

1,890-4,309 SF AVAILABLE FOR LEASE | ENTIRE BUILDING FOR SALE - OWNER/USER INVESTMENT OPPORTUNITY

6925 W. 10TH STREET, UNIT 100 & 101

GREELEY, CO 80634



Unit 100 - Former T-Mobile 2,419 SF | AVAILABLE JANUARY 31, 2027

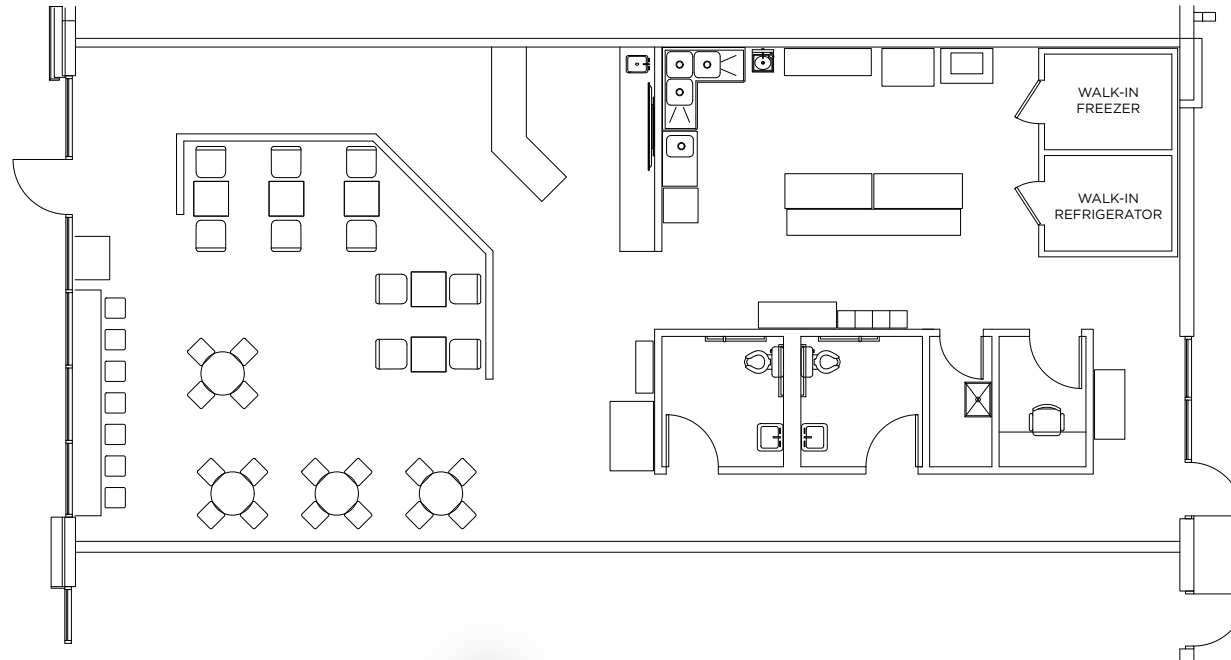
Unit 101 - Turn-Key Restaurant 1,890 SF | AVAILABLE NOW

SALES PRICE: \$3,795,000



FLOOR PLAN

UNIT 101



PROPERTY SUMMARY



YOC
2019

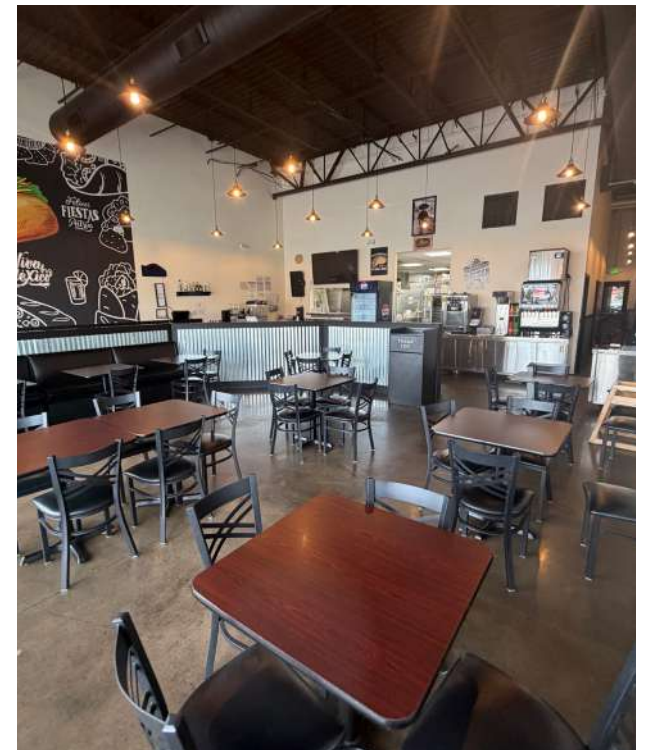


PARKING SPACES
45

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.



INTERIOR PHOTOS | UNIT 101

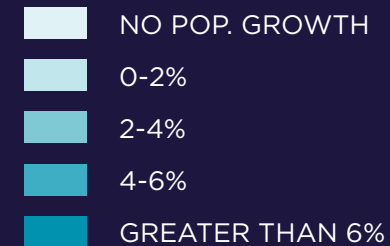


The photo has been edited using Artificial Intelligence (AI) to remove or change certain objects, which may alter the appearance of the building or surroundings.

LOCATION OVERVIEW & DEMOGRAPHICS



POPULATION GROWTH (2025-2030)



	2025 POPULATION		
	49,376	110,033	235,383
	3 MILES	5 MILES	10 MILES

	ANNUAL POPULATION GROWTH (2025-2030)		
	2.29%	1.93%	2.10%
	3 MILES	5 MILES	10 MILES

	2025 HOUSEHOLDS		
	18,392	39,711	83,882
	3 MILES	5 MILES	10 MILES

	AVERAGE HOUSEHOLD INCOME		
	\$133,934	\$112,251	\$121,983
	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

20th St
W 10th St

47th Ave



**SUBJECT
PROPERTY**

NORTHGATE VILLAGE

20th St

Res

GREELEY

34

65th Ave

36,000 AADT

34

34



GREELEY MALL

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