

## PAD SITE GROUND LEASE OR SALE

### Site Size:

23,353 SF (0.536 acres)

*(with additional cross parking available)*

### Pricing:

\$900,000

*ground lease available—contact broker for details*

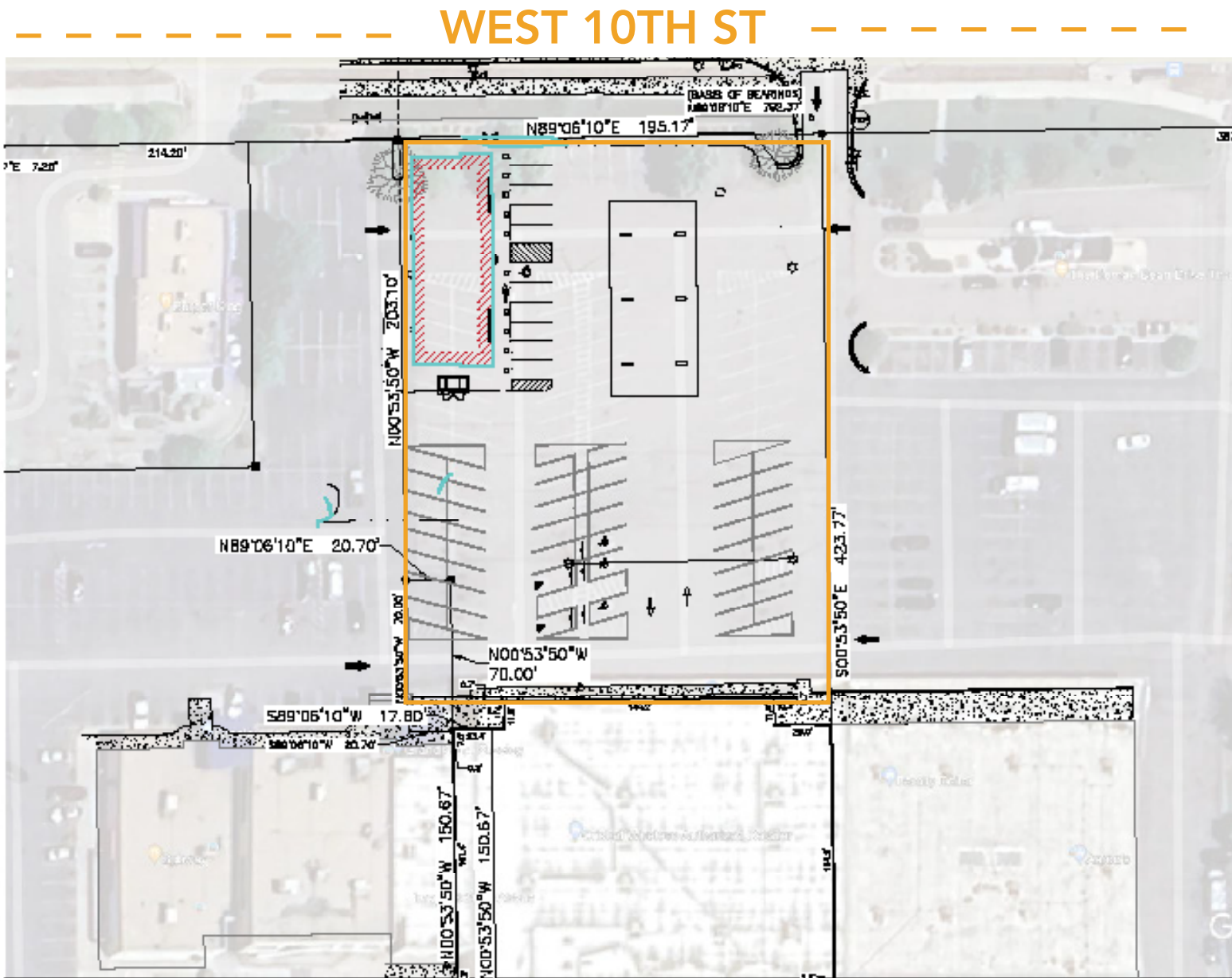
### RETAIL PAD SITE FOR GROUND LEASE OR SALE IN CENTRAL GREELEY

- High exposure location along West 10th Street
- Traffic Counts: 23,000 VPD (2021)
- Conceptual site plans shown below
- Cross parking with retail center



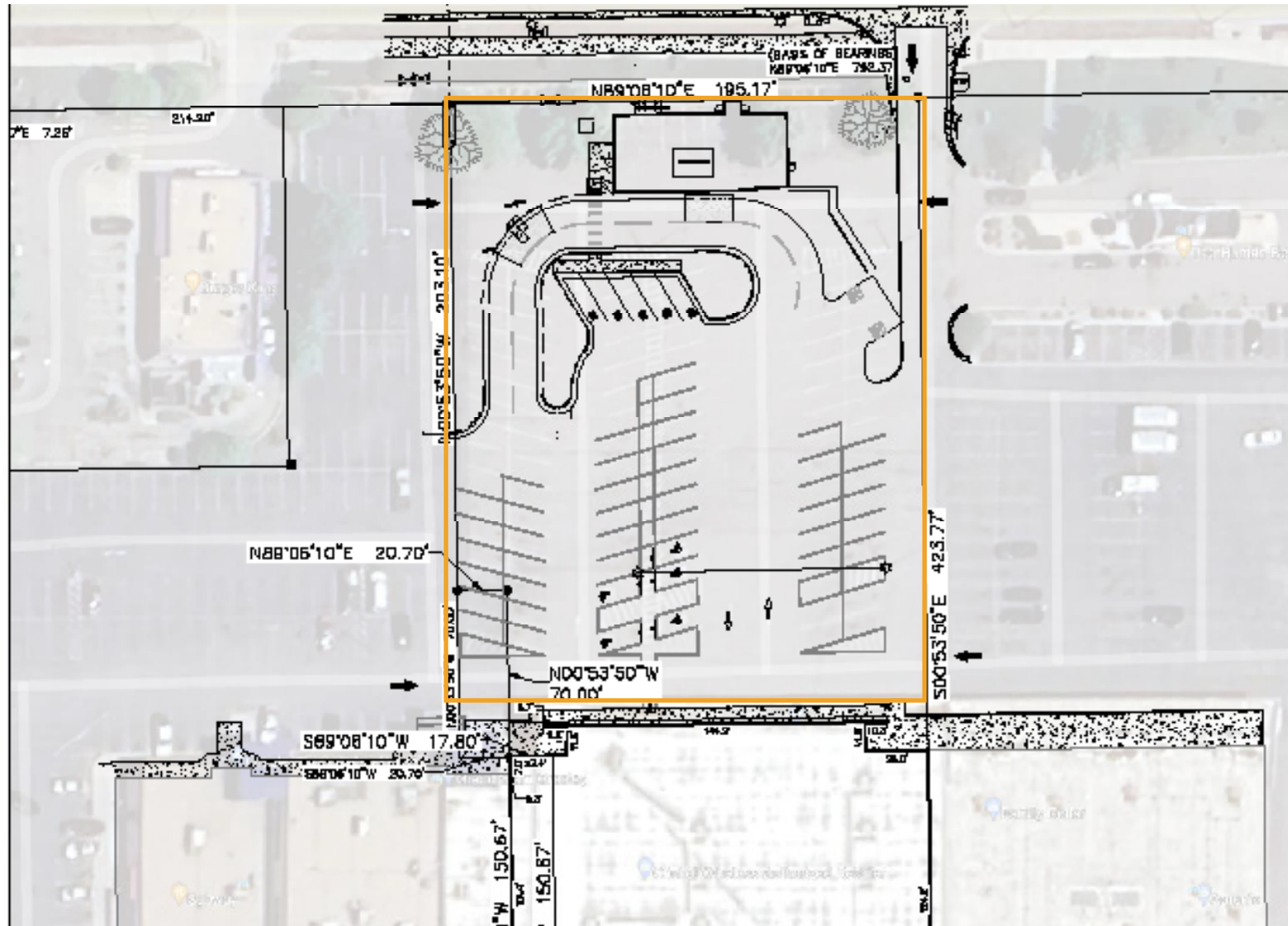


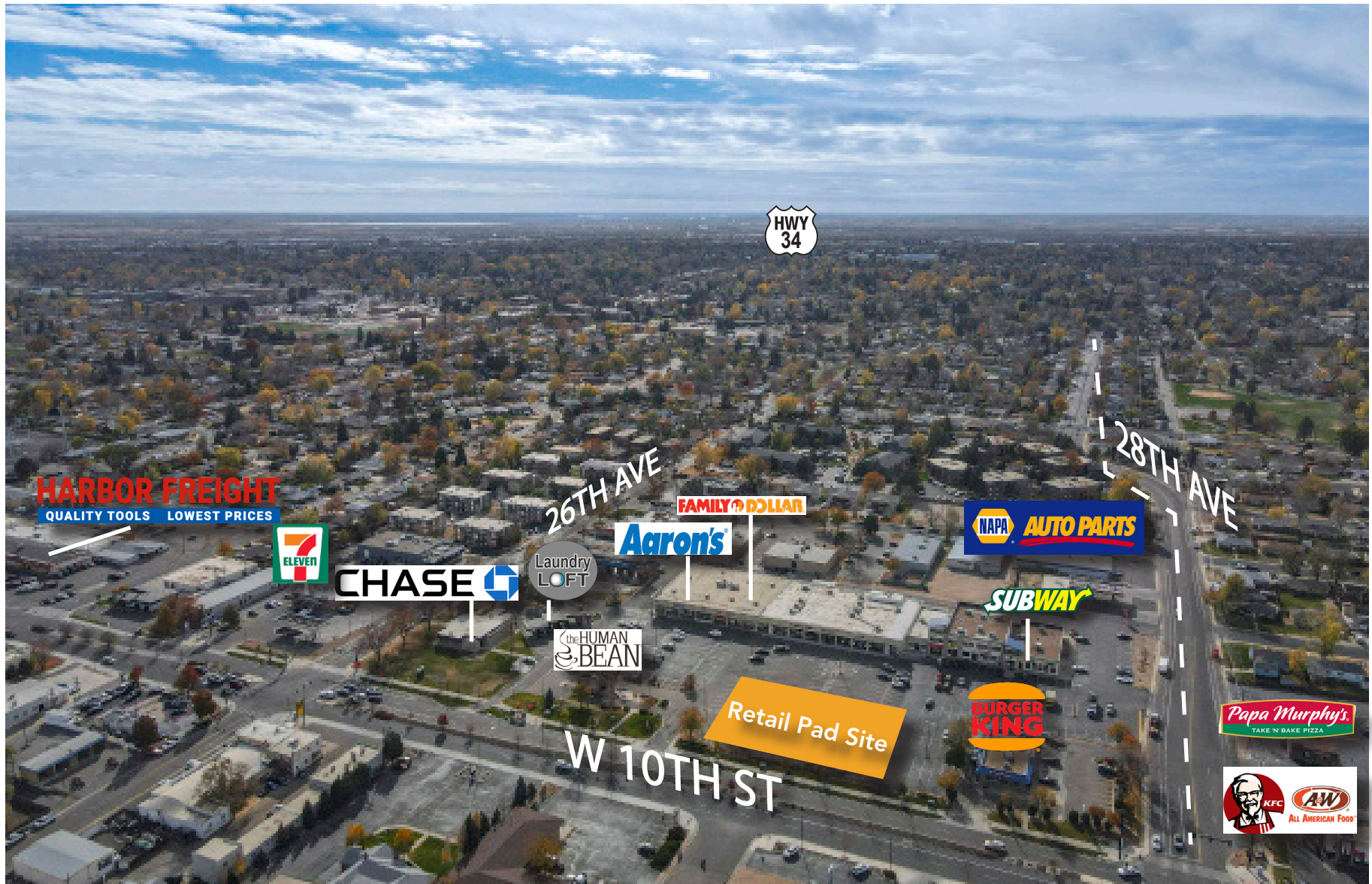
# (2) CONCEPTUAL SITE PLAN: CONVENIENCE STORE



# (3) CONCEPTUAL SITE PLAN: FOOD DRIVE-THRU

----- WEST 10TH ST -----

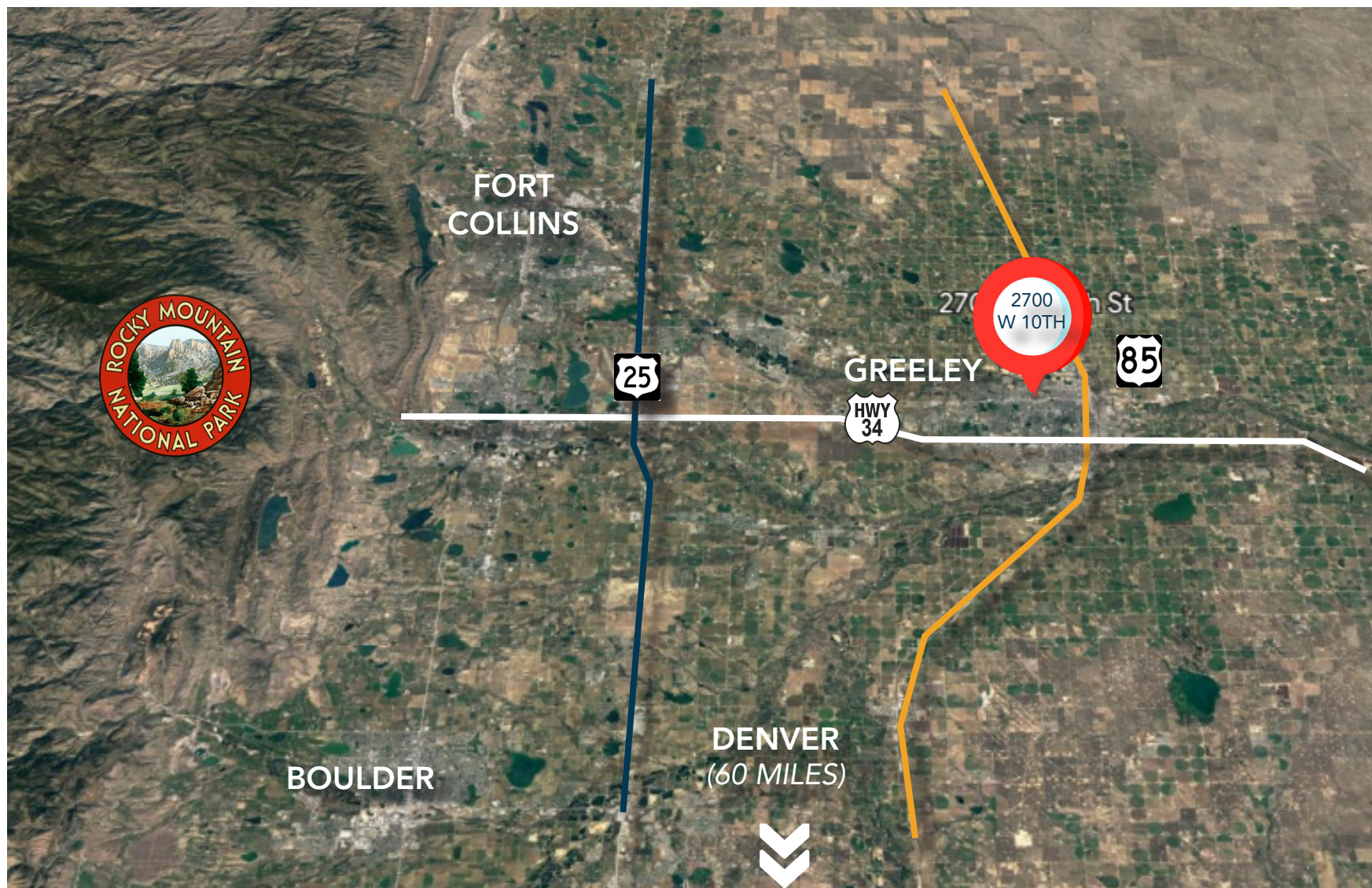




# AREA MAP



# REGIONAL 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)  
Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)



BRIAN SMERUD, CCIM / JOSH GUERNSEY / ERIK CAFFEE  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.