



Greeley
mall



COME GROW WITH US

Greeley Mall

2050 Greeley Mall, Greeley, CO 80631

. LATITUDE: 40.390145, LONGITUDE: -104.712622 .

MOONBEAM  **LEASING**
& MANAGEMENT LLC

FOR MORE INFORMATION PLEASE VISIT,
WWW.MOONBEAMMANAGEMENT.COM OR CONTACT:

KIMMEN OLSEN
K.OLSEN@MLGPLLC.COM
702.491.6766

JILL STAPLES
J.STAPLES@MLGPLLC.COM
970.356.4255

Greeley Mall, A 504,800 Square Foot Regional Mall In Greeley, Colorado

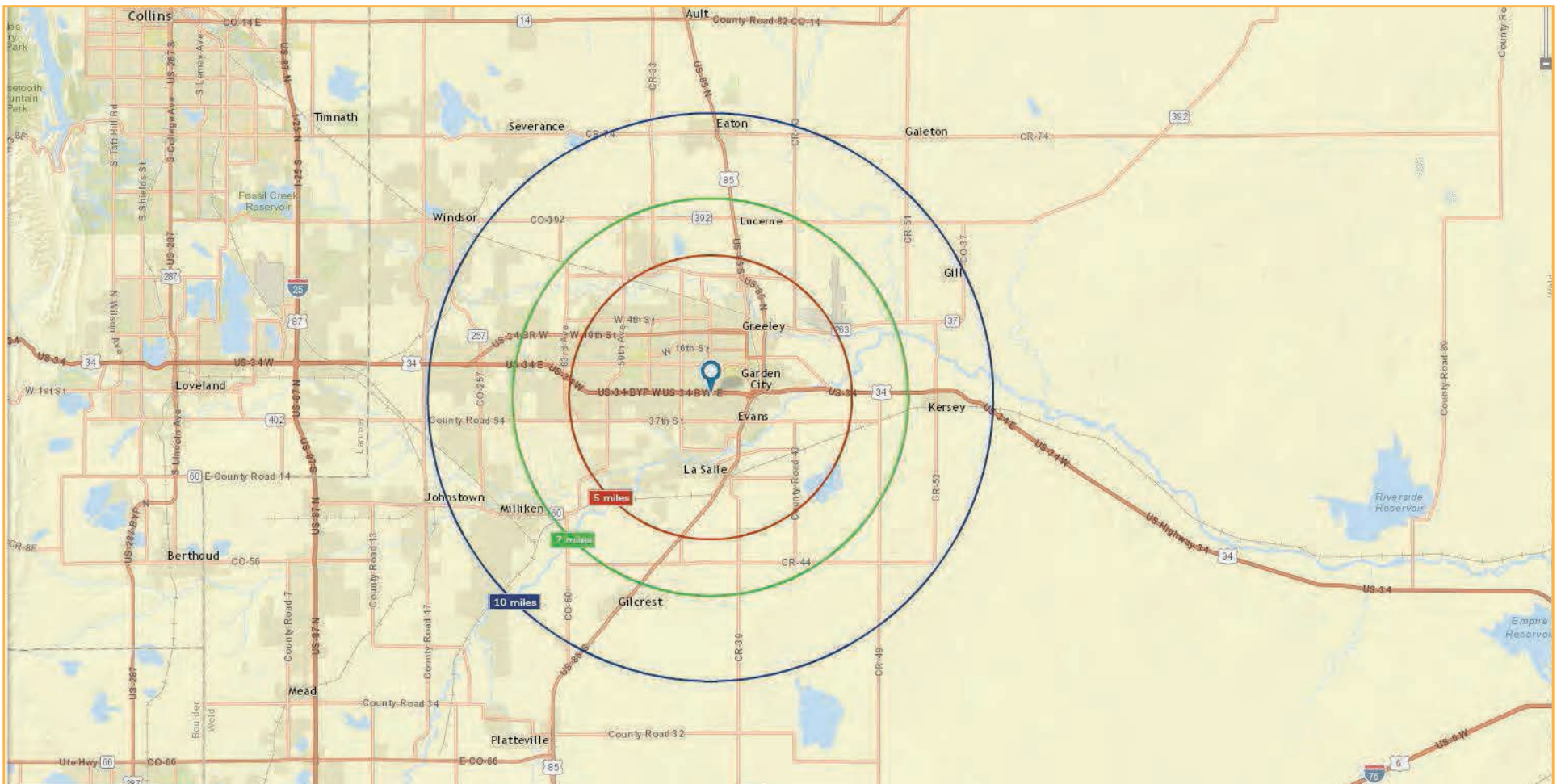
Greeley Mall is a ±504,800 square foot regional mall located in Greeley, Colorado. It is anchored by Cinemark, JCPenney, Team Tom Gym, and At Home. Greeley Mall is fast becoming the center for local entertainment. Cinemark, Greeley's only theater, showcases new recliner seating and expanded food and beverage selections. Ka Ko Jo's 12,000 SF family entertainment center features a laser maze, bowling, virtual reality games, escape rooms, and a mini glow golf course! The 10,000 SF Playground active play and party/event center provides fun and entertainment for kids of all ages. Food selections include Olive Garden, Sapporo Japanese Steakhouse, 3 Margaritas, and Chuck E Cheese's.



LOCATION OVERVIEW

■ Excellent Location!

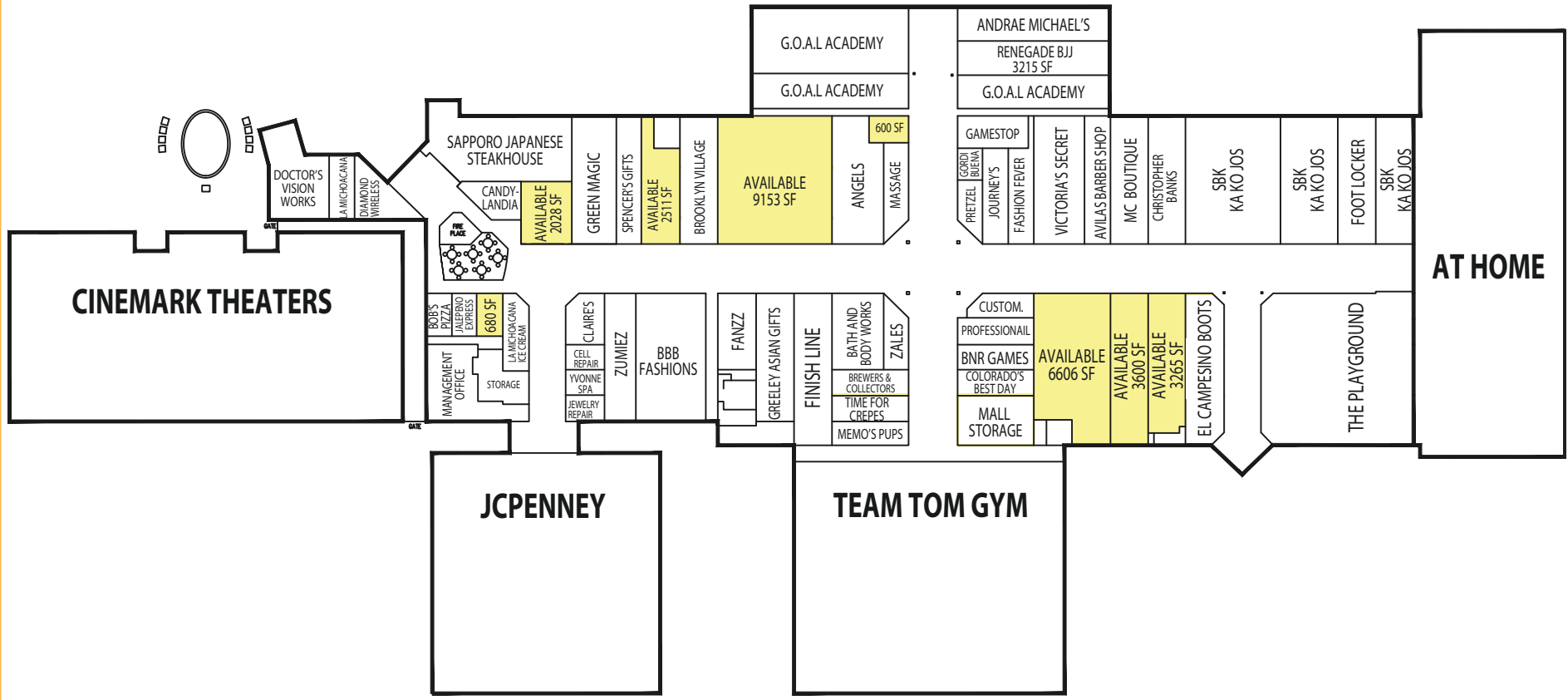
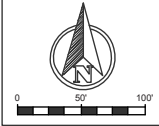
- Greeley Mall is accessible by the main east-west artery servicing Northern Colorado, US Highway 34 (37,660 MDT), making it one of the most convenient and accessible retail locations
- It benefits from close proximity to the University of Colorado and it's 12,000 students, as well as it's location across from 3 hotels.
- Greeley Mall attracts shoppers from a wide region, including Northern Colorado and Wyoming.
- Ranked #7 in job growth by Forbes in 2017.
- Greeley is projected to be the #1 highest increase in population in Colorado by 2040, and #10 in the nation!
- Anchor tenants include JCPenney, Team Tom Gym, At Home, and Cinemark Theaters.
- The property is recently renovated to provide a more welcoming environment to the guests, including exterior and interior lighting, signage, and a new food food court area.



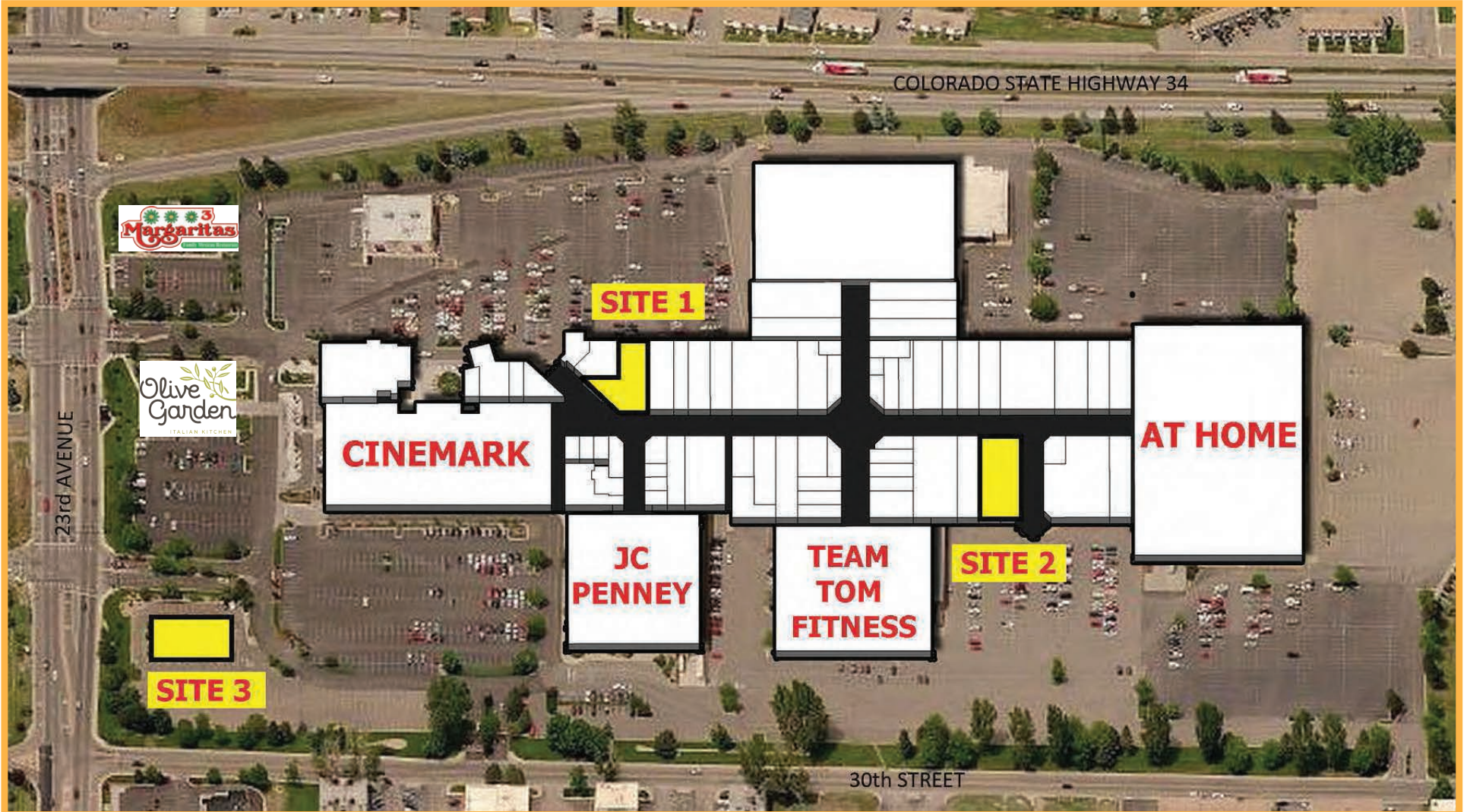
DEMOGRAPHIC AND INCOME COMPARISON PROFILE

DEMOGRAPHICS	3-MI.	5-MI	10-MI.
2018 Population	99,333	134,527	160,119
2018 Households	35,621	47,694	56,626
2018 Average Income	\$62,956	\$69,770	\$73,022

OUTPARCELS ALSO AVAILABLE. INQUIRE TODAY!



PROPOSED RESTAURANT LOCATIONS



PROPOSED RESTAURANT LOCATION #1: EXTERIOR

SITE 1 EXTERIOR



PROPOSED RESTAURANT LOCATION #1: INTERIOR



PROPOSED RESTAURANT LOCATION #2: EXTERIOR



PROPOSED RESTAURANT LOCATION #2: INTERIOR



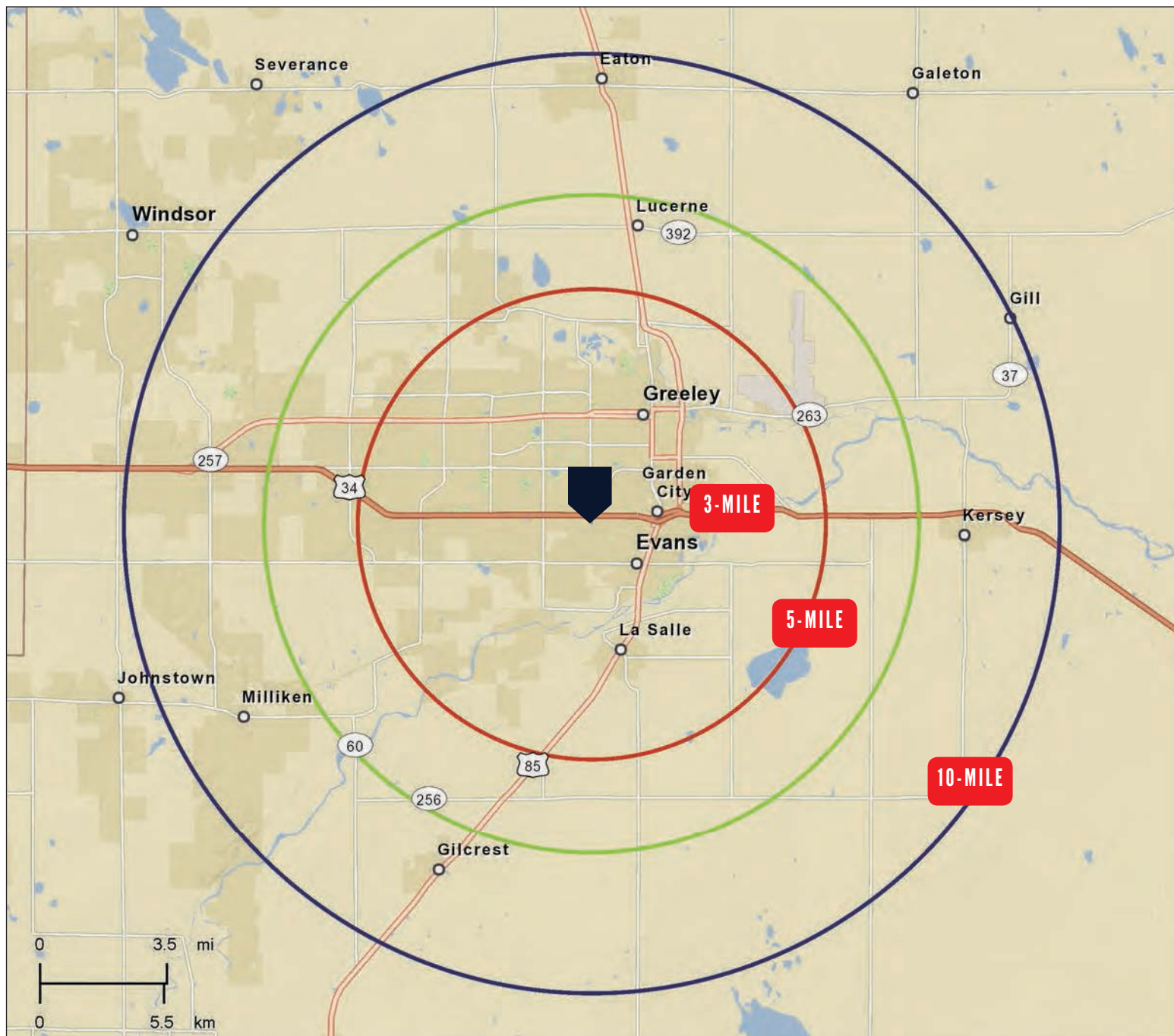
WELD COUNTY (GREELEY MSA) OVERVIEW:

- Greeley/Weld County is #10 on the Best Performing U.S. Cities Index of the 200 largest metro area based on job creation, sustainment, and economic growth. Moving 32 places from last year's ranking.
- Greeley/Weld County MSA is the seventh-fastest growing in the US, increasing by 39.7% from 2000 to 2010. The population growth rate is higher than state and national average (9.71%).
- #1 in Job Growth nationally in 2013 and expected to grow at 4.8%.
- Greeley was rated as one of the ten most exciting places to live in Colorado.
- Weld County does not have a county sales or use tax.
- Weld County primary employers announced the creation of more than 5,350 new jobs between 2009 and 2012, with new capital investments of more than \$1.12 billion. More jobs means more shoppers!
- Greeley is the North American headquarters of the world's largest animal protein company, JBS.
- Weld County leads all of Colorado with more than 21,033 active oil & gas wells.

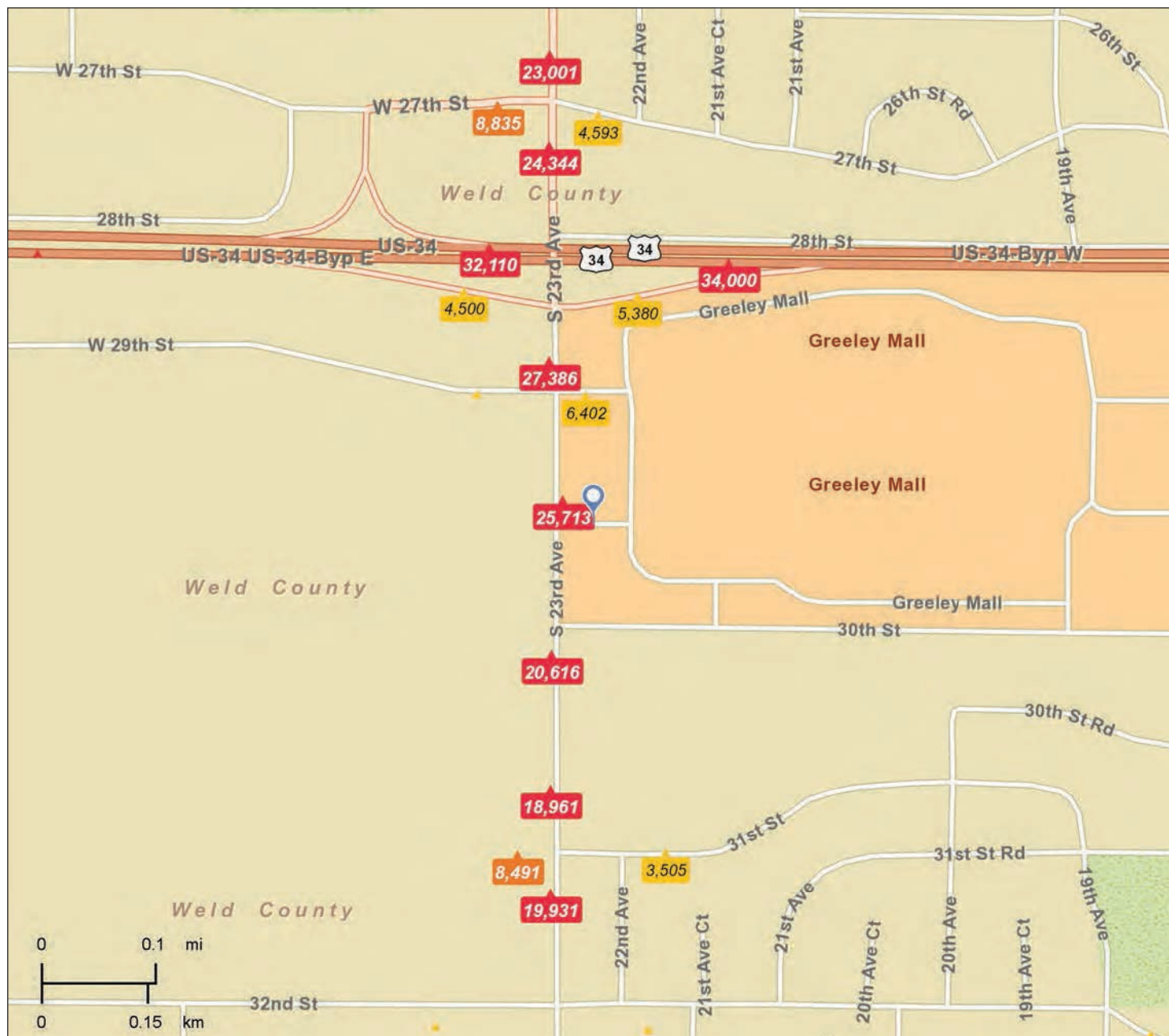
TAX INCENTIVE:

- Colorado Job Growth Incentive State Income Tax Credit or Colorado Strategic Fund Grant.
- Enterprise Zone (EZ) offer variety of state income tax credits to businesses located or expanding in designated economically distressed area of the state.
- 25% Vacant Building Rehabilitation Tax Credit--several spaces at Greeley mall qualify!
- 3% Investment Tax Credit
- \$500 New Business Facility Job Tax Credit (JTC)
- \$200 Employer Sponsored Health Insurance Tax Credit
- 25% Tax Credit for private contributions to EZ contribution projects
- Weld County Tax Credit: www.advancecolorado.com/ez. www.co.weld.co.us/Departments/Assessor/

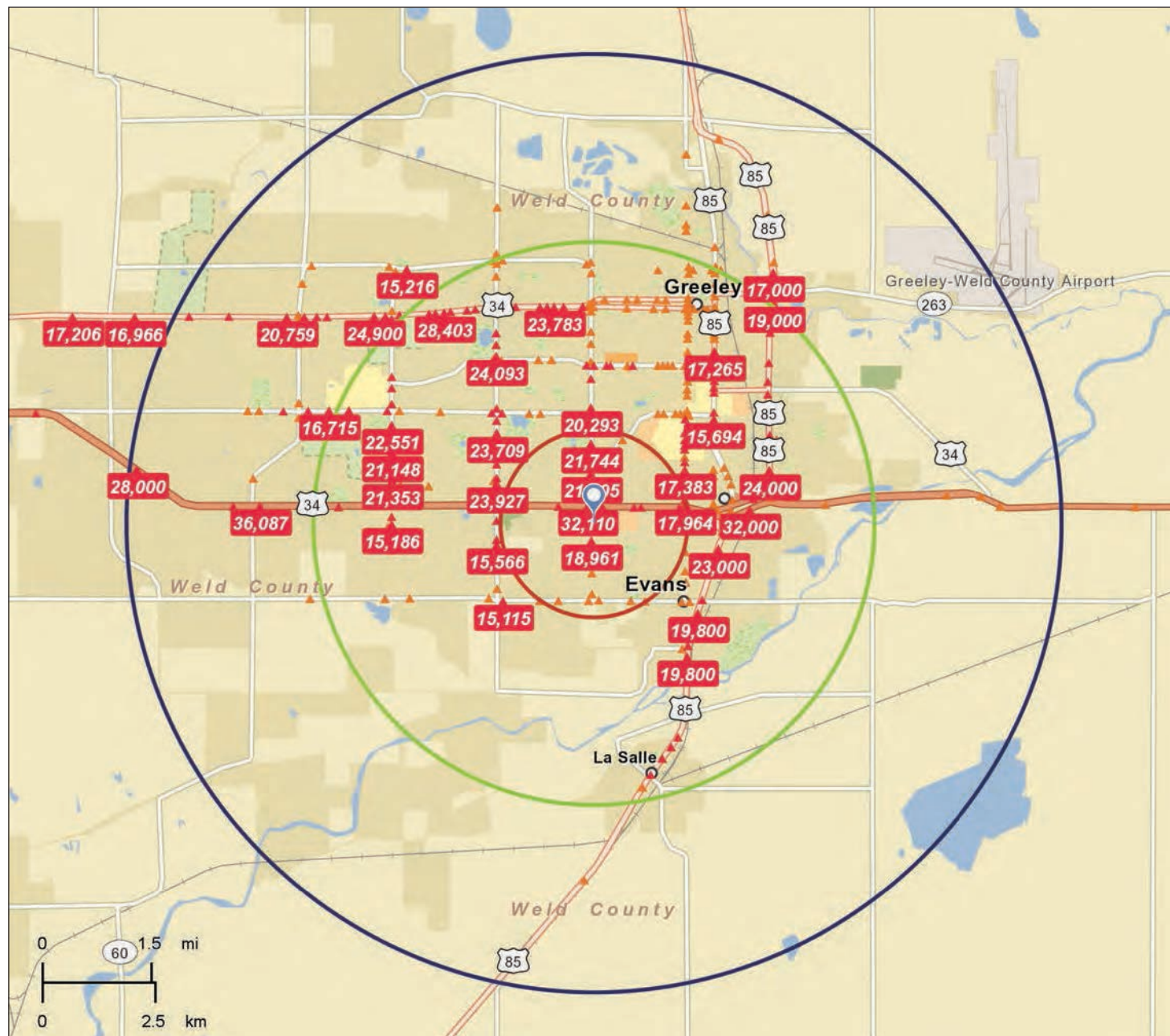
SITE DETAIL: SHOPPERS MILE COVERAGE MAP



TRAFFIC COUNT MAP - CLOSE UP



TRAFFIC COUNT MAP





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