

FOR LEASE

1923 59th Ave. Suite 165
Greeley, CO 80634

CORNER LOCATION RETAIL

PROPERTY TYPE
RETAIL
"C-H" ZONING

AVAILABLE
2,167 SF

PRICE
\$16.00/SF NNN
EST. NNN \$10.00/SF



FEATURES:

- This high-visibility retail suite has great access from either 20th Street or 59th Avenue
- Both Subway and Cables Pub & Grill are adjacent tenants which brings significant foot traffic by this suite
- Suite highlights: Mostly open floor plan, private office, break room, restrooms, work rooms, and 200 SF of mezzanine storage
- Traffic counts: 20th Street (20,000 VPD), 59th Street (12,000 VPD)
- Established business desired; minimum 4+ year lease term required; IT allowance negotiable



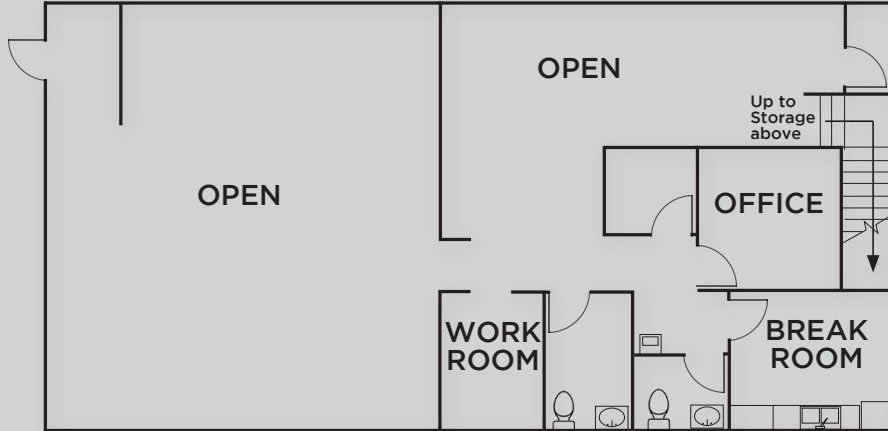
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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2023	2028	2023	2028	2023	2028
Population	6,342	6,301	66,422	69,470	131,011	134,452
Households	2,459	2,475	24,690	26,034	46,999	48,704
Median HH Income	\$91,222	\$103,558	\$85,915	\$100,921	\$67,977	\$80,446
Average HH Income	\$114,059	\$130,614	\$107,244	\$123,455	\$90,749	\$104,981
Median Age	42.9	43.5	37.4	37.6	33.1	33.6

Fort Collins

712 Whalers Way, Bldg. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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