

# FOR SALE OR LEASE

**2700 W 10TH STREET  
GREELEY, CO 80634**

## Space Available:

## Lease Rate:

## NNN Rate:

## Sale Details:

#101: **Up to 3,241 SF**    **\$17.00/SF NNN**

#103: **Up to 8,044 SF**    **\$12.00/SF NNN**

**\$4.50/SF**

**Building or Condos  
3,241 - 23,743 SF  
\$160.00 - \$180.00/SF**

## IMPROVEMENTS UNDERWAY

New Lighting  
Full Facade Renovation  
Monument Sign Fronting 10th St

PAD Site: [Learn More](#) 

### *RETAIL SPACES FOR LEASE OR SALE IN CENTRAL GREELEY*

- Prime location along West 10th St
- Ample parking for tenant and customers
- Traffic Counts: 23,000 VPD (2021)
- T.I. allowance negotiable
- Building and monument signage
- Overhead drive-in door and dock high loading area





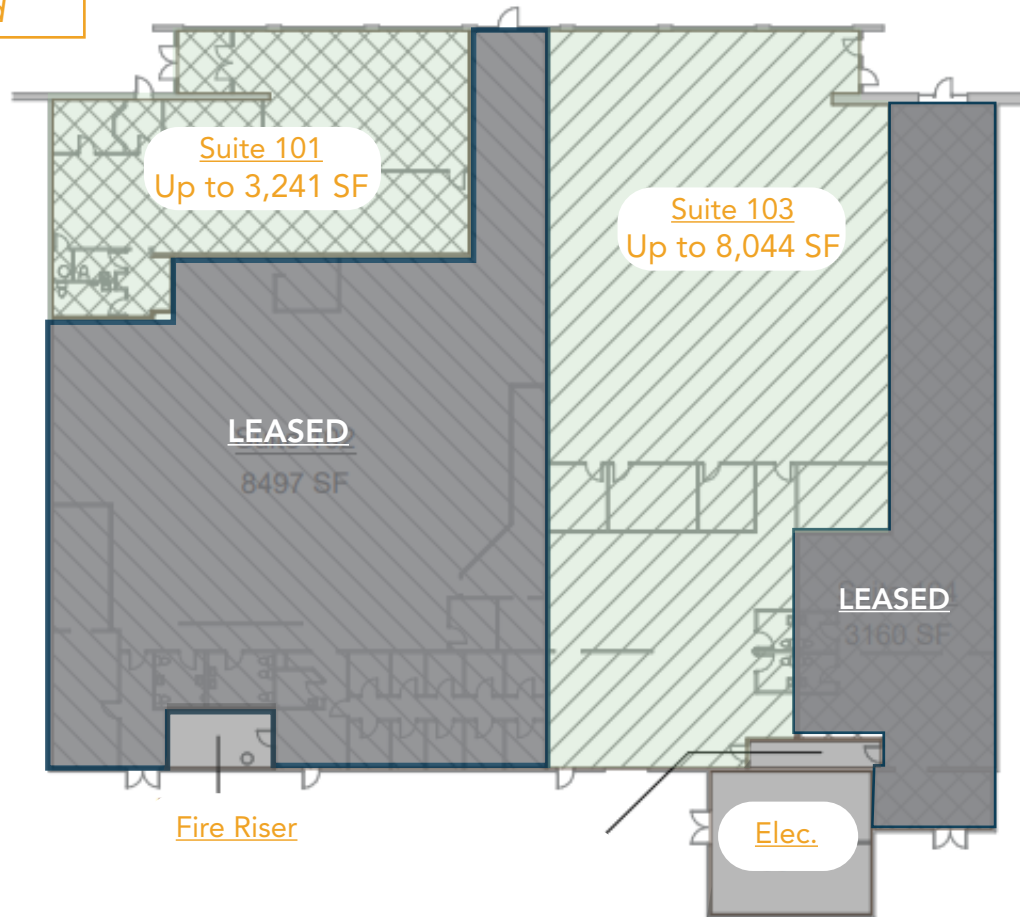
# PROPERTY PHOTOS



# AS-BUILT FLOORPLAN

W. 10TH ST

*\*Units Can Be Demised*

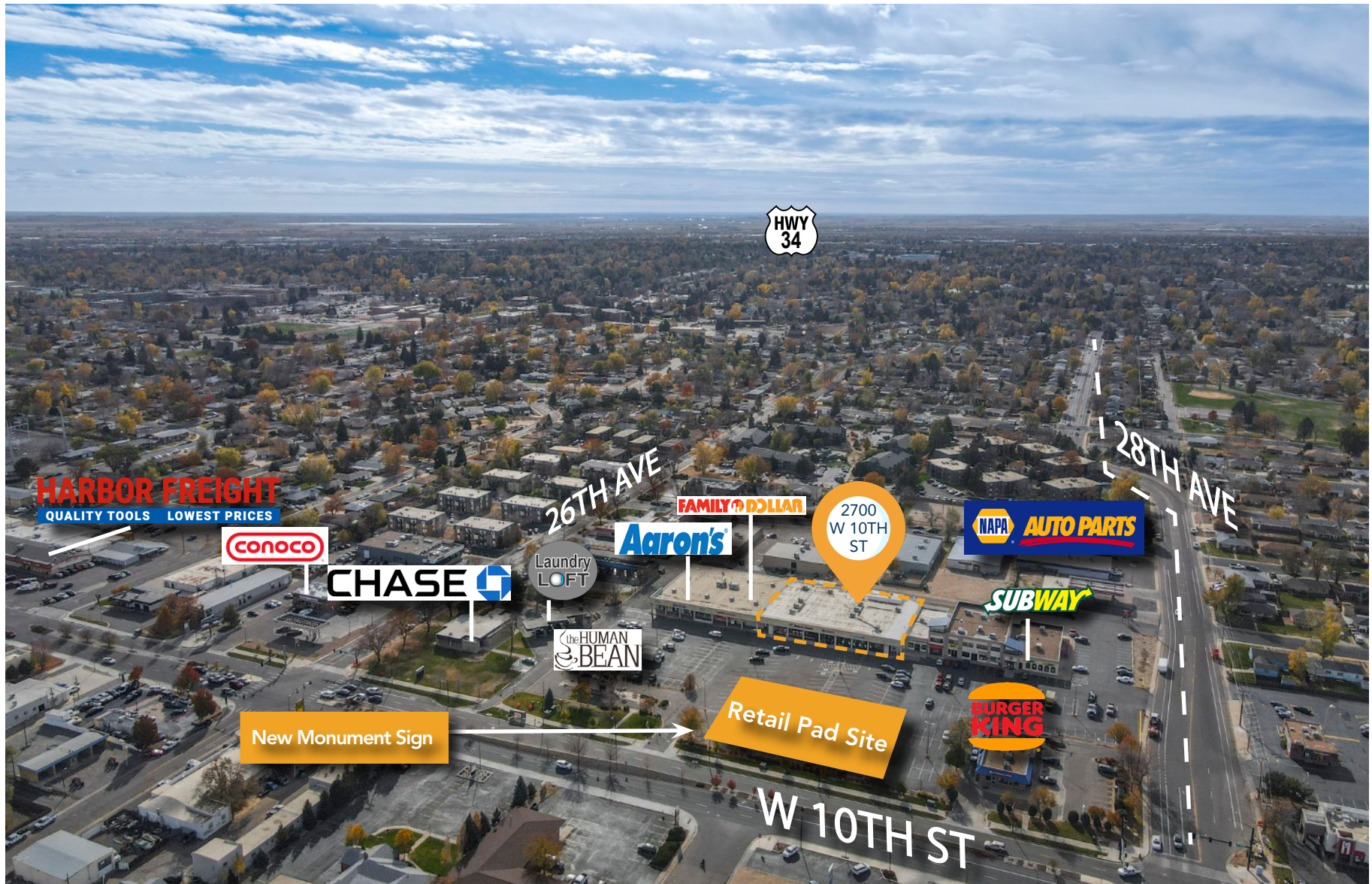


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.





# LOCAL MAP



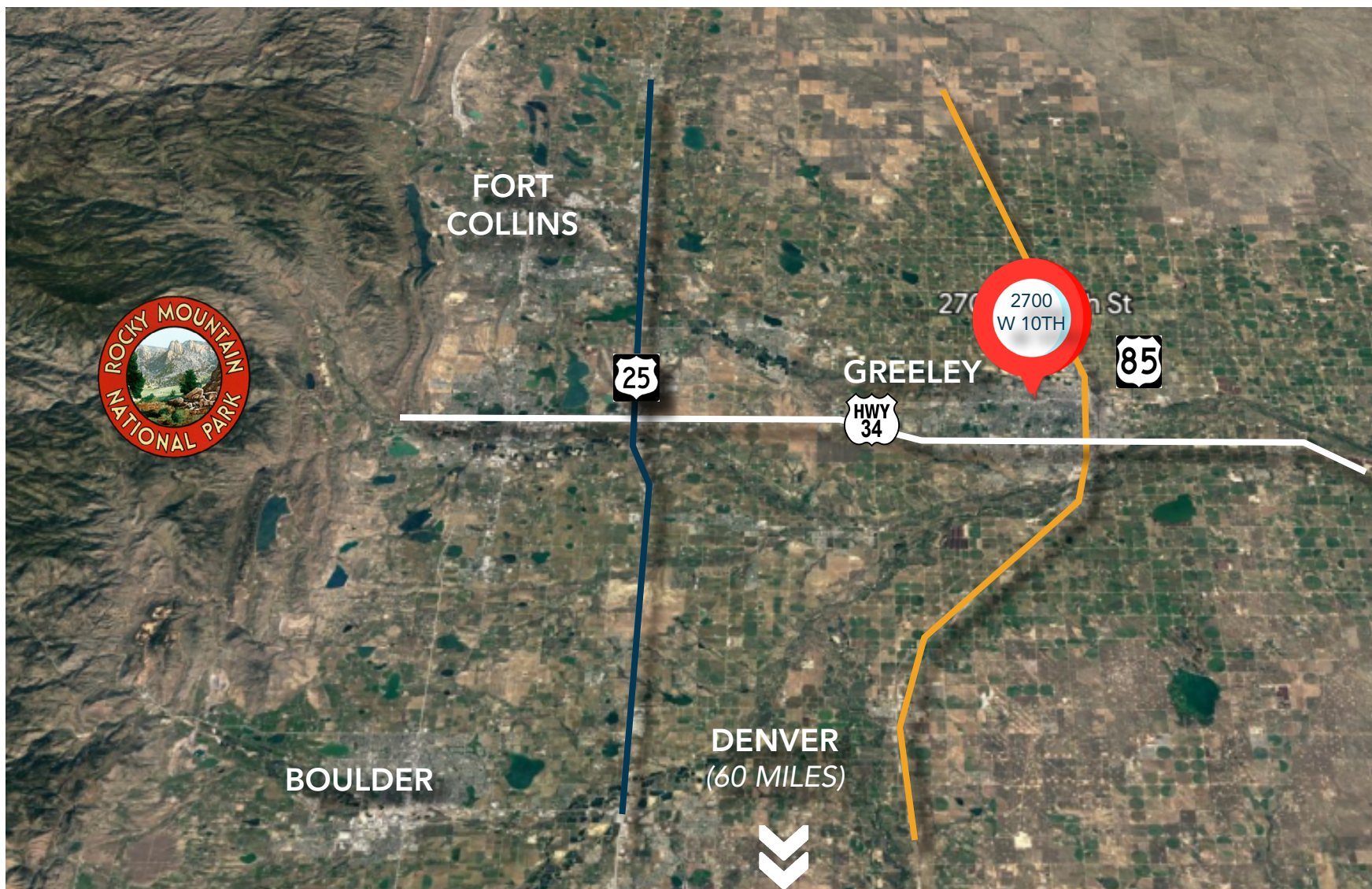


# AREA MAP





# REGIONAL MAP



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