

VERSATILE OWNER-USER OR SALE-LEASEBACK OPPORTUNITY

3109 35TH AVENUE, BUILDING H GREELEY, COLORADO

6,253 RSF PROFESSIONAL SERVICES BUILDING



FOR SALE -

3109 35TH AVENUE, BUILDING H GREELEY, COLORADO

\$1,100,000 (\$176/SF)

Property Highlights

Cushman and Wakefield is pleased to present this four condo building. The current owner/occupier will entertain offers to lease back the building for up to five years with his business or sell empty. It already has four condo's so is naturally a good fit to lease out to four tenants or occupy the whole building and flexibility in between.

- High visibility location with strategic access to I-25
- Modern interior and functional layout
- Flexible R-3 zoning supports uses including medical, legal, financial and, consulting
- On-site parking ensures easy access for employees and visitors









JARED GOODMAN, CCIM, SIOR

Managing Director +1 970 690 4227 jared.goodman@cushwake.com

ANNE SPRY

Senior Associate +1 970 690 0167 anne.spry@cushwake.com

OPPORTUNITY



Owner-User Potential

Ideal for businesses seeking to own their space and capitalize on longterm equity.



Sale-Leaseback Option

Seller open to leasing back the property, offering immediate cash flow and a stable tenant for investors.

Why Invest Here?



Prime Location: Just two blocks south of US Highway 34, the property enjoys direct access to regional markets including Loveland, Windsor, and Fort Collins.



High Visibility: With over 19,000 vehicles per day on 35th Avenue, the site offers unmatched exposure for tenants and long-term value for owners.



Retail Synergy: Surrounded by anchors like Home Depot, Natural Grocers, and Centerplace Shopping Center, the area draws consistent consumer traffic and supports a thriving business ecosystem.

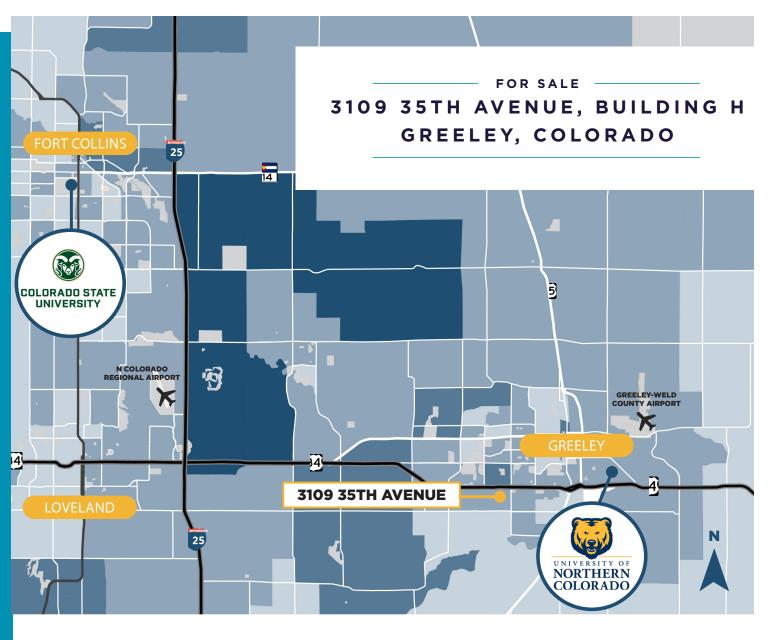


Demographic Momentum: West Greeley is home to a young, educated, and growing population, with strong demand for professional services and community amenities.



Future Development: The nearby Greeley Westside Project, a proposed 300-acre mixed-use development, is set to introduce new entertainment, hospitality, and residential components—driving future appreciation and tenant demand.





POPULATION GROWTH (2023-2028)

10+% 5-10% O-5%

(-5)-(-0)% (-10)-(-5)%



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.