



3101 W. 10TH STREET

Greeley, CO 80634

2-BAY DRIVE-THROUGH SHOP + RETAIL • PRIME W. 10TH ST LOCATION



FOR LEASE

SAM VAND

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Selling Made Easy

PROPERTY HIGHLIGHTS

RATE

\$3,000/mo base

SQUARE FOOTAGE

Tenant to verify

TAXES

Split with tenant in other building on lot — approx.
\$2,000/yr to tenant

CITY / COUNTY

Greeley / Weld

PROPERTY TYPE

Auto service / retail with drive-through bays

ABOUT THE PROPERTY

- 2-bay, double-sided drive-through shop — pull straight through front to back
- Finished street-front retail / showroom with updated flooring
- Roll-up doors on both ends of the service bays
- High-visibility frontage on West 10th Street
- On-site parking

TRAFFIC & LOCATION

West 10th Street — 25,000+ VPD, one of Greeley's primary retail corridors. Dense surrounding rooftops; minutes to national tenants and downtown.



Finished street-front retail / showroom

SHOP & DRIVE-THROUGH BAYS



Drive-through bay — roll-up door to street



Second service bay with roll-up door



Street-front exposure on West 10th

DOUBLE-SIDED DRIVE-THROUGH

Two service bays configured to pull straight through front to back — efficient workflow for an automotive, quick-service, or specialty operator — plus a finished street-front retail room. All on one of Greeley's busiest and most visible commercial corridors.

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