

2700 W 10TH STREET

GREELEY, CO 80634



Space Available:

Suite 101B: 1,746 SF

Suite 103: 8,044 SF

Lease Rate:

\$16.50/SF

\$10.00/SF

NNN Rate:

\$4.67/SF
2026

Equivalent Gross
Monthly Rent:

\$3,080.24

\$9,833.79

RETAIL SPACES FOR LEASE IN CENTRAL GREELEY

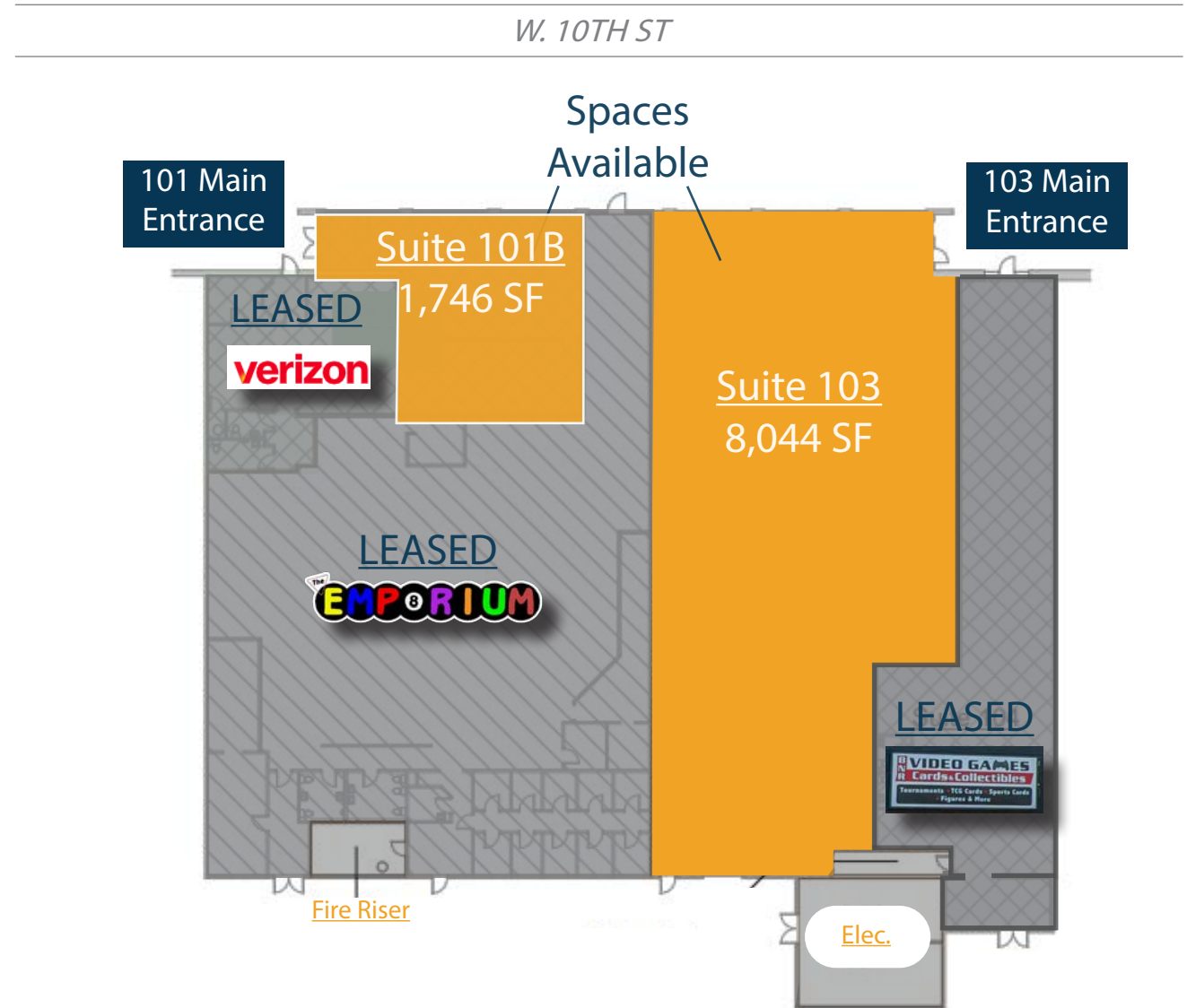
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PHOTOS & FLOORPLAN



PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Xcel Energy
Gas	Atmos
Water & Sewer	City of Greeley
Trash	Fuzion
Internet	Comcast

SAFETY SYSTEMS

Fully Sprinkled	Yes
Security System	No

CONSTRUCTION

Total Building Size	23,743 SF (source: Public Records/ Architectural Drawing)
Unit / Suite Size	3,241 SF
Structure	Block
Roof	TPO / Flat
Heat Type	Roof Top Unit (Forced Air)
Air Conditioning	Roof Top Unit (Forced Air)
Elevator	None
Zoning	C-H
Acres	1.73
Parcel #	95912104015

PARKING & ACCESS

Parking Ratio	3.96
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BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes
Break Room(s)	1
Restroom Count	2 for each suite

DEMOGRAPHICS & TRAFFIC

Traffic Count 23,021 approx VPD on Street*

*Source: CoStar 2026



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 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.