



waypoint
REAL ESTATE

728 16TH STREET
GREELEY, CO 80631

Available Space

1,945 SF

Sale Price

\$399,000.00

Price Per SF

\$205.00

ROMA RESTAURANT

EXCELLENT RESTAURANT LOCATION IN THE FAST GROWING DOWNTOWN DEVELOPMENT DISTRICT

- Price includes all furniture and fixtures and business assets
- Grease trap and hood installed
- Turn-key restaurant
- Equipped with Commercial kitchen
- Current Roma Restaurant
- Prominent Building Signage
- Less than .5 a mile from UNC
- 22,574 VPD



PROPERTY PHOTOS - RESTAURANT



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PROPERTY PHOTOS - KITCHEN



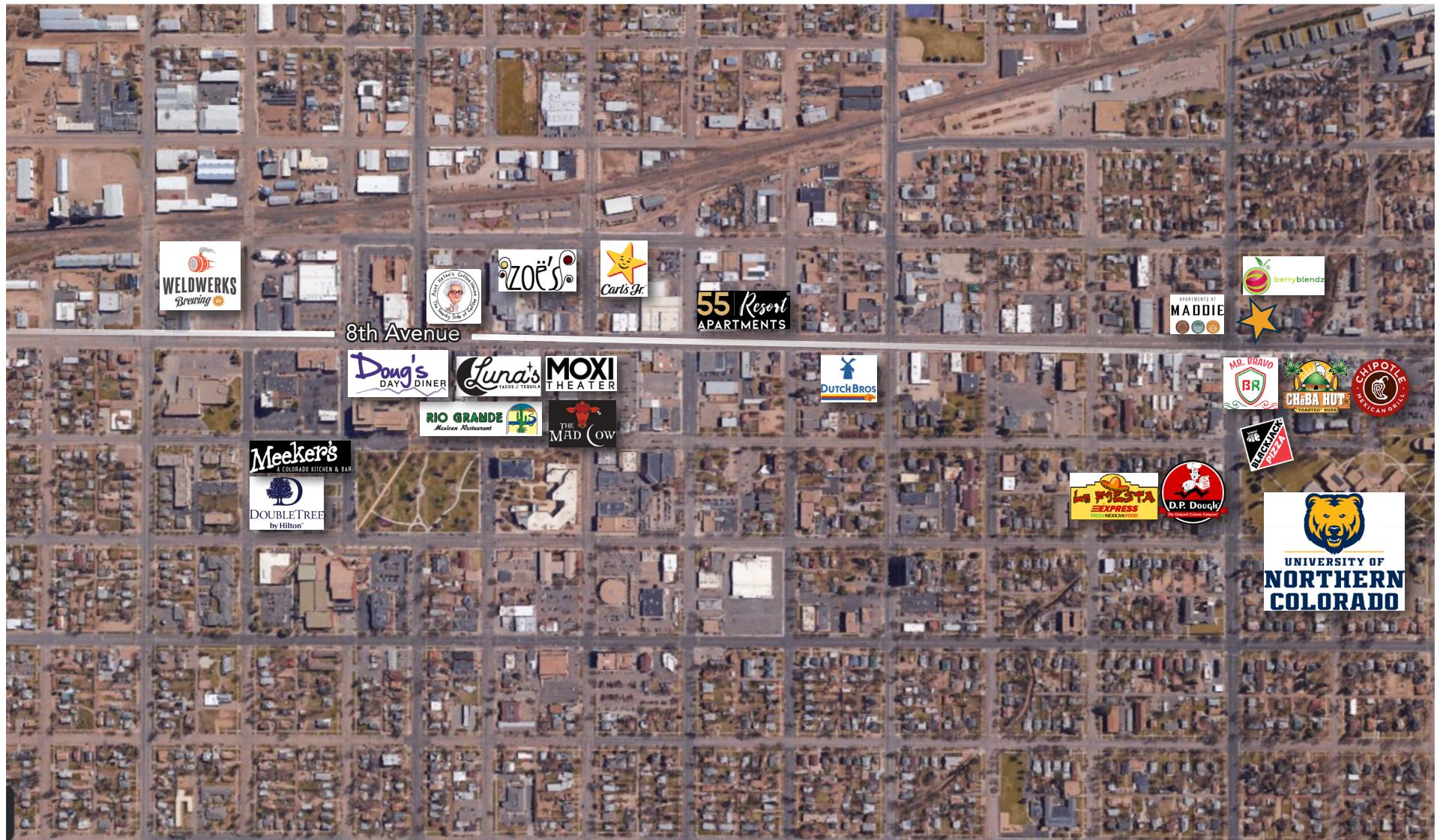
DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	13,351	1,106	12	35,177	3,477	10	45,737	4,600	10
Trade Transportation & Utilities	1,734	144	12	6,446	520	12	8,956	716	13
Information	423	29	15	767	61	13	943	80	12
Financial Activities	395	102	4	1,933	463	4	2,747	619	4
Professional & Business Services	545	133	4	2,190	331	7	2,931	484	6
Education & Health Services	7,843	446	18	13,695	1,299	11	17,186	1,657	10
Leisure & Hospitality	884	69	13	4,062	254	16	5,799	357	16
Other Services	772	113	7	2,557	400	6	3,501	526	7
Public Administration	755	70	11	3,527	149	24	3,674	161	23
Goods-Producing Industries	1,379	99	14	3,607	325	11	4,635	481	10
Natural Resources & Mining	32	9	4	49	13	4	73	22	3
Construction	493	54	9	1,964	222	9	2,708	339	8
Manufacturing	854	36	24	1,594	90	18	1,854	120	15
Total	14,730	1,205	12	38,784	3,802	10	50,372	5,081	10

MAJOR EMPLOYERS



AERIAL MAP



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