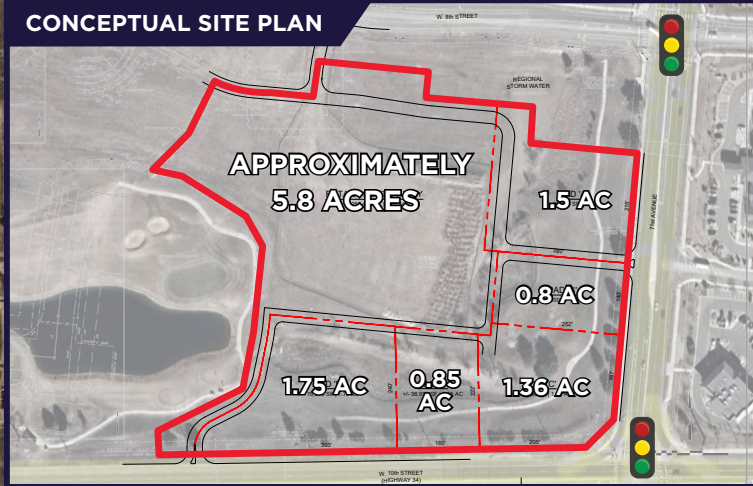


PRIME RETAIL/MULTIFAMILY PADS

WEST 10TH & 71ST, GREELEY'S FASTEST-GROWING CORRIDOR

CONCEPTUAL SITE PLAN



10TH STREET/HIGHWAY 34

25,000 VPD

SITE

PROPOSED
±198 DU'S

BOOMERANG
±200 DU'S

TRAILS AT SHEEP
DRAW APARTMENTS
±546 UNITS



83RD AVENUE 7,900 VPD

20TH STREET

8,400 VPD

FRONTIER
CHARTER
ACADEMY
1,584 STUDENTS



UNIVERSITY
SCHOOL
1,751 STUDENTS

TWIN RIVERS
COMMUNITY PARK

YOUTH SPORTS
COMPLEX



59TH AVENUE 16,600 VPD



TOINTON ACADEMY
OF PRE-ENGINEERING
990 STUDENTS

THE ELEMENT AT
NORTHTRIDGE TRAILS
APARTMENTS
±216 UNITS

TEN WEST
APARTMENTS
±264 UNITS

WEST RIDGE
ACADEMY
CARTER
SCHOOL
990 STUDENTS



NORTHTRIDGE
HIGH SCHOOL
1,346 STUDENTS

WINOGRAD K-8
ELEMENTARY
SCHOOL
623 STUDENTS

FLEXIBLE PAD SITES AVAILABLE FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT
IDEAL FOR QSR, FUEL, RETAIL, MEDICAL, OR SERVICE USERS, JOIN GREELEY'S FASTEST-GROWING CORRIDOR

NWC WEST 10TH ST. & 71ST AVE.
GREELEY, CO 80634



NWC WEST 10TH ST. & 71ST AVE.

GREELEY, CO 80634

FLEXIBLE PAD SITES AVAILABLE FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

PRICING: CONTACT BROKER

Property Overview

This 12.15-acre property is prominently located at the intersection of West 10th Street (Highway 34) and 71st Avenue, offering excellent visibility and direct access within one of West Greeley's most active and expanding commercial corridors. The site is well-suited for a range of uses, including dining establishments, fuel stations, healthcare facilities, retail stores, and service providers. Flexible transaction options are available, including sale, ground lease, or build-to-suit.

Positioned adjacent to a newly developed King Soopers-anchored shopping center and surrounded by established schools, public parks, and growing residential communities, the property benefits from consistent consumer traffic and strong neighborhood engagement. With daily traffic volumes exceeding 41,000 vehicles and favorable area demographics, this location presents a compelling opportunity for long-term operational success.

**Concept Plan Subject to Change*

- **Zoning:** Multi-Family and Commercial

COMMERCIAL/RETAIL SITE PLAN 1

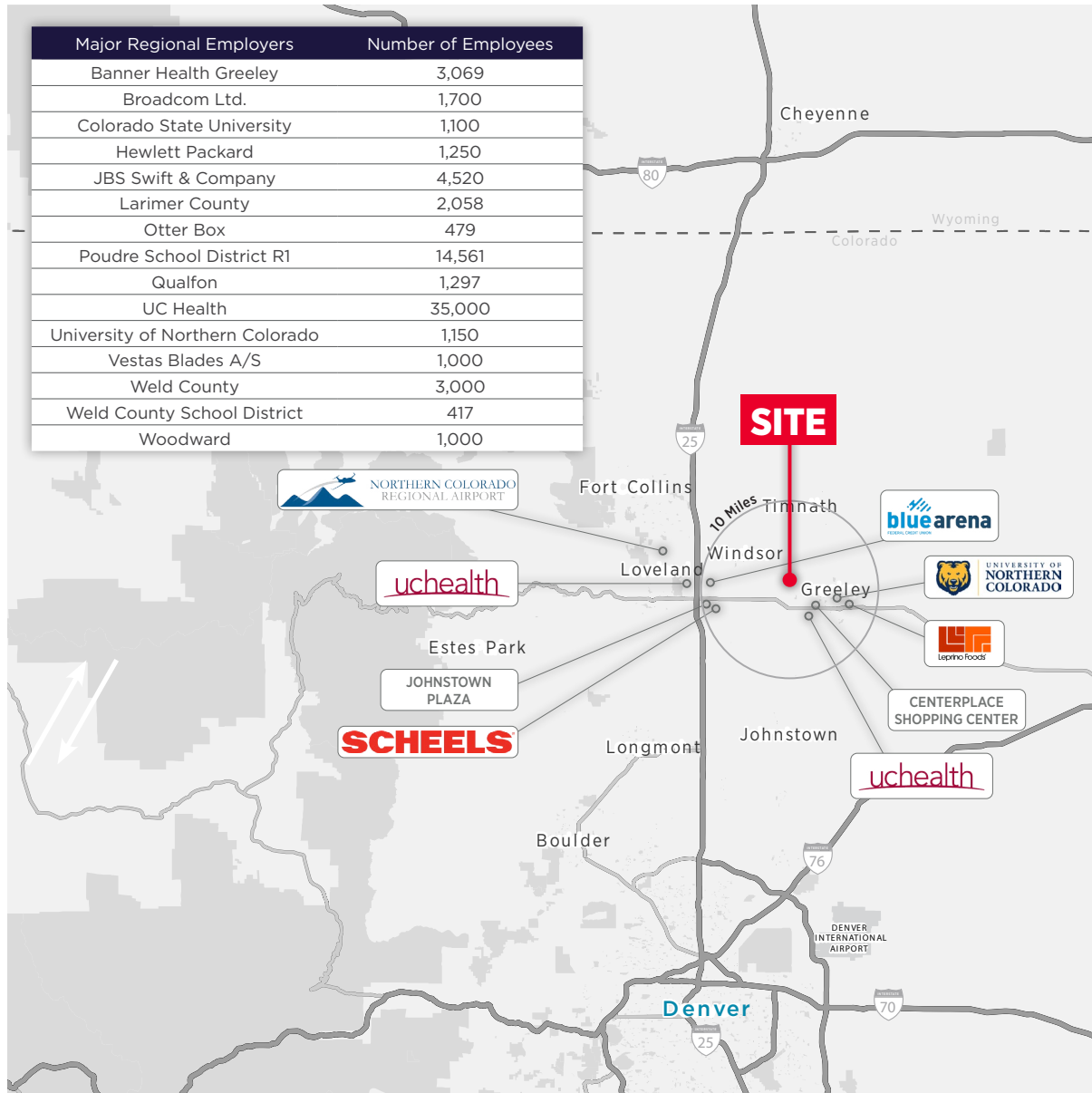


CONCEPT SITE PLAN

NWC WEST 10TH ST. & 71ST AVE.

GREELEY, CO 80634

Major Regional Employers	Number of Employees
Banner Health Greeley	3,069
Broadcom Ltd.	1,700
Colorado State University	1,100
Hewlett Packard	1,250
JBS Swift & Company	4,520
Larimer County	2,058
Otter Box	479
Poudre School District R1	14,561
Qualfon	1,297
UC Health	35,000
University of Northern Colorado	1,150
Vestas Blades A/S	1,000
Weld County	3,000
Weld County School District	417
Woodward	1,000



About Greeley, CO

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing community in the U.S. *Source: greeleygov.com*

TOTAL POPULATION (2025)

114,833

TOTAL HOUSEHOLDS (2025)

41,000

MEDIAN HOUSEHOLD INCOME (2025)

\$89,757

MEDIAN AGE (2025)

32.5

TOTAL SQUARE MILES (2025)

49.4

TOTAL EMPLOYEES (2025)

174,000

3 OR 5 YEAR PROJECTED GROWTH %

6% OVER 3 YEARS

9.7% OVER 5 YEARS

FOR MORE INFORMATION, CONTACT:

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