



**WHEELER**  
Properties

**5906 W 10TH STREET**  
**GREELEY, CO 80634**

Sale Price  
**\$586,608**

Price / SF  
**\$2.00/SF**

Lot Size  
**6.733 Acres**  
*(293,290 SF)*

*COMMERCIAL HIGH ZONED LAND FOR SALE AT BUSY INTERSECTION*

- Land Parcel Located on 19th Street and Business Highway 34
- Traffic Counts 34,537 VPD
- Retail/Restaurant/Hospital/Office
- Over 69,000 Households within 10 Miles
- Over 47,000 Families within 10 Miles



# PLAT MAP



THE SHOPS AT SUNSET RIDGE SUBDIVISION  
1ST REPLAT -Preliminary

# DEMOGRAPHIC AND INCOME PROFILE



Summary	Census 2010	2019	2024	
Population	159,315	195,904	213,253	
Households	57,027	69,631	75,758	
Families	38,812	47,178	51,055	
Average Household Size	2.71	2.74	2.75	
Owner Occupied Housing Units	35,899	46,764	52,065	
Renter Occupied Housing Units	21,128	22,866	23,693	
Median Age	31.5	33.1	33.7	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	1.71%	1.49%	0.77%	
Households	1.70%	1.47%	0.75%	
Families	1.59%	1.42%	0.68%	
Owner HHS	2.17%	1.77%	0.92%	
Median Household Income	3.32%	2.91%	2.70%	
Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	6,432	9.2%	5,512	7.3%
\$15,000 - \$24,999	6,003	8.6%	5,119	6.8%
\$25,000 - \$34,999	5,650	8.1%	5,054	6.7%
\$35,000 - \$49,999	10,000	14.4%	10,093	13.3%
\$50,000 - \$74,999	12,704	18.2%	13,410	17.7%
\$75,000 - \$99,999	11,512	16.5%	13,236	17.5%
\$100,000 - \$149,999	11,139	16.0%	14,792	19.5%
\$150,000 - \$199,999	3,122	4.5%	4,576	6.0%
\$200,000+	3,068	4.4%	3,964	5.2%
Median Household Income	\$60,847		\$71,651	
Average Household Income	\$78,443		\$90,251	
Per Capita Income	\$28,037		\$32,218	

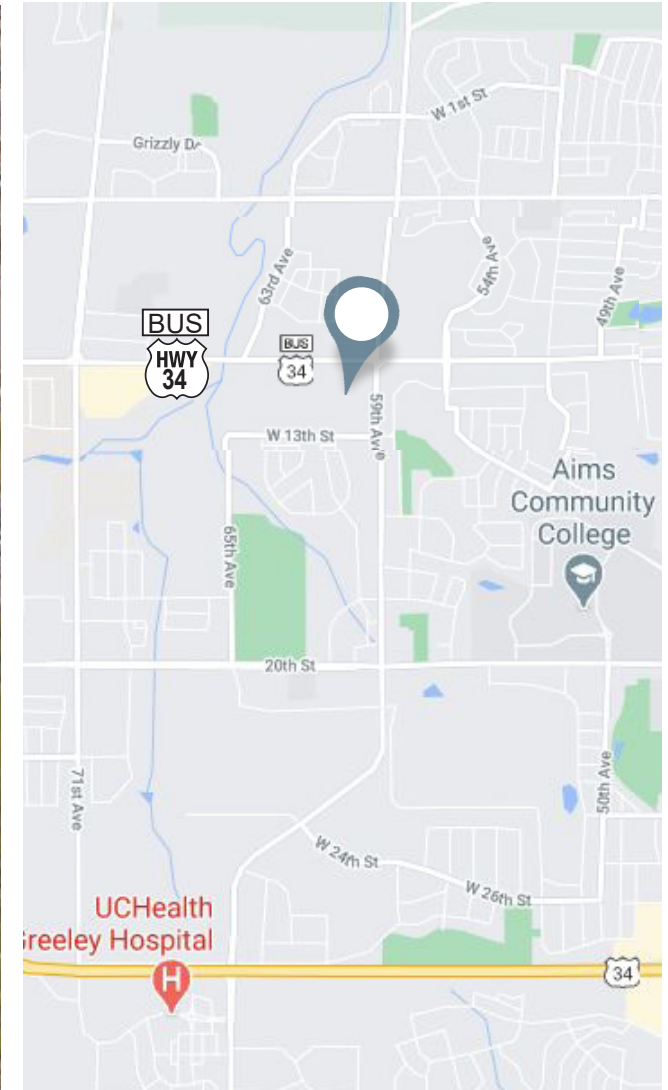
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,484	7.8%	14,413	7.4%	15,927	7.5%
5 - 9	12,577	7.9%	14,156	7.2%	15,488	7.3%
10 - 14	11,441	7.2%	13,816	7.1%	14,975	7.0%
15 - 19	13,628	8.6%	15,289	7.8%	16,180	7.6%
20 - 24	14,767	9.3%	16,441	8.4%	16,996	8.0%
25 - 34	22,343	14.0%	29,058	14.8%	31,377	14.7%
35 - 44	20,350	12.8%	25,136	12.8%	28,864	13.5%
45 - 54	19,517	12.3%	21,853	11.2%	22,871	10.7%
55 - 64	16,079	10.1%	20,948	10.7%	21,014	9.9%
65 - 74	8,779	5.5%	15,004	7.7%	17,416	8.2%
75 - 84	5,119	3.2%	6,878	3.5%	8,975	4.2%
85+	2,231	1.4%	2,910	1.5%	3,171	1.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	130,079	81.6%	157,301	80.3%	169,712	79.6%
Black Alone	1,903	1.2%	3,286	1.7%	3,988	1.9%
American Indian Alone	1,690	1.1%	1,900	1.0%	2,055	1.0%
Asian Alone	1,757	1.1%	2,838	1.4%	3,531	1.7%
Pacific Islander Alone	139	0.1%	222	0.1%	267	0.1%
Some Other Race Alone	18,911	11.9%	23,876	12.2%	26,242	12.3%
Two or More Races	4,837	3.0%	6,480	3.3%	7,459	3.5%
Hispanic Origin (Any Race)	50,946	32.0%	64,204	32.8%	72,681	34.1%





# 5906 W 10TH STREET

## AREA MAPS



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

**CONTACT:** Ron Randel, CCIM • 970-590-6222 • [rrandel@wheelerproperties.com](mailto:rrandel@wheelerproperties.com)