

FOR LEASE

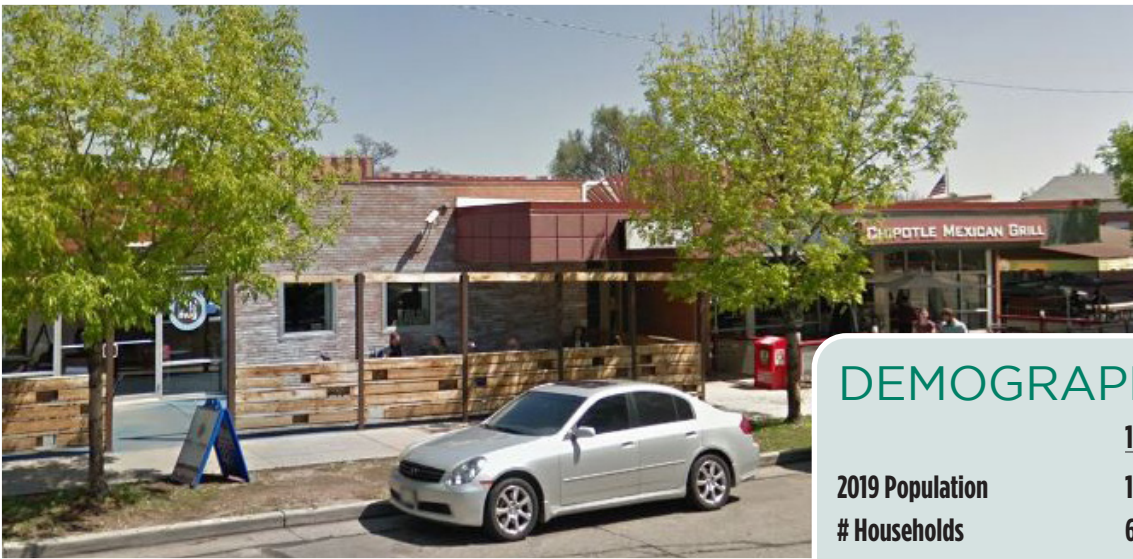
807 17th Street
Greeley, CO

RETAIL & OFFICE SUITES NEXT TO UNC

SUITE
UNIT H
UNIT C
UNIT G

AVAILABLE
4,003 SF
2,845 SF
1,328 SF

PRICE
\$6.50/SF NNN
\$13.50/SF NNN
\$11.50/SF NNN



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2019 Population	18,218	85,468	128,361
# Households	6,281	30,164	45,594
Ave. Household Income	\$45,965	\$55,537	\$67,239
Traffic Count (VPD):	19,000 VPD		
Current UNC Enrollment	11,949		

Source: ESRI (2019)

FEATURES:

- Great location across the street from the University of Northern Colorado's Monfort College of Business
- Lower level retail suite previously used as a bar/tavern (Unit H), Units C & G are main level retail/office suites
- Only one block from the South Maddie redevelopment project that includes 237 market-rate apartments under construction
- Stable co-tenancy including Chipotle, The Blue Mug, Minuteman Press
- Building and monument signage available. Fire-sprinkled.
- Includes abundant off-street parking - rare for the area
- NNN's estimated at \$6.27/SF

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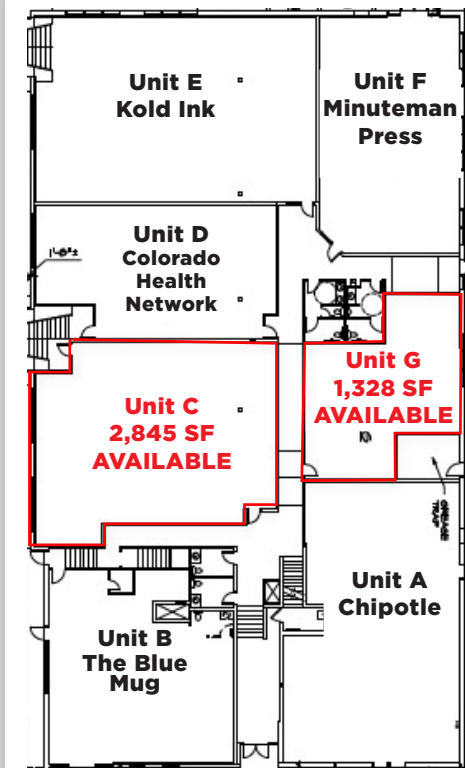
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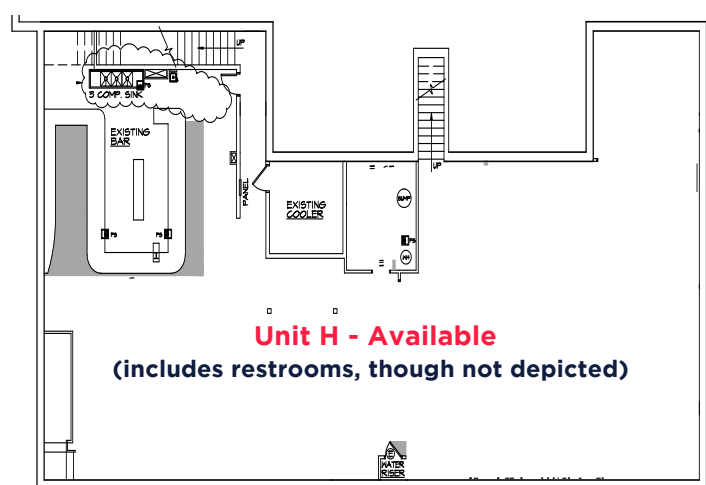
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Main Level



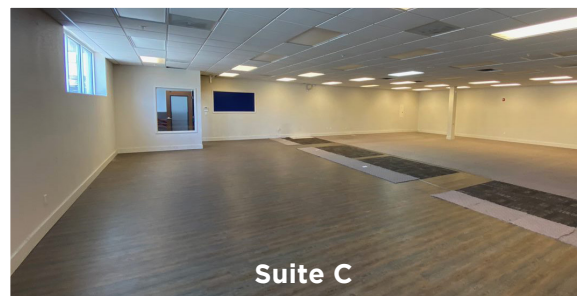
Basement Level



Unit H - Available
(includes restrooms, though not depicted)



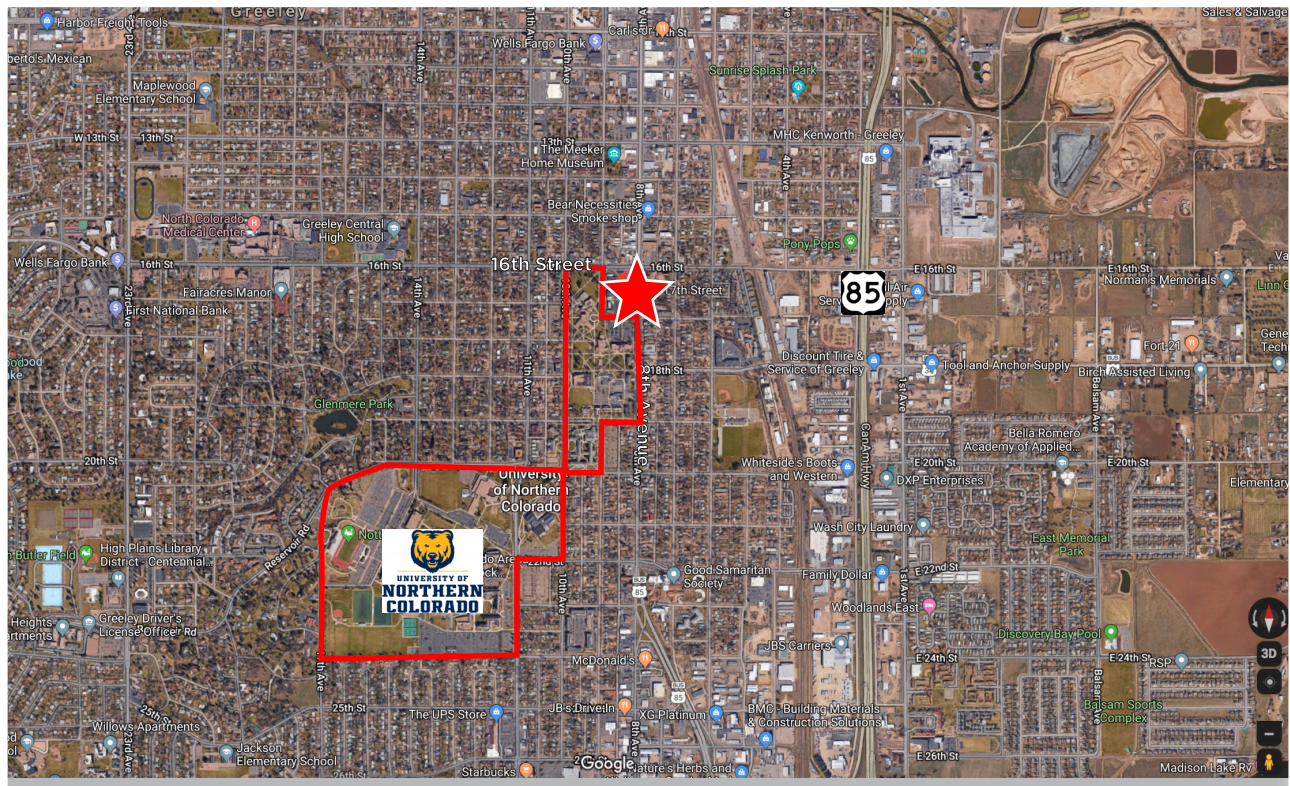
Suite G



Suite C

FOR LEASE

807 17th Street
Greeley, CO



Fort Collins

400 E. Horsetooth Road, Suite 200
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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