

### **SALE OR LEASE**

Building Size: 14,597 SF

\$6/SF-\$21/SF NNN

Lease Details

Lot Size: 1.06 Acres

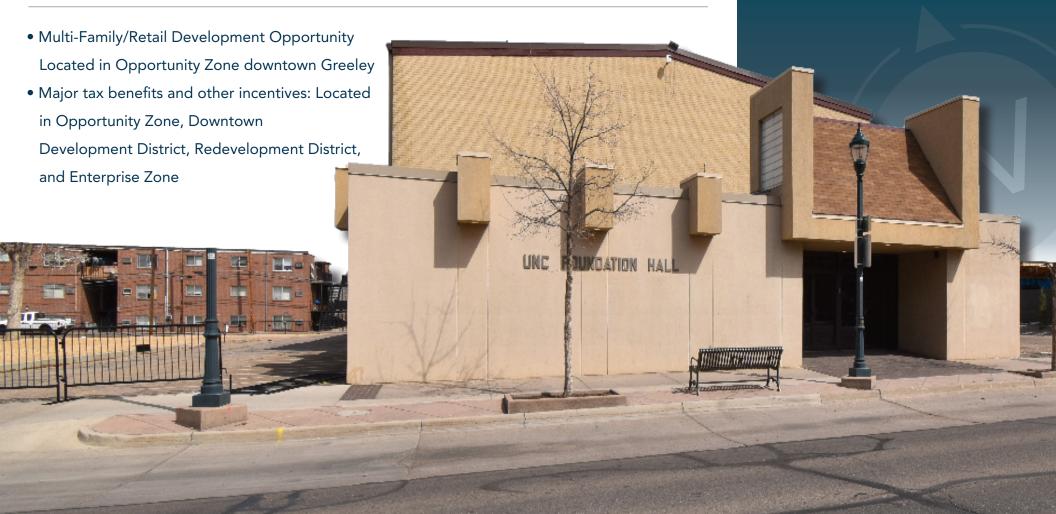
Sale Details: \$1,750,000

Entire Property As-Is

## THE MADDIE REDEVELOPMENT

1510 8TH AVENUE ASSEMBLAGE GREELEY, CO 80631

#### PRIME REDEVELOPMENT LOCATION IN DOWNTOWN GREELEY



# PROPERTY AERIALS









### **GREELEY OVERVIEW**







#### **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.



### **GREELEY DEMOGRAPHICS**

#### **DAYTIME EMPLOYMENT**

|                                     | 1 Mile    |            |              | 3 Mile    |            |              | 5 Mile    |            |              |
|-------------------------------------|-----------|------------|--------------|-----------|------------|--------------|-----------|------------|--------------|
|                                     | Employees | Businesses | Employees    | Employees | Businesses | Employees    | Employees | Businesses | Employees    |
|                                     |           |            | Per Business |           |            | Per Business |           |            | Per Business |
| Service-Producing Industries        | 13,500    | 1,074      | 13           | 35,652    | 3,351      | 11           | 48,158    | 4,562      | 11           |
| Trade Transportation & Utilities    | 1,928     | 148        | 13           | 6,200     | 513        | 12           | 9,570     | 734        | 13           |
| Information                         | 437       | 29         | 15           | 722       | 57         | 13           | 881       | 74         | 12           |
| Financial Activities                | 469       | 112        | 4            | 1,977     | 456        | 4            | 3,025     | 649        | 5            |
| Professional & Business<br>Services | 569       | 124        | 5            | 2,121     | 316        | 7            | 2,954     | 485        | 6            |
| Education & Health Services         | 7,706     | 416        | 19           | 14,506    | 1,220      | 12           | 18,527    | 1,591      | 12           |
| Leisure & Hospitality               | 983       | 66         | 15           | 4,233     | 252        | 17           | 6,202     | 355        | 17           |
| Other Services                      | 642       | 111        | 6            | 2,515     | 397        | 6            | 3,424     | 520        | 7            |
| Public Administration               | 766       | 68         | 11           | 3,378     | 140        | 24           | 3,575     | 154        | 23           |
| Goods-Producing Industries          | 1,539     | 102        | 15           | 4,124     | 329        | 13           | 4,966     | 512        | 10           |
| Natural Resources & Mining          | 14        | 7          | 2            | 56        | 11         | 5            | 83        | 21         | 4            |
| Construction                        | 546       | 57         | 10           | 2,234     | 226        | 10           | 2,856     | 366        | 8            |
| Manufacturing                       | 979       | 38         | 26           | 1,834     | 92         | 20           | 2,027     | 125        | 16           |
| Total                               | 15,039    | 1,176      | 13           | 39,776    | 3,680      | 11           | 53,124    | 5,074      | 10           |

#### **MAJOR EMPLOYERS**



















# **AERIAL MAP**





# **LOCATION MAP**





CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com

Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com

Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com