

# THE MADDIE REDEVELOPMENT

1130 8TH AVENUE  
GREELEY, CO 80631



## SALE OR LEASE

### Lease Details

End Cap with Drive-Thru (Unit 100):	\$44/SF NNN
Inline (Unit 110):	\$22/SF NNN
Inline (Unit 120):	\$22/SF NNN
End Cap (Unit 130):	\$30/SF NNN

Building Size: 10,260 SF

Unit 100 (End Cap with Drive-Thru):	2,366 SF
Unit 110 (Inline):	2,782 SF
Unit 120 (Inline):	2,747 SF
Unit 130 (End Cap):	2,240 SF

Sale Details: \$1,800,000  
*Entire Property As-Is*

Lot Size: .97 Acres

- Retail Opportunity Located in Opportunity Zone, Downtown Development District, Redevelopment District and Enterprise Zone
- Great Location in Fast Growing and Developing Downtown
- High Demand Retail, Restaurant, Brewery, Bank Location in Downtown
- Maddie Downtown Development is adding Approx. 1,000 New Apartment Units to the Area
- Zoning is Commercial High Density



# CONCEPTUAL RENDERINGS

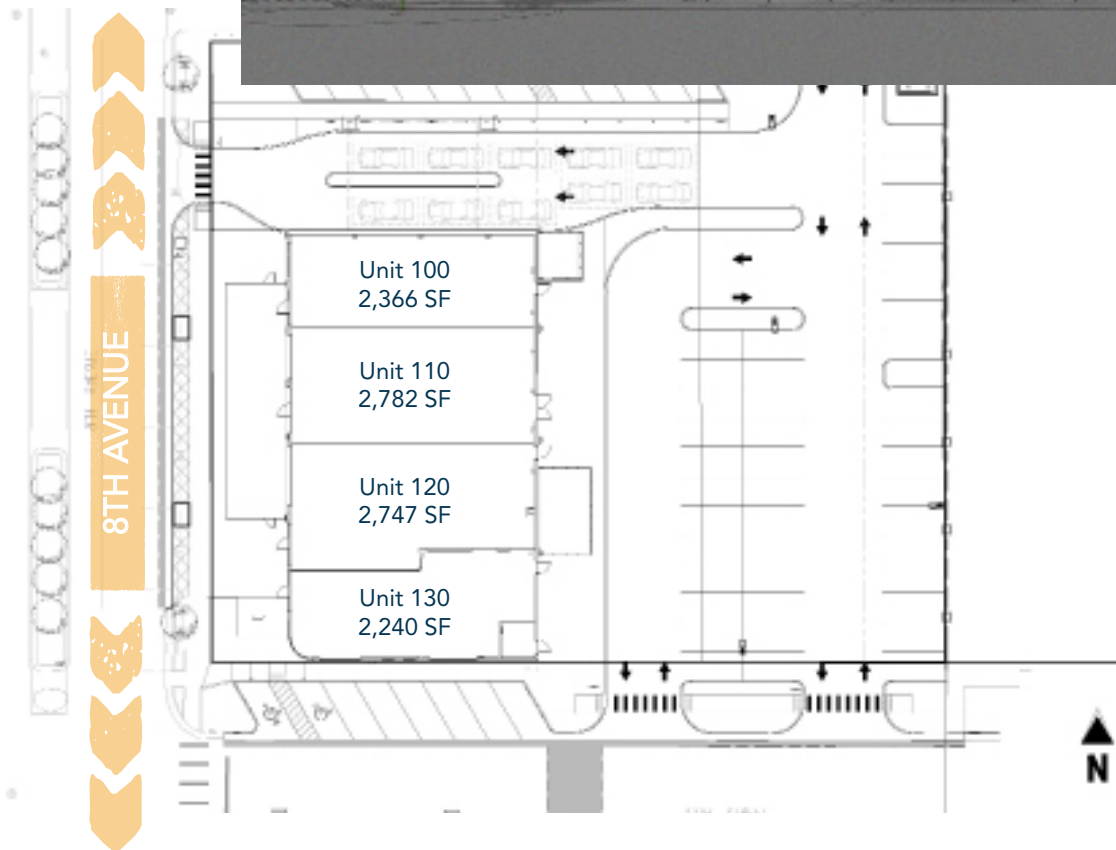


## GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest “job growth” market in the nation
- Ranked #1 by Wallethub for “Jobs and the Economy” out of 515 cities nationally.



# CONCEPTUAL RENDERINGS



# GREELEY DEMOGRAPHICS

## DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>7,210</b>	<b>904</b>	<b>8</b>	<b>34,998</b>	<b>3,306</b>	<b>11</b>	<b>47,891</b>	<b>4,500</b>	<b>11</b>
Trade Transportation & Utilities	1,505	153	10	6,053	501	12	9,529	722	13
Information	357	25	14	716	56	13	868	72	12
Financial Activities	474	114	4	1,967	453	4	2,966	638	5
Professional & Business Services	599	118	5	2,057	309	7	2,869	465	6
Education & Health Services	1,834	240	8	14,289	1,215	12	18,491	1,583	12
Leisure & Hospitality	985	66	15	4,146	248	17	3,410	514	7
Other Services	644	117	6	2,437	387	6	3,410	514	7
Public Administration	812	71	11	3,333	137	24	3,558	152	23
<b>Goods-Producing Industries</b>	<b>1,788</b>	<b>102</b>	<b>18</b>	<b>4,029</b>	<b>317</b>	<b>13</b>	<b>4,886</b>	<b>489</b>	<b>10</b>
Natural Resources & Mining	14	7	2	56	11	5	81	20	4
Construction	780	56	14	2,142	216	10	2,799	347	8
Manufacturing	994	39	25	1,831	90	20	2,006	122	16
<b>Total</b>	<b>8,998</b>	<b>1,006</b>	<b>9</b>	<b>39,027</b>	<b>3,623</b>	<b>11</b>	<b>52,777</b>	<b>4,989</b>	<b>11</b>

## MAJOR EMPLOYERS



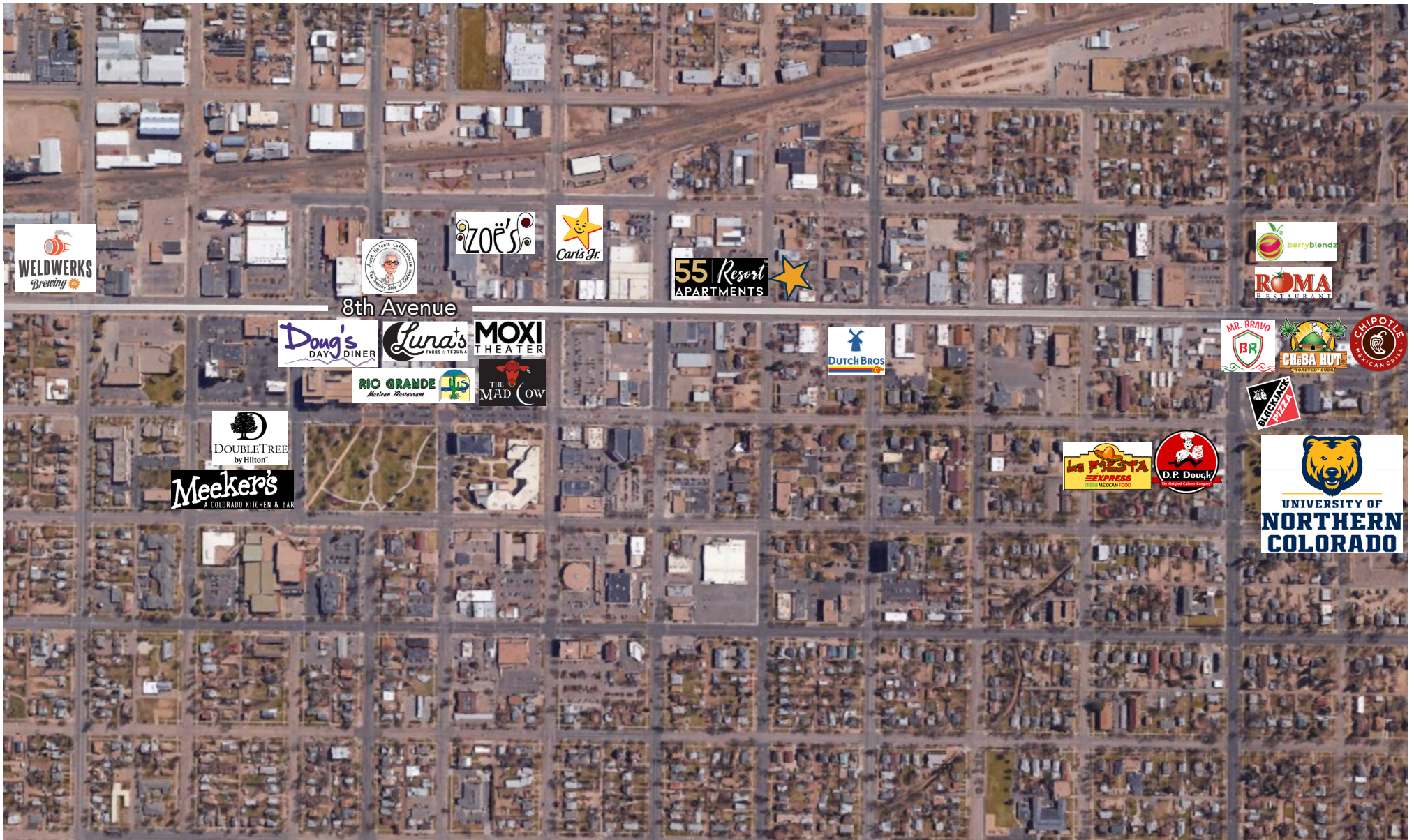


# PROPERTY PHOTOS





# AERIAL MAP





# LOCATION MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)

Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD, CCIM / JOSH GUERNSEY / ERIK CAFFEE  
125 S Howes St., Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)