

AVAILABLE FOR LEASE AND SALE

6925 W. 10TH STREET

GREELEY, CO 80634



Unit 100 - 2,419 SF of Retail for Lease

AVAILABLE: JANUARY 31, 2027

ASKING RATE: \$47.00/SF NNN

CONTACT BROKER FOR SALE PRICING



PROPERTY SUMMARY

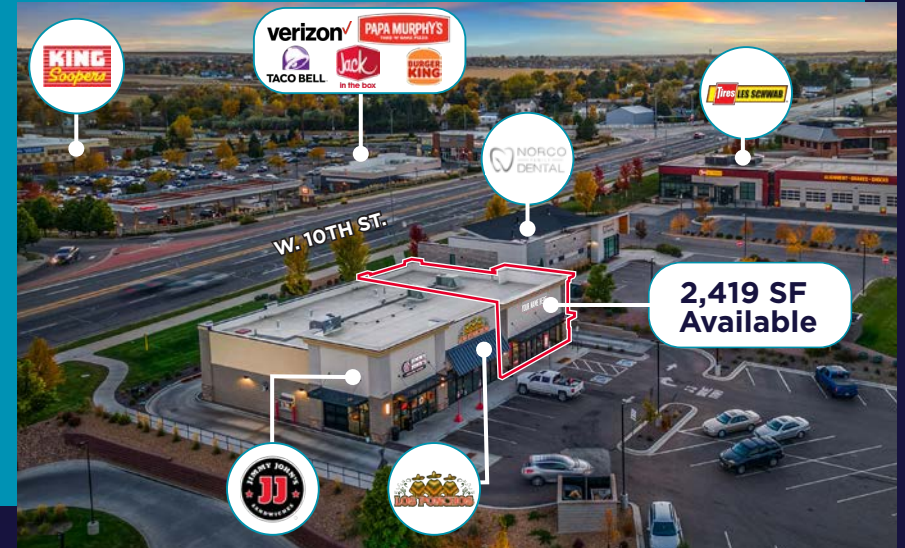


YOC
2019



PARKING SPACES
35

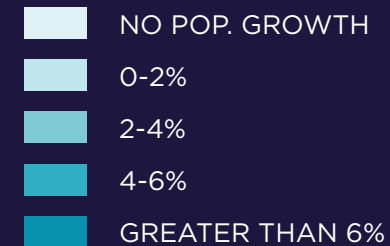
6925 W. 10th Street in Greeley is a well-located retail suite offering strong visibility and steady customer traffic within the North Greeley/71st & 10th Street commercial corridor. The property benefits from co-tenancy with popular nearby retailers and restaurants, consistent daily activity, and convenient access from W. 10th Street.



LOCATION OVERVIEW & DEMOGRAPHICS



POPULATION GROWTH (2023-2028)



2025 POPULATION

49,376	110,033	235,383
3 MILES	5 MILES	10 MILES



ANNUAL POPULATION GROWTH (2025-2030)

2.29%	1.93%	2.10%
3 MILES	5 MILES	10 MILES



2025 HOUSEHOLDS

18,392	39,711	83,882
3 MILES	5 MILES	10 MILES



AVERAGE HOUSEHOLD INCOME

\$133,934	\$112,251	\$121,983
3 MILES	5 MILES	10 MILES

DRIVE TIMES

31 MINS TO LOVELAND
43 MINS TO FORT COLLINS
63 MINS TO DIA
75 MINS TO DENVER

SUBJECT PROPERTY

W 4th St

59th Ave

47th Ave

20th St

W 10th St

65th Ave

34

36,000 AADT

GREELEY

GREELEY MALL

NORTHGATE VILLAGE

4TH ST 8,400 AADT

71ST AVE 6,400 AADT

59TH AVE 9,500 AADT

W 10TH ST 23,000 AADT

SUBJECT PROPERTY

Target

TJ-MAXX

KOHLS

PLATINUM

BEST BUY

ROSS

HOBBY LOBBY

Walmart

sam's club

TRACTOR SUPPLY CO.

SPROUTS FARMERS MARKET

Michael's

PETCO

Burlington FIVE BELOW

PETSMART

Office DEPOT

THE HOME DEPOT

uhealth

Banner Health

McDonald's

KING

uhealth

Auto Zone

Lowe's

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