

5750 10TH ST  
GREELEY, CO  
80634



**WHEELER**  
Properties

Suite B:  
**1,620 SF**

Lease Rate:  
**\$16.00/SF NNN**

NNN Rate:  
**\$6.00/SF**

*RETAIL SPACE WITH HIGH EXPOSURE DISPLAY WINDOWS FOR LEASE*

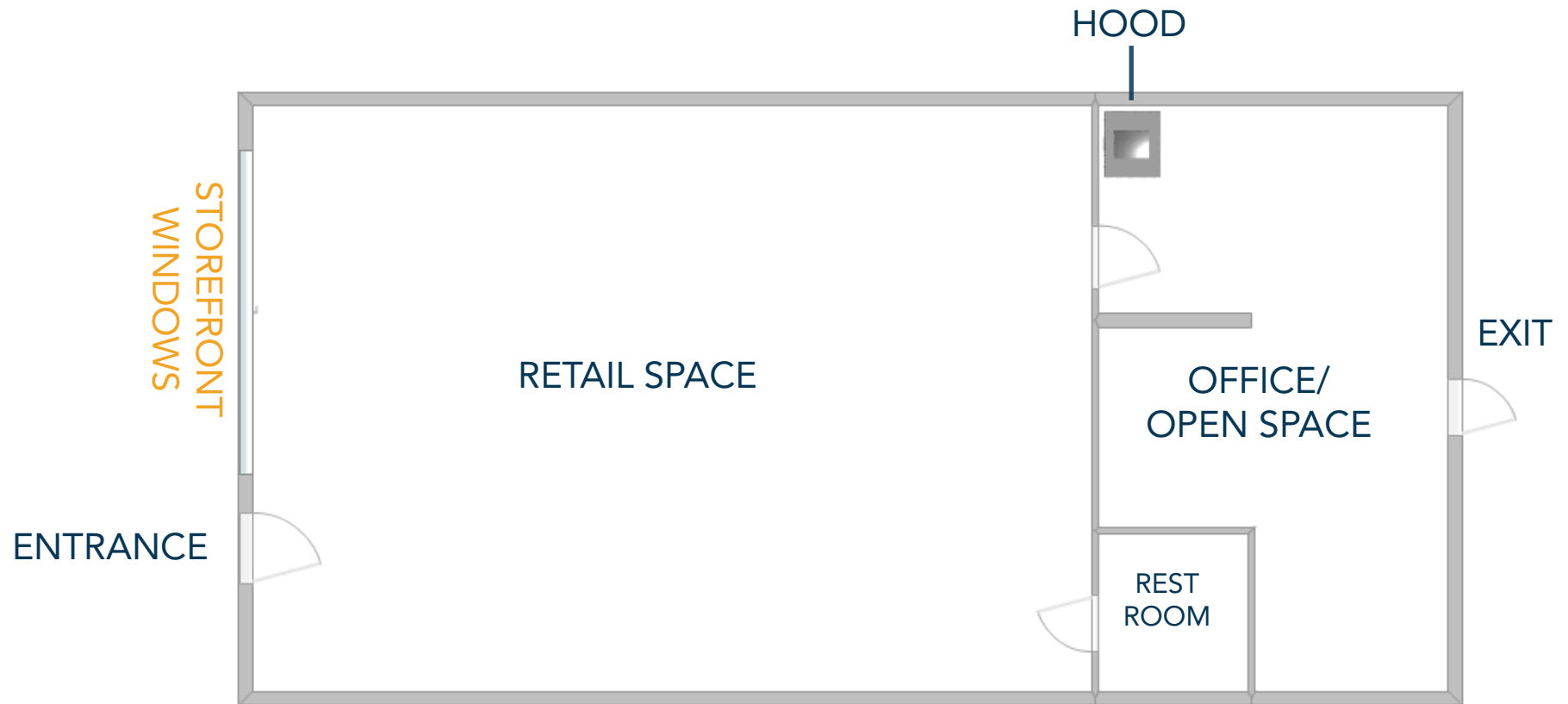
- Excellent frontage on 10th Street
- Surrounded by restaurants, retail and lifestyle amenities such as Walmart, King Soopers and FedEx
- Other Tenants: Hillcrest Liquor, Roma Italian Restaurant, Albertos Express, Outriders Bar and Grill, Happy Feet N Nails
- Consists of a large retail space with display windows, back office/flex space, and private restroom
- High Traffic Count, Approx. 30,000 Vehicles per day
- Zoning: Commercial High Density
- Prominent building signage



# PROPERTY PHOTOS



# PROPERTY FLOOR PLAN



# AREA MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)  
Ron Randel / Jessica Florez • 970-352-5860