

HIGHLY VISIBLE RETAIL SPACE

LOCATED ACROSS FROM THE GREELEY MALL

FOR LEASE

3000 23RD AVENUE
GREELEY, CO 80631

AVAILABLE



AVAILABLE FOR LEASE:

Size:	1,327± SF - 2,654± SF (not contiguous)
Lease Rate:	\$12.00 / SF NNN
NNN's:	\$6.02± / Sq. Ft
Utilities:	Tenant pays electric, natural gas
Term:	5 year minimum
TI Allowance:	Negotiable
Available Date:	8/1/2022

High visibility retail space on 23rd Avenue across from the Greeley Mall.

Two in-line spaces consisting of 1,375 square feet. Unit A has two private offices, server room and a single ADA bath. Unit C is an open floor plan with one ADA bathroom. The units are not contiguous so could not be combined, however, they are connected by a common foyer.

Building and monument signage is available.

For more information:

Joe Palieri, CCIM

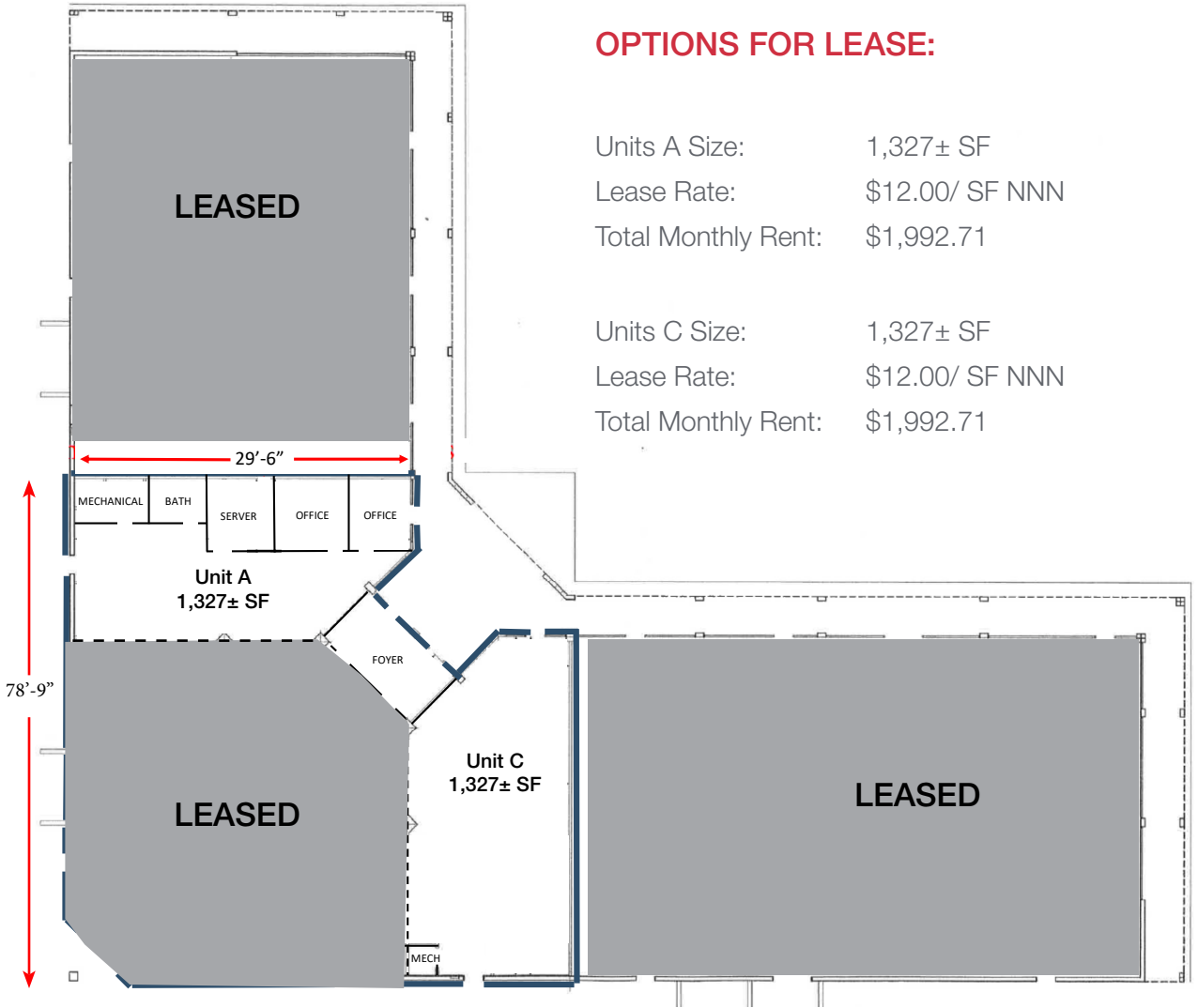
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PICTURES & FLOOR PLAN



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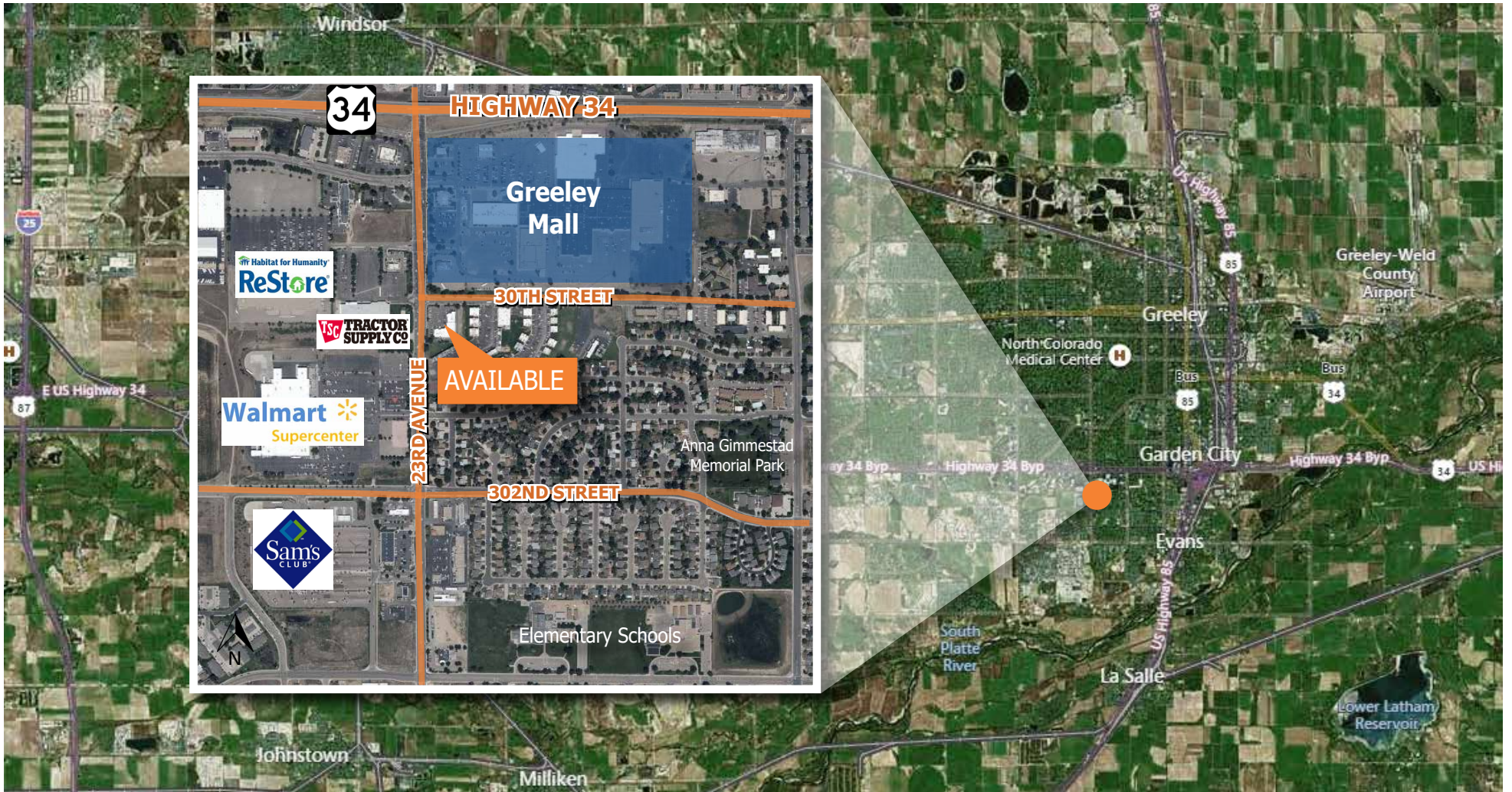
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LOCATION MAP



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DEMOGRAPHICS AND AREA INFORMATION

	3-MILES	5-MILES	7-MILES
2021 Est. Population	107,340	140,402	147,339
2026 Projected Population	114,192	150,548	159,097
2021 Est. Avg. HH Income	\$68,116	\$75,384	\$77,325
Median Age	30.3	31.7	32.1
Daytime Employment	46,016	62,818	65,703

Source: Site To Business - October, 2021

POPULATION GROWTH

Northern Colorado is one of the fastest growing areas in the U.S.



The Greeley metropolitan statistical area was ranked as the No. 3 fastest-growing nationwide for one-year from July 1, 2018, to July 1, 2019, and the Fort Collins-Loveland MSA ranked No. 32 for one-year population growth (U.S. Census Bureau - March, 2020).



Population of approximately 925,000±

(30 mile radius from I-25 and US 34)

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on “top and best of” lists.

- Greeley MSA ranks #3 nationwide for one-year population growth rate (U.S. Census Bureau - March, 2020)
- Greeley ranks #5 in Top 10 Boomtowns in America (SmartAsset - December 2019)
- Greeley ranked #25 as America's most innovative cities, with 98.82 patents files per 100,00 residents. (24/7 Wall Street - November, 2018)
- Greeley ranks #1 nationwide for growth in jobs and the economy. (WalletHub - October, 2018)
- Weld County ranks 3rd nationwide for job growth. (Bureau of Labor Statistics - Q3', 2017)
- Weld County GDP growth in 2017 No. 6 in the nation. (U.S. Department of Commerce - September, 2018)
- Greeley ranked in 'Top 20 Cities to Raise a Family'. (SmartAsset - November, 2017)
- Greeley Metropolitan Area ranks #7 Fastest Job Growth in nation. (24/7 Wall Street - August, 2017)
- Weld County is #1 in the State for Incoming Investment with an index of 64.53 (SmartAsset - 2017)

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