

**EXCELLENT GREELEY LOCATION****1,600 SF RETAIL/OFFICE AVAILABLE FOR LEASE**

Lease Rate: \$10.00/SF NNN | NNN Expenses: \$3.00/SF

2161 9th Street offers great visibility right on 9th Street. This 1,600 square foot retail/office unit allows for many different uses. This space offers great signage on busy 9th street as well as a recently remodeled interior. Currently there is one private office as well as one private restroom. There is ample parking located on the property. Please contact the listing brokers for additional information.

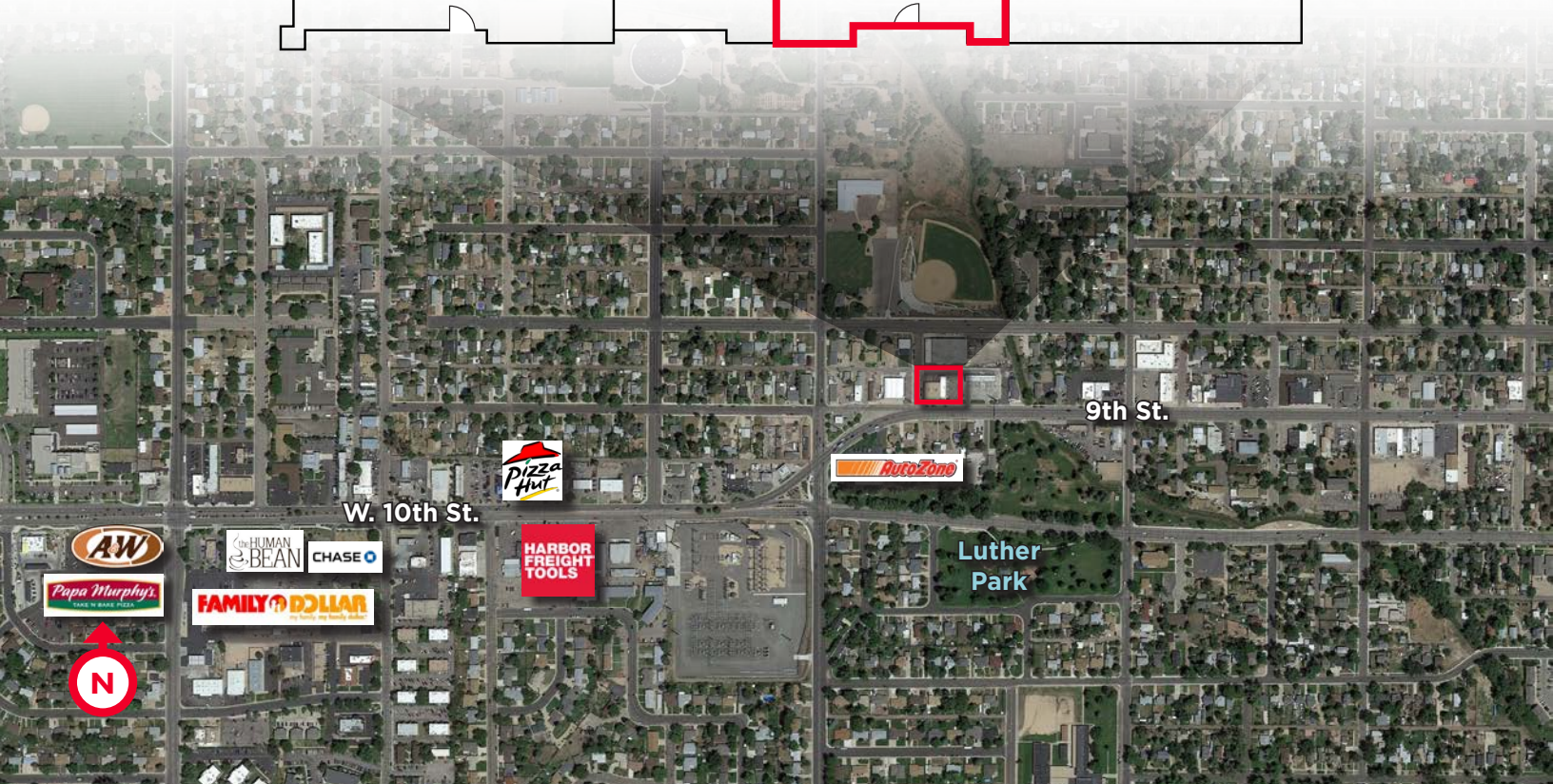
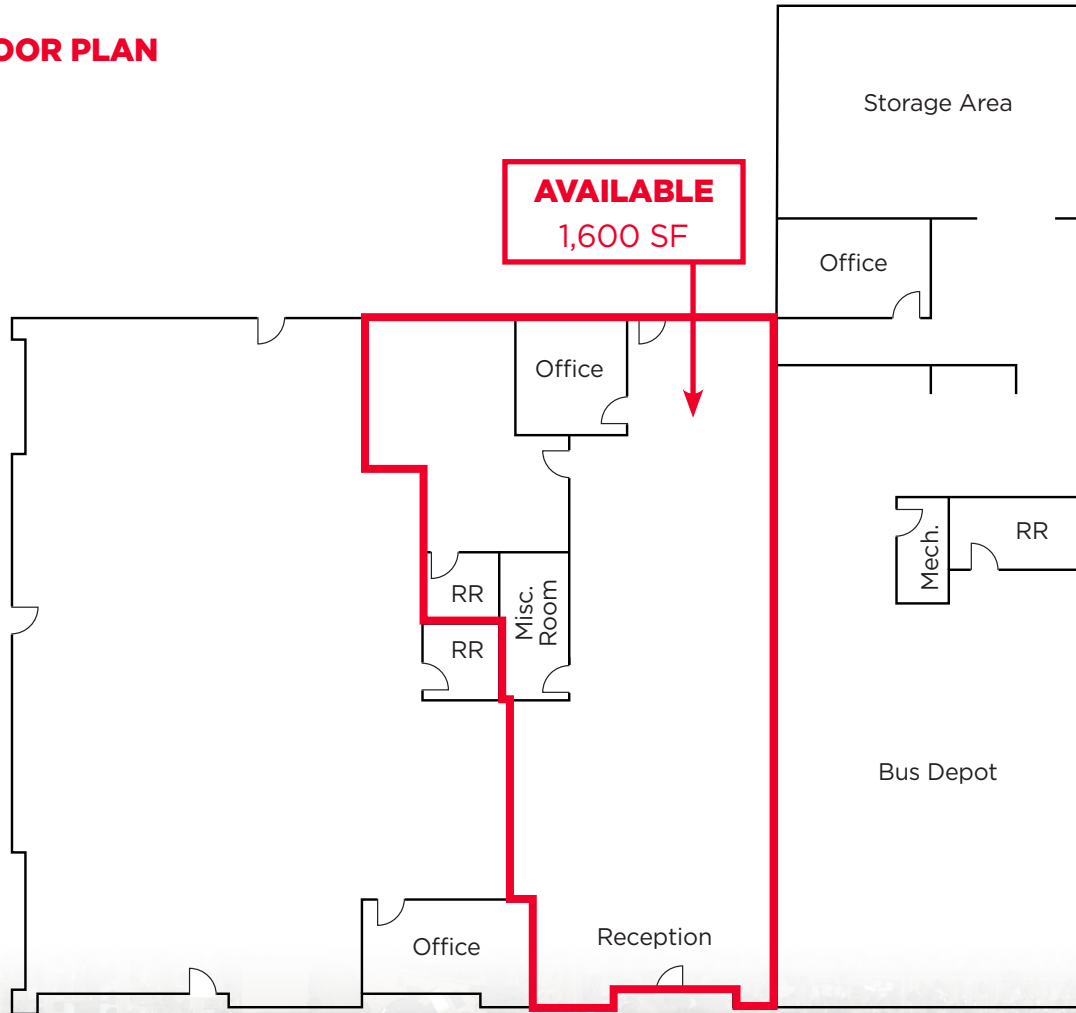
**PROPERTY FEATURES**

**Building Size** 5,952 SF  
**Available Size** 1,600 SF  
**YOC** 1964

**PROPERTY HIGHLIGHTS**

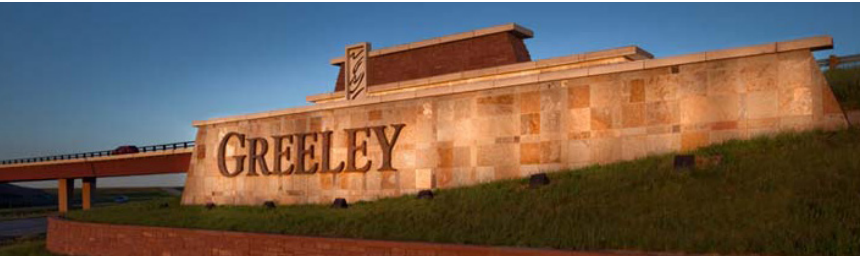
- Great signage on busy 9th Street
- Freshly painted & new flooring within the available space
- New roof, HVAC & bathroom
- Plenty of parking

**BUILDING FLOOR PLAN**



**2161 9TH STREET**  
GREELEY, COLORADO 80631

cushmanwakefield.com



## CITY OF GREELEY AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships

## GREELEY/WELD COUNTY AREA ACCOLADES

- #5 on Top Boomtowns in America 2019 (SmartAsset)
- 5th in job and economy growth and 23rd in the nation WalletHub's '25 fastest-growing cities in the U.S
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognizes excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real-Estate Market study(WalletHub)
- Weld County has been named the 6th Fastest Growing County in the Country (24/7 Wall Street)



## GREELEY/WELD COUNTY DEMOGRAPHIC HIGHLIGHTS

- As of 2019 the region's population increased by 16.8% since 2014, growing by 46,389. Population is expected to increase by 10.1% between 2019 and 2024, adding 32,670.
- From 2014 to 2019, jobs increased by 13.5% in Greeley, CO from 113,727 to 129,080. This change outpaced the national growth rate of 7.3% by 6.2%. As the number of jobs increased, the labor force participation rate decreased from 69.7% to 69.0% between 2014 and 2019.

Source: EMSI, 2020



2019 TOTAL POPULATION

**322,431**



TOTAL REGIONAL EMPLOYMENT

**129,080**



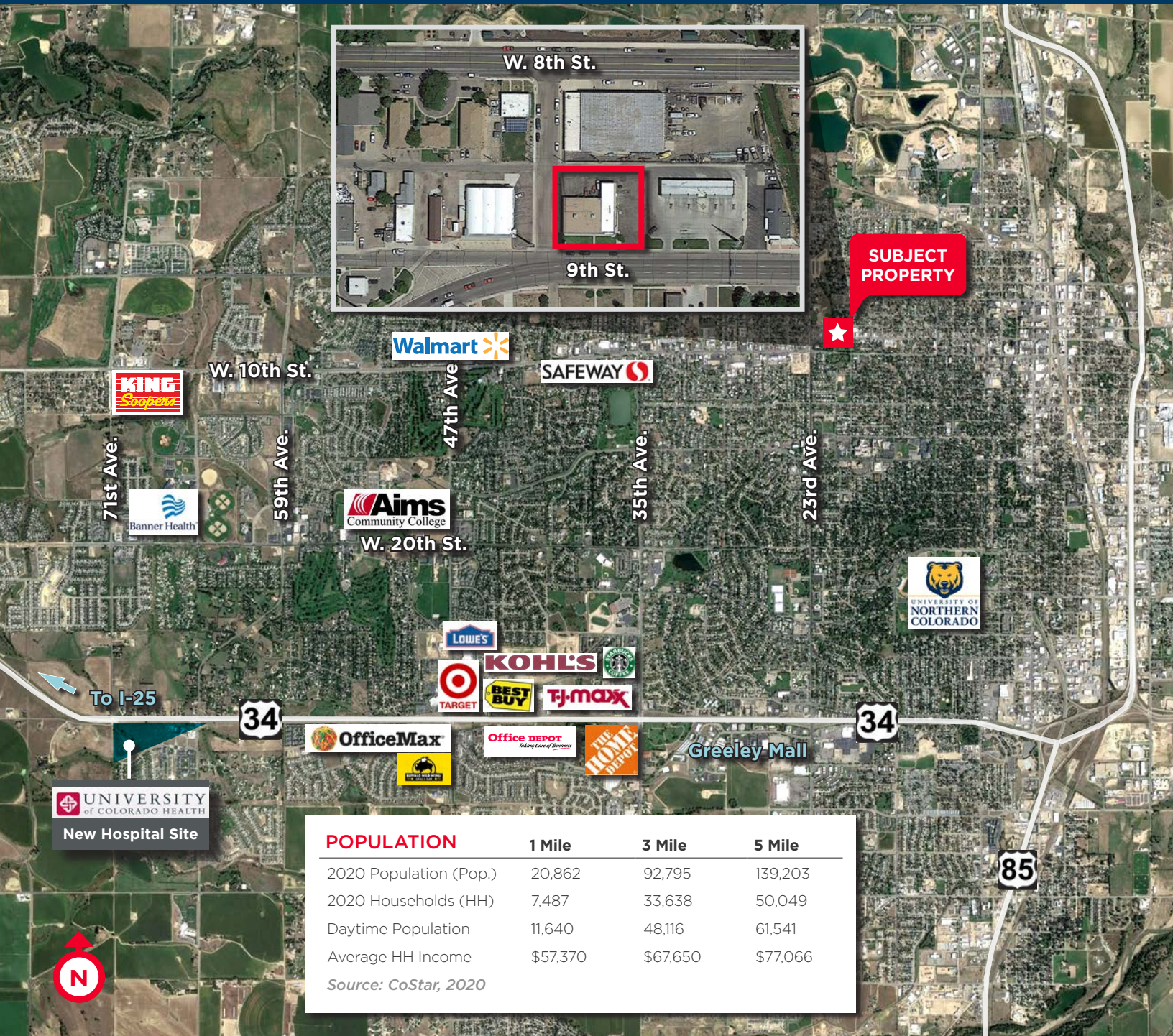
MEDIAN HOUSEHOLD INCOME

**\$70,900**

Source: ESRI, 2020

# 2161 9TH STREET

GREELEY, COLORADO 80631



	POPULATION	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)		20,862	92,795	139,203
2020 Households (HH)		7,487	33,638	50,049
Daytime Population		11,640	48,116	61,541
Average HH Income		\$57,370	\$67,650	\$77,066
<i>Source: CoStar, 2020</i>				

For more information, please contact:

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