

AVAILABLE FOR LEASE AND SALE

# 6925 W. 10TH STREET

GREELEY, CO 80634



## Unit 100 - 2,200 SF of Retail for Lease

AVAILABLE: JANUARY 31, 2027

ASKING RATE: \$47.00/SF NNN

CONTACT BROKER FOR SALE PRICING



# PROPERTY SUMMARY

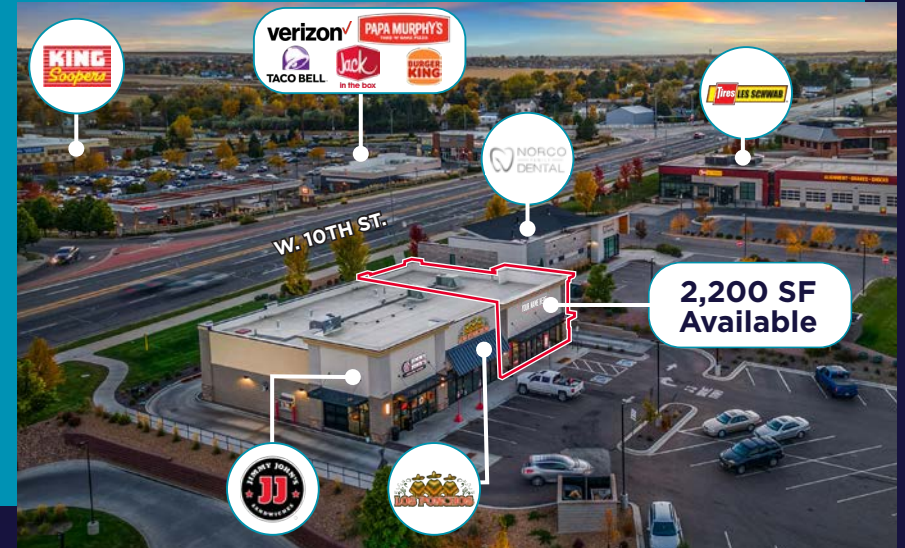


YOC  
2019



PARKING SPACES  
35

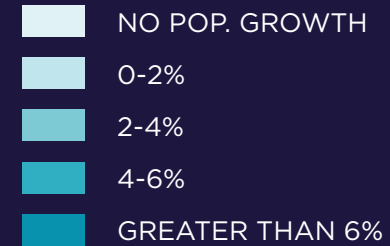
6925 W. 10th Street in Greeley is a well-located retail suite offering strong visibility and steady customer traffic within the North Greeley/71st & 10th Street commercial corridor. The property benefits from co-tenancy with popular nearby retailers and restaurants, consistent daily activity, and convenient access from W. 10th Street.



# LOCATION OVERVIEW & DEMOGRAPHICS



## POPULATION GROWTH (2023-2028)



## 2025 POPULATION

<b>49,376</b>	<b>110,033</b>	<b>235,383</b>
3 MILES	5 MILES	10 MILES



## ANNUAL POPULATION GROWTH (2025-2030)

<b>2.29%</b>	<b>1.93%</b>	<b>2.10%</b>
3 MILES	5 MILES	10 MILES



## 2025 HOUSEHOLDS

<b>18,392</b>	<b>39,711</b>	<b>83,882</b>
3 MILES	5 MILES	10 MILES



## AVERAGE HOUSEHOLD INCOME

<b>\$133,934</b>	<b>\$112,251</b>	<b>\$121,983</b>
3 MILES	5 MILES	10 MILES

## DRIVE TIMES

- 31 MINS TO LOVELAND
- 43 MINS TO FORT COLLINS
- 63 MINS TO DIA
- 75 MINS TO DENVER

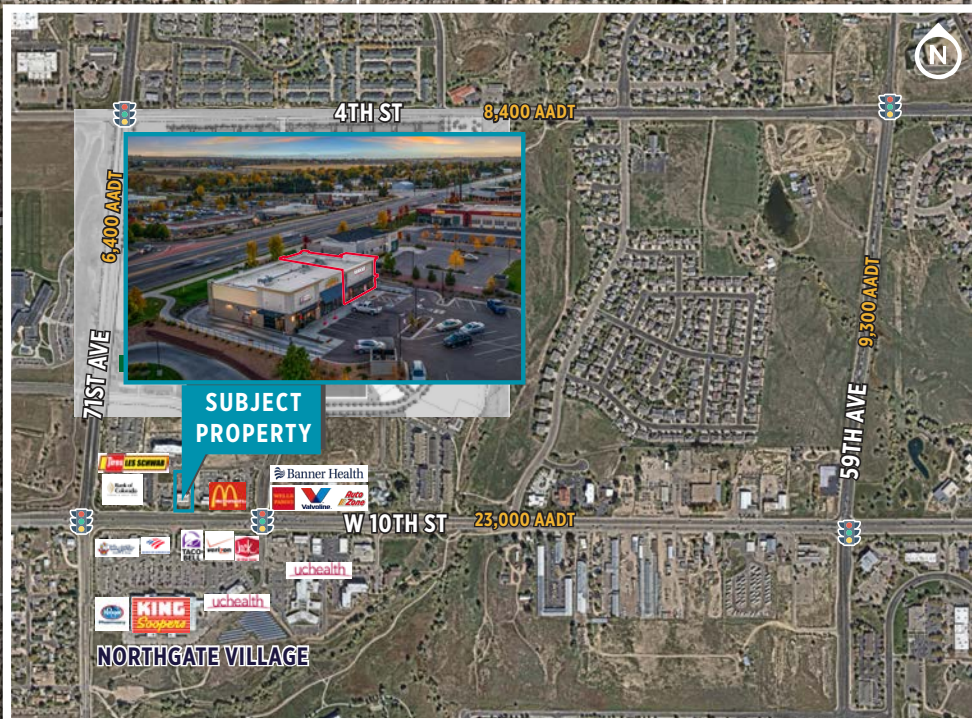
**SUBJECT  
PROPERTY**

W 4th St

59th Ave

47th Ave

20th St  
W 10th St



**SUBJECT  
PROPERTY**

4TH ST

8,400 AADT

71ST AVE

6,400 AADT

59TH AVE

9,300 AADT

W 10TH ST

23,000 AADT

20th St

NORTHGATE VILLAGE

**GREELEY**



**GREELEY MALL**

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