

2700 W 10TH STREET  
GREELEY, CO 80634

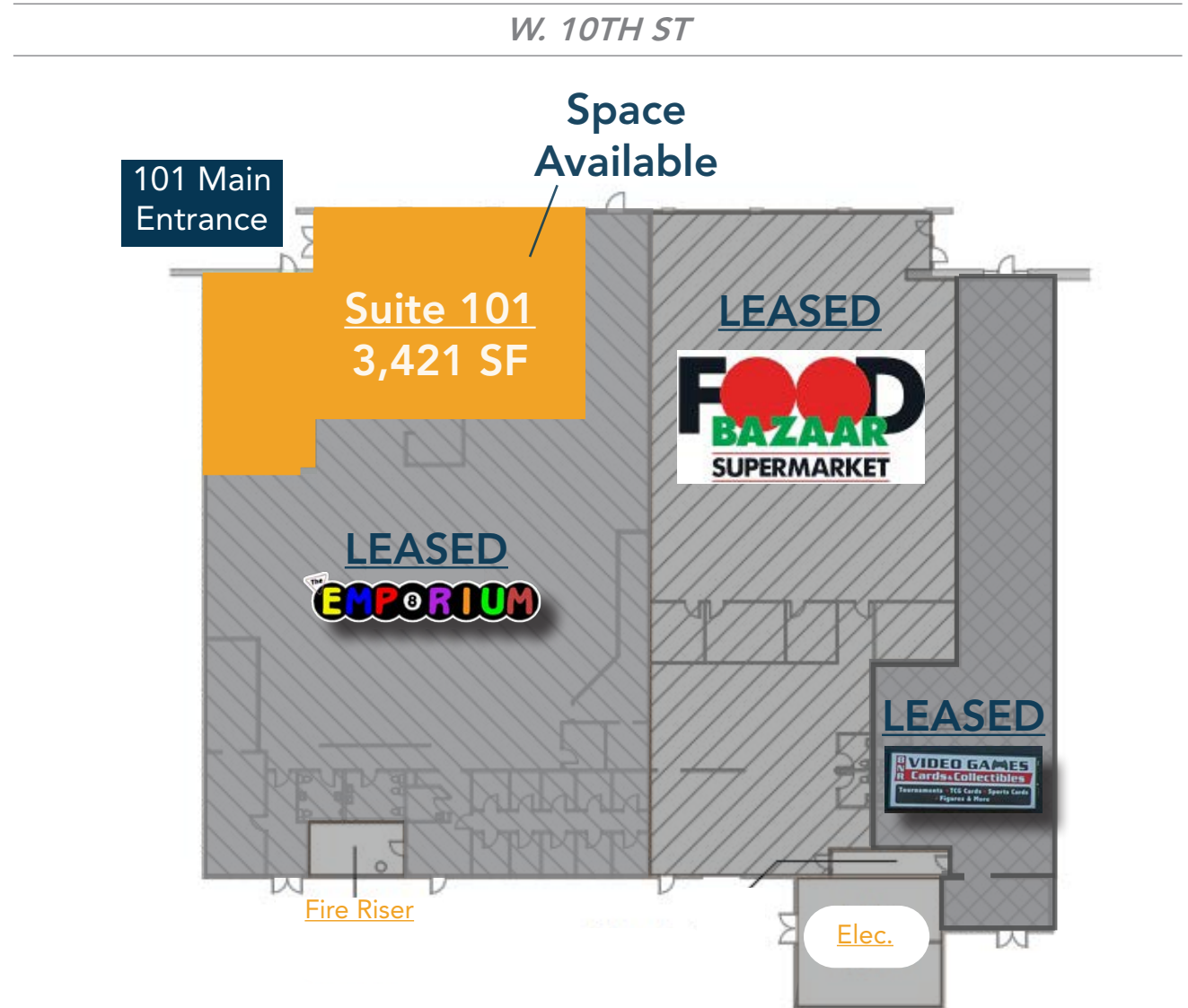


Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rent:
Suite 101: 3,241 SF	\$16.50/SF	\$4.67/SF 2026	\$5,717.66

*RETAIL SPACE FOR LEASE IN CENTRAL GREELEY*

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# PROPERTY DETAILS

## UTILITY PROVIDERS

Electric	Xcel Energy
Gas	Atmos
Water & Sewer	City of Greeley
Trash	Fuzion
Internet	Comcast

## SAFETY SYSTEMS

Fully Sprinkled	Yes
Security System	No

## CONSTRUCTION

Total Building Size	23,743 SF <small>(source: Public Records/ Architectural Drawing)</small>
Unit / Suite Size	3,241 SF
Structure	Block
Roof	TPO / Flat
Heat Type	Roof Top Unit (Forced Air)
Air Conditioning	Roof Top Unit (Forced Air)
Elevator	None
Zoning	C-H
Acres	1.73
Parcel #	95912104015

## PARKING & ACCESS

Parking Ratio	3.96
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## BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes
Break Room(s)	1
Restroom Count	2

## DEMOGRAPHICS & TRAFFIC

Traffic Count	23,021 approx VPD on Street*
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\*Source: CoStar 2026



**PAD Site for Sale**  
[Click Here for Details](#)

**2700 W 10TH STREET**  
**GREELEY, CO 80634**

[Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.