



2165 9TH ST
GREELEY, CO 80634

Space Available:
2,352 SF

Lease Rate:
\$12.00/SF NNN
\$3,587/month

NNN Rate:
\$6.30/SF

**HIGH DEMAND
RETAIL LOCATION**

RETAIL SPACE WITH HIGH EXPOSURE DISPLAY WINDOWS FOR LEASE

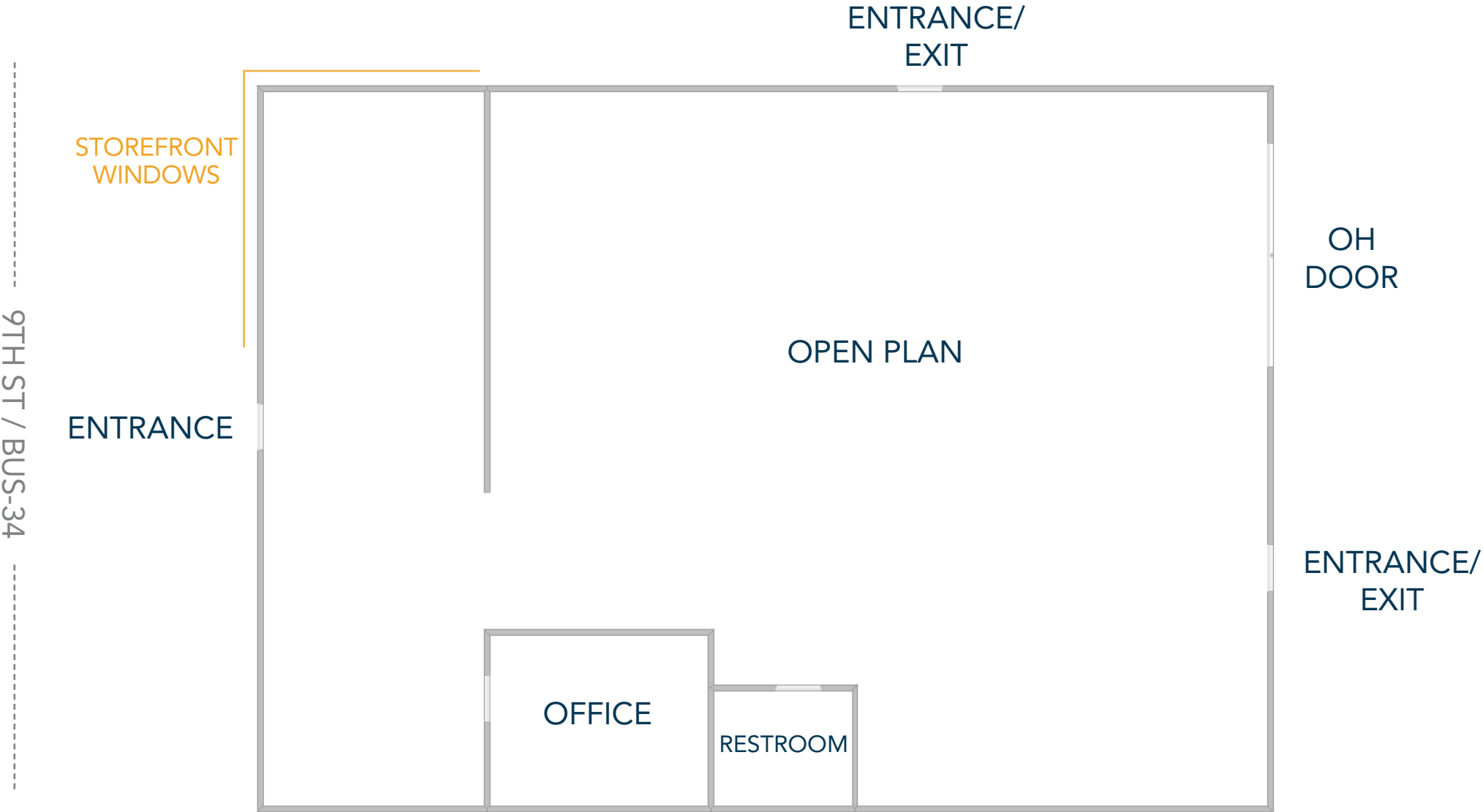
- Excellent frontage on 9th St/BUS-34 with easy access to Hwy 85
- Surrounded by restaurants, retail and lifestyle amenities
- Consists of a large retail space with display windows, open plan layout, office, and private restroom
- Traffic Count Approx. 14,000 vehicles per day (2022)
- On-site parking



PROPERTY PHOTOS



PROPERTY FLOOR PLAN



AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com