



DOWNTOWN / CAMPUS RETAIL

PROPERTY TYPE:
RETAIL/RESTAURANT
PRICE: **\$29/SF NNN**
NNN EST. **\$5.83/SF**
AVAILABLE: **1,682 SF**
TRAFFIC COUNTS:
19,000 VPD

FEATURES:

- Prime retail space in the Boone at Maddie, downtown Greeley’s premier apartment development
- High visibility location on 8th Avenue directly across from the University of Northern Colorado
- Opportunity for a QSR such as coffee, tea, ice cream, frozen yogurt, smoothie, sandwich, pizza
- Prep kitchen (no hood or grease trap) including a walk-in cooler and walk-in freezer. Existing FF&E negotiable
- Prominent corner building signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	17,721	84,044	127,365
Households	6,040	29,315	45,062
Median HH Income	\$41,857	\$51,700	\$60,874
Average HH Income	\$62,330	\$70,963	\$83,433
Median Age	24.0	29.9	32.3



APARTMENTS AT THE MADDIE

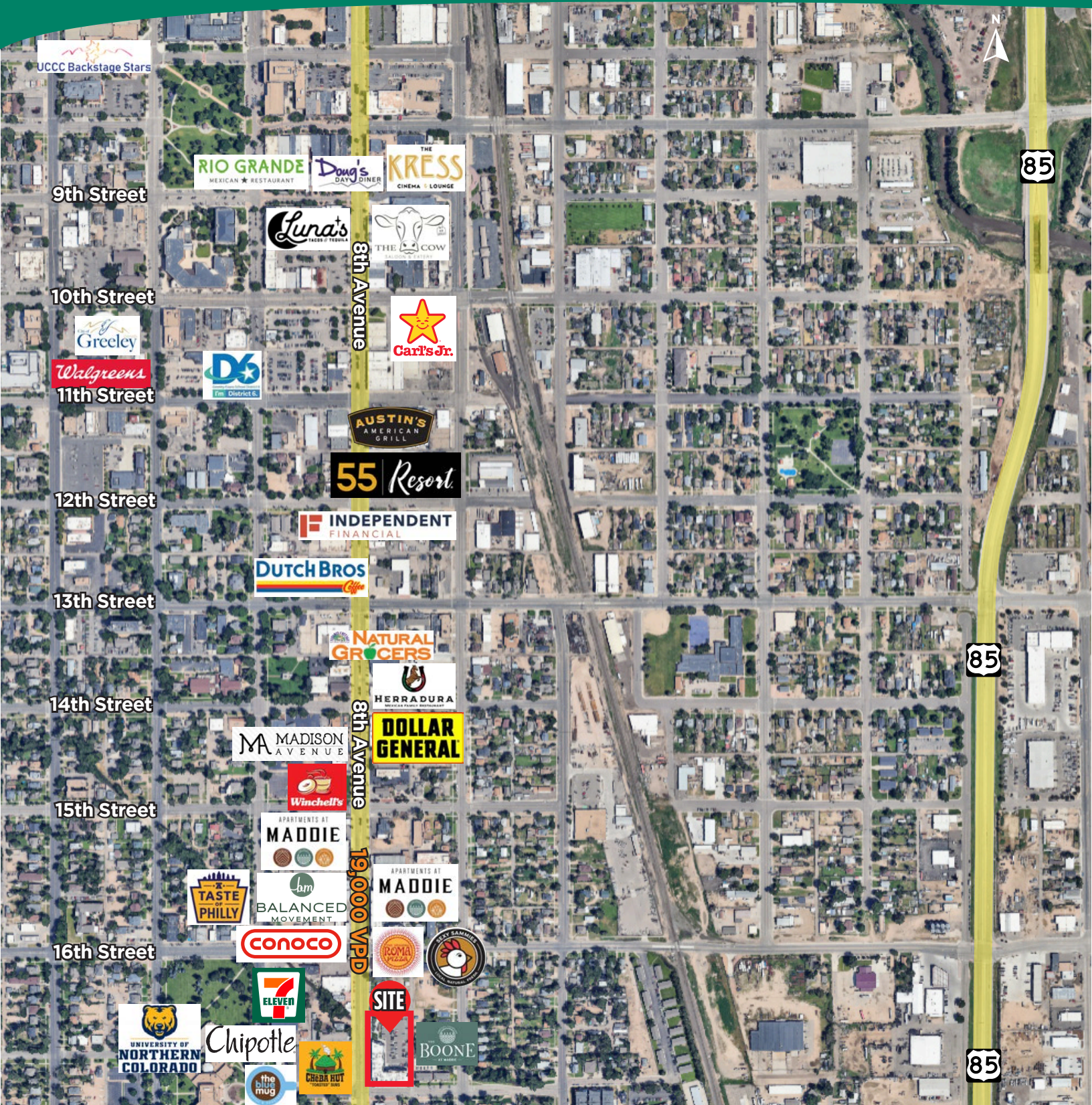
Conveniently located on 8th Avenue in Greeley, the Apartments at Maddie are setting the standard for upscale living in downtown Greeley's newest Maddie neighborhood. Featuring 221 units across three buildings and anchored by unique restaurants and shops, our apartments for rent in Greeley include studio, one-, and two-bedroom residences that have been designed to retain Greeley's historic charm while integrating fresh, upscale interior accents throughout.

UNIVERSITY OF NORTHERN COLORADO

Beginning as the State Normal School of Colorado in 1889 and after several name changes, they gained university status and became the University of Northern Colorado in 1970. Current enrollment at UNC is 9,067 with 6,616 under-graduate students. UNC has a diverse curriculum offered in five (5) colleges with 100 different undergraduate programs supported by 1,488 faculty and staff members. They are proud members of the Big Sky Conference with the Bears competing at the Division I level in football, basketball, volleyball, baseball, wrestling, as well as many other sports.

LOCATION

1640 8TH AVENUE • GREELEY, CO 80631



Fort Collins

712 Whaler's Way, Bld. 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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