

11705 W 24th Street

Greeley, Colorado

CBRE



Highway 34

Highway 34 27,196 VPD

Loveland

W 24th Street

Highway 257 10,901 VPD

Greeley

Highway 34

Denver

Retail/Office
Condos
Available for
Sale or Lease

1,043 SF - 7,292 SF

AVAILABLE FOR RETAIL AND OFFICE

Project Overview:

The crossroads of Highway 34 and Highway 257 in Greeley, Colorado, is a notable intersection characterized by its strategic location and accessibility. This area serves as a vital junction for both local and through traffic, facilitating connectivity between Greeley and surrounding regions. The intersection is bolstered by nearby commercial developments, making it a hub for retail and services. Its visibility and traffic volume contribute to the economic vitality of the area, attracting businesses and providing residents with essential amenities. Overall, the strength of this corner lies in its role as a key transportation nexus and commercial center in Greeley.

Rental Rate: \$25-\$28/PSF

Retail Condo Sales:

See Broker for more information



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Possible Uses:



Drive-thru and sit down restaurants



Coffee Shop



Business and professional offices
(Dental, Veterinary, Medical)



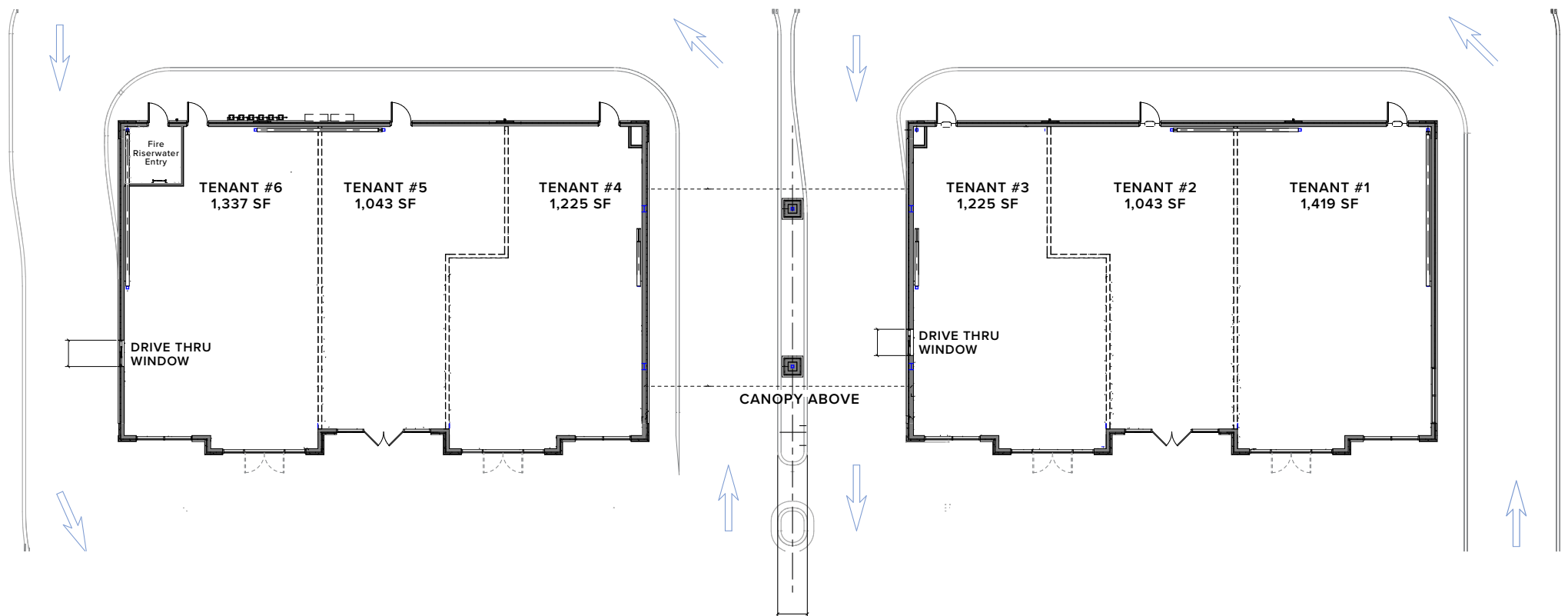
Health and beauty services
(nail salon, med-spa, hair salon)



Liquor store

Thoughtfully Crafted

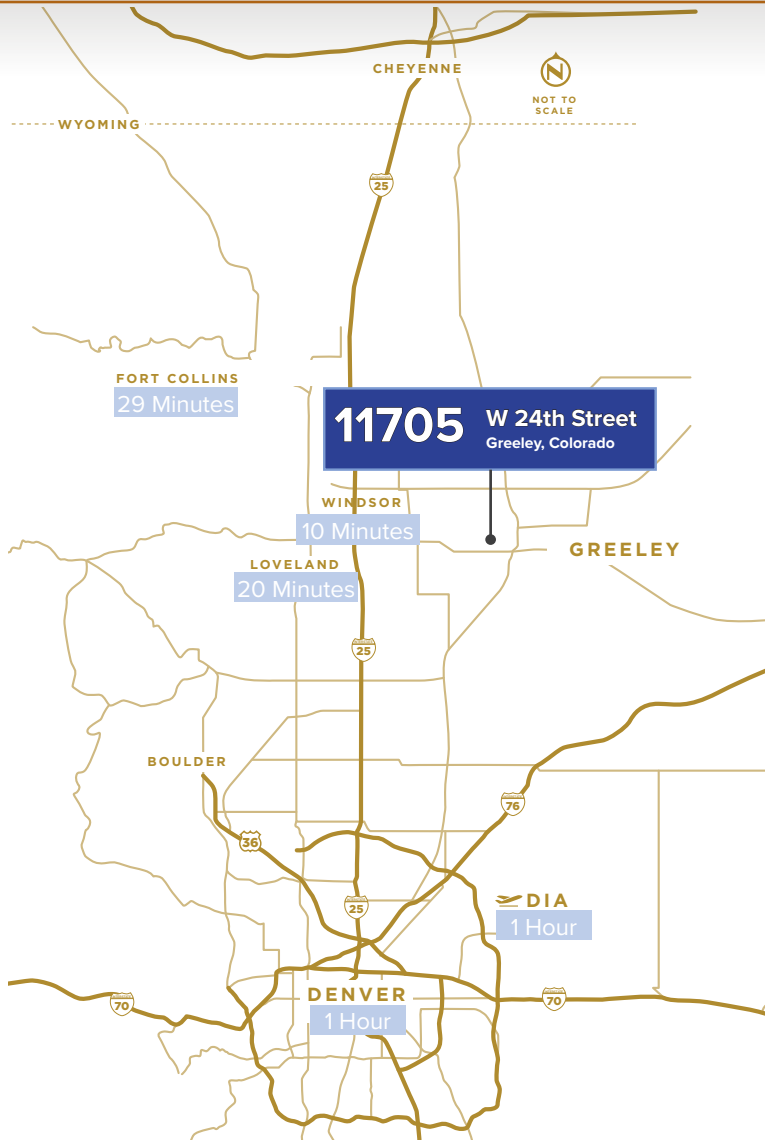
BUILDING POISED FOR FUTURE RESIDENTIAL PROJECTS



A clean modern building design is suited for a range of office uses, an anchor restaurant, drive-thru coffee or food, and services. Ample parking and easy access off of Hwy 257 make this an excellent site.

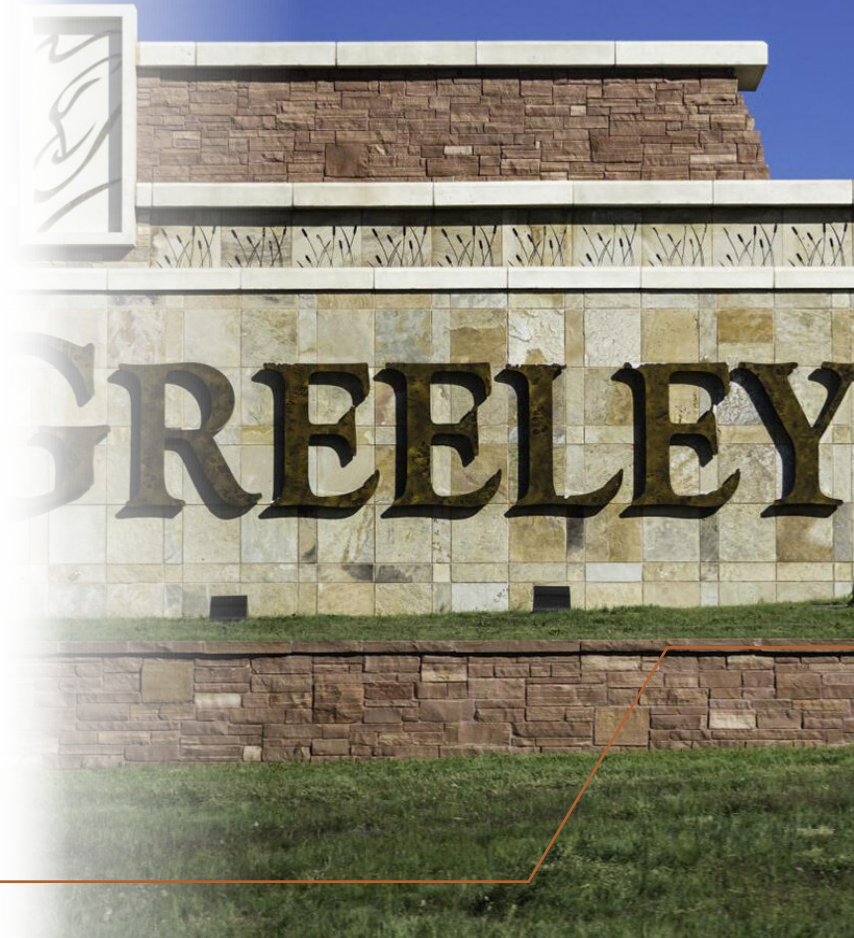
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Drive Times

- 29 Minutes**
Fort Collins, Colorado
- 10 Minutes**
Windsor, Colorado
- 21 Minutes**
Interstate 25
- 20 Minutes**
Loveland, Colorado
- 1 Hour 8 Minutes**
Denver, Colorado
- 1 Hour**
Denver International Airport



Rapidly growing Community

Housing development is on the rise, and this intersection plays a pivotal role.

Delantero is an 822 acre future mixed-use development across the street from this site. Planned amenities include 5,000 homes, elementary school, 180 acres of parks and open spaces.

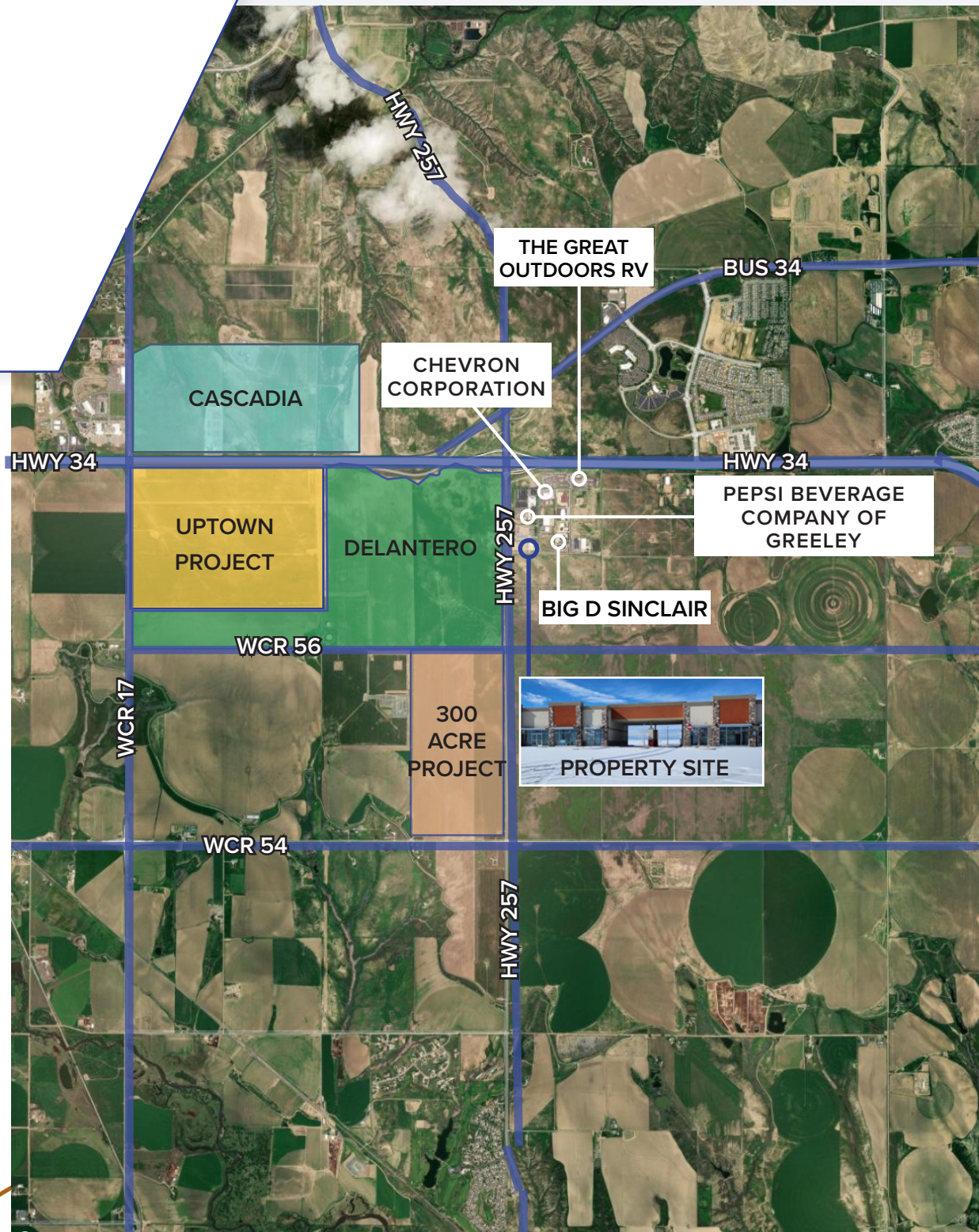
Planned Developments

CASCADIA - Proposed \$1.1 Billion Projects: Ice Arena Hotel & Convention Center, Water Park, 6,000 Residents

UPTOWN PROJECT - 300 acres proposed Industrial and Commercial.

DELANTERO - Proposed 822 acre mixed use development, 5,000 homes | Elementary School

300 Acre Project - 1,500 homes proposed



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Demographics



Population

6,846 (3 Mile Radius)
37,883 (5 Mile Radius)



Population Growth Rate

11.77% (3 Mile Radius)
5.29% (5 Mile Radius)



of Households

2,063 (3 Mile Radius)
13,506 (5 Mile Radius)



Avg Household Income

\$129,939 (3 Mile Radius)
\$147,974 (5 Mile Radius)



Employees

457 (1 Mile Radius)
1,619 (3 Mile Radius)
12,525 (5 Mile Radius)

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