

ELK LAKES SHOPPING CENTER | 2825 35TH AVE.

**PRIME RETAIL SPACE AVAILABLE FOR LEASE
20,531 SF AVAILABLE**

LEASE RATE: \$14.50/SF NNN | Outstanding Greeley Location



Great Visibility



Strong Co-Tenancy
Anchored by The Home
Depot & Petsmart



Convenient Access
with Ample Parking



Affluent Area with
Strong Demographics
and Traffic Counts



Parking
483 Spaces (18 ADA)

ELK LAKES SHOPPING CENTER | 2825 35TH AVE.

95,321 SF SHOPPING CENTER

| YOC | RENOVATION |
|-----|------------|
|-----|------------|

2000

2024

PROPERTY SUMMARY

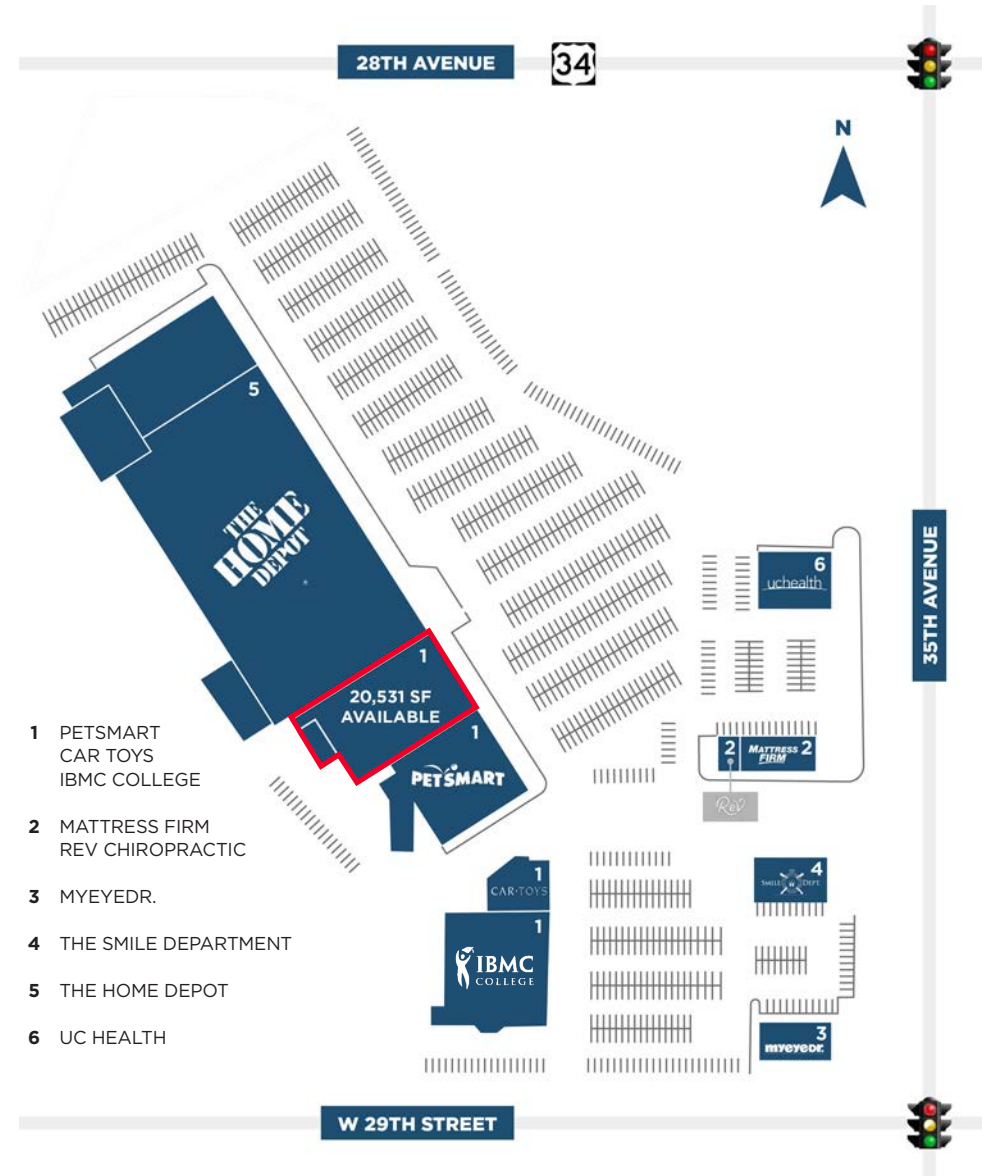
This space anchors a high-visibility retail position within the Elk Lakes Shopping Center at 2825 35th Avenue, Greeley, Colorado. The space occupies a prominent end-cap location along one of west Greeley’s most trafficked commercial corridors, drawing consistent activity from surrounding residential neighborhoods, nearby schools, and complementary national retailers.

Retail Synergy: Elk Lakes Shopping Center hosts a mix of national and regional tenants that drive steady cross-shopping traffic.

Access & Visibility: Positioned along 35th Avenue, a major north-south arterial, with multiple access points and strong signage exposure.

Demographics: Greeley’s west side continues to experience population and income growth, supporting stable retail demand.

Surrounding Anchors: Grocery, fitness, dining, and service-oriented tenants create an all-day customer draw.



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| DEMOGRAPHICS © 2026 Esri | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| 2025 TOTAL POPULATION | 15,131 | 97,025 | 145,805 |
| 2030 TOTAL POPULATION | 16,571 | 104,032 | 156,849 |
| 2025 TOTAL HOUSEHOLDS | 5,691 | 35,883 | 52,108 |
| 2030 TOTAL HOUSEHOLDS | 6,288 | 38,721 | 56,451 |
| 2025 AVERAGE HH INCOME | \$93,470 | \$91,010 | \$92,317 |



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