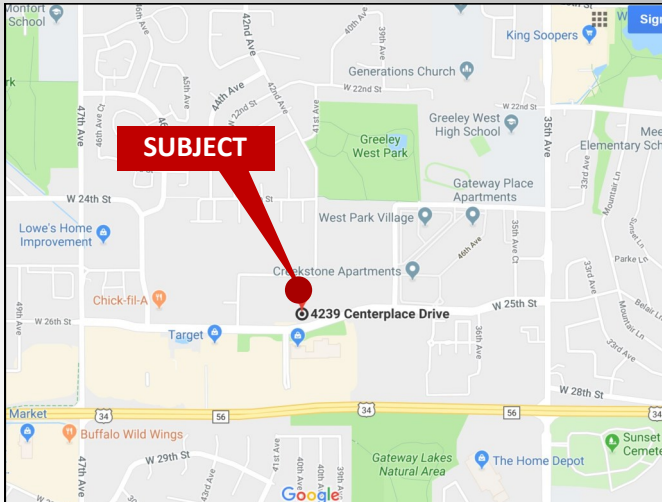




# Centerplace Drive Greeley, Colorado

PBROCHE.COM



AVAILABLE FOR LEASE

## Negotiable

±25,000 SF RETAIL/OFFICE BUILDING

Bear Paw Plaza is Greeley's newest development located directly in the center of Centerplace Drive in Greeley, CO. With one brand new, state of the art building 25,000sf complete and anchored by FIVE GUYS Burgers and Cheba Hut Toasted Subs among other national and local retailers. Phase 2 of the project is currently under construction with additional phases planned. This project will be built and managed in coordination by Roche Constructors Inc. and PB Roche Solutions, LLC. The entire process will be locally owned and operated in Greeley. Contact for more details on how you can get into the next hot building/s in Greeley!

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Leasing Manager

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**DANE ROCHE**

Leasing Agent

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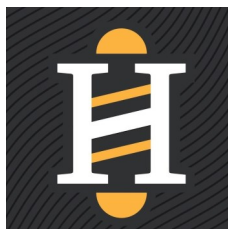
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# Bear Paw

at Centerplace

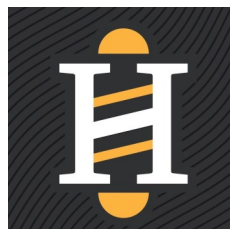
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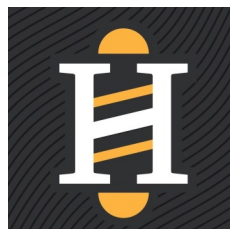
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List of Businesses on Centerplace Drive:

- Arby's
- AT&T
- Best Buy
- Café Mexicali
- Chic-Fil-A
- Cheba Hut
- Crumbl Cookies
- Cricket
- Code Ninjas
- Dairy Queen
- Fuzzy's Tacos
- Five Guys
- Firestone Tires
- Good Times
- Goodwill
- Hugo's Barbershop
- Homewood Suites
- Hobby Lobby
- Kohl's

List of Businesses on Centerplace Drive:

- Lowes
- McDonalds
- Mod Pizza
- Noodles & Company
- Panera
- Popeyes
- Panda Express
- Qdoba
- Starbucks
- Safeway
- Taco Bell
- Target
- TJ Maxx
- Ulta
- Village Inn
- Verizon Wireless
- Winchell's Donuts
- Wells Fargo
- Wendy's





### Population\*

1 Mile.....10,907

3 Mile.....98,032



### Traffic Count\*

9,907 vpd



### Household Income\*

1 Mile.....\$80,540

3 Mile.....\$73,449

- ◇ Greeley is one of the fastest cities in Colorado and expects to double it's population by the year 2050.
- ◇ Down the street from Greeley West High School, with more than 1,400 students.
- ◇ Located in the heart of Greeley and within close proximity to the University of Northern Colorado and its 12,000 students
- ◇ Centerplace Drive has large daytime population and is anchored by Target, Best Buy, Kohls, TJ Maxx, and Safeway.
- ◇ Greeley, Colorado was ranked the #9 best-performing city in the US by the Milken Institute in 2015. Greeley also ranked 1st in job growth from 2009-2014 (Milken Institute).

\*Estimates are based on 2017 ESRI Numbers, demographics and average income per household. Traffic count is based upon owner's calculations. The information contained here is not guaranteed and should be independently verified.

