

1607 2ND AVENUE
GREELEY, CO 80631

HIGH TRAFFIC
RETAIL LOCATION
US85 AND 16TH
ST



waypoint
REAL ESTATE

Building Size

3,800 SF

Lease Rate

\$18.50 / SF NNN

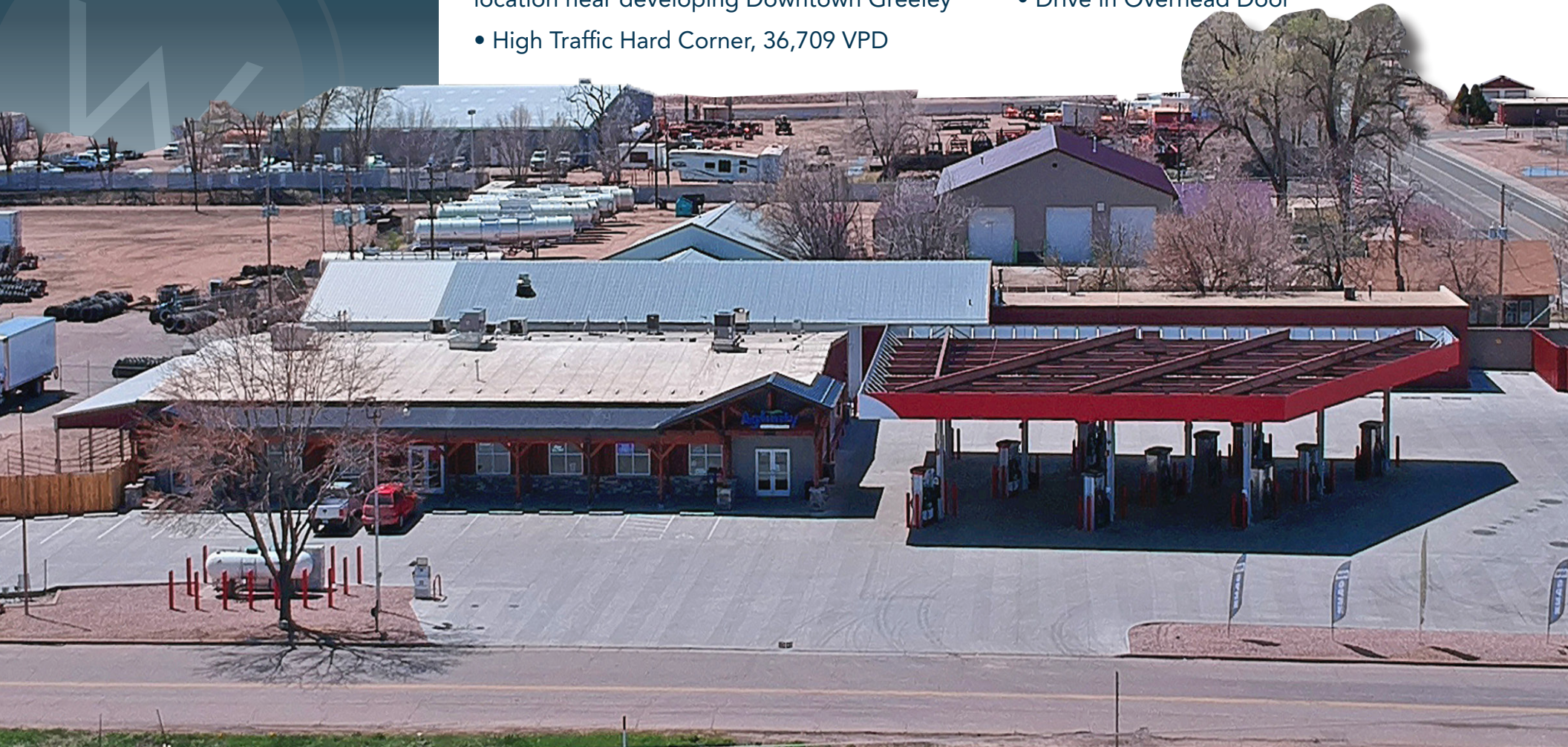
NNN Rate

\$4.00 NNN

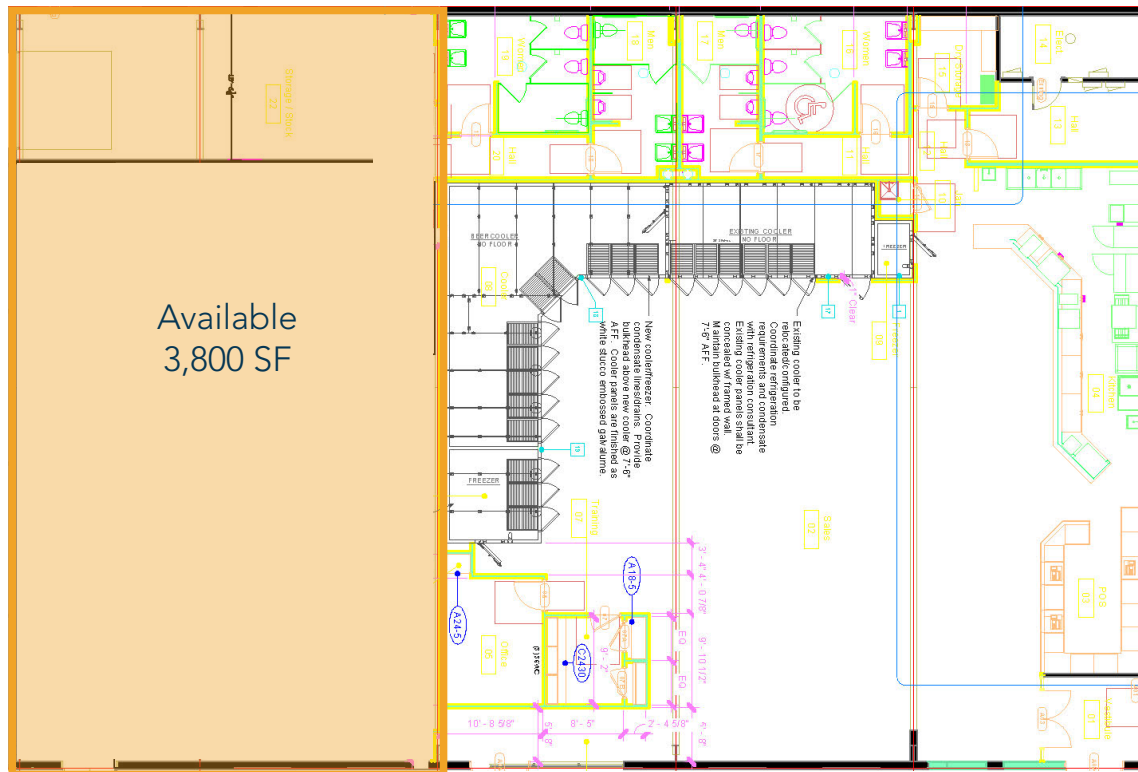
Utilities Not Included

INCREDIBLE RETAIL LOCATION AT HIGH TRAFFIC US85 AND 16TH STREET

- **POTENTIAL FOR DRIVE THRU**
- Retail/Restaurant space in high demand location near developing Downtown Greeley
- High Traffic Hard Corner, 36,709 VPD
- Adjacent to High traffic C-Store
- Abundance of ample parking
- Drive in Overhead Door



CONCEPTUAL RENDERING



Available
3,800 SF

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.

PROPERTY PHOTOS



AERIAL PHOTOS



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
Service-Producing Industries	6,452	491	13	31,362	2,887	11	46,130	4,204	11
Trade Transportation & Utilities	1,587	119	13	5,339	449	12	9,339	701	13
Information	163	15	11	687	52	13	856	70	12
Financial Activities	284	71	4	1,488	343	4	2,771	599	5
Professional & Business Services	331	60	6	1,825	266	7	2,740	439	6
Education & Health Services	2,797	79	35	13,510	1,100	12	17,426	1,399	12
Leisure & Hospitality	496	44	11	3,741	225	17	6,043	345	18
Other Services	565	89	6	2,138	328	7	3,320	497	7
Public Administration	229	14	16	2,634	124	21	3,575	154	23
Goods-Producing Industries	1,341	84	16	3,771	303	12	4,796	469	10
Natural Resources & Mining	13	5	3	58	12	5	108	23	5
Construction	448	47	10	2,060	205	10	2,682	327	8
Manufacturing	880	32	28	1,653	86	19	2,006	119	17
Total	7,793	575	14	35,133	3,190	11	50,926	4,673	11

MAJOR EMPLOYERS



AERIAL MAP



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