

FOR SALE

RetailNet
REAL ESTATE

GREELEY, CO

Former *Walgreens* #17003

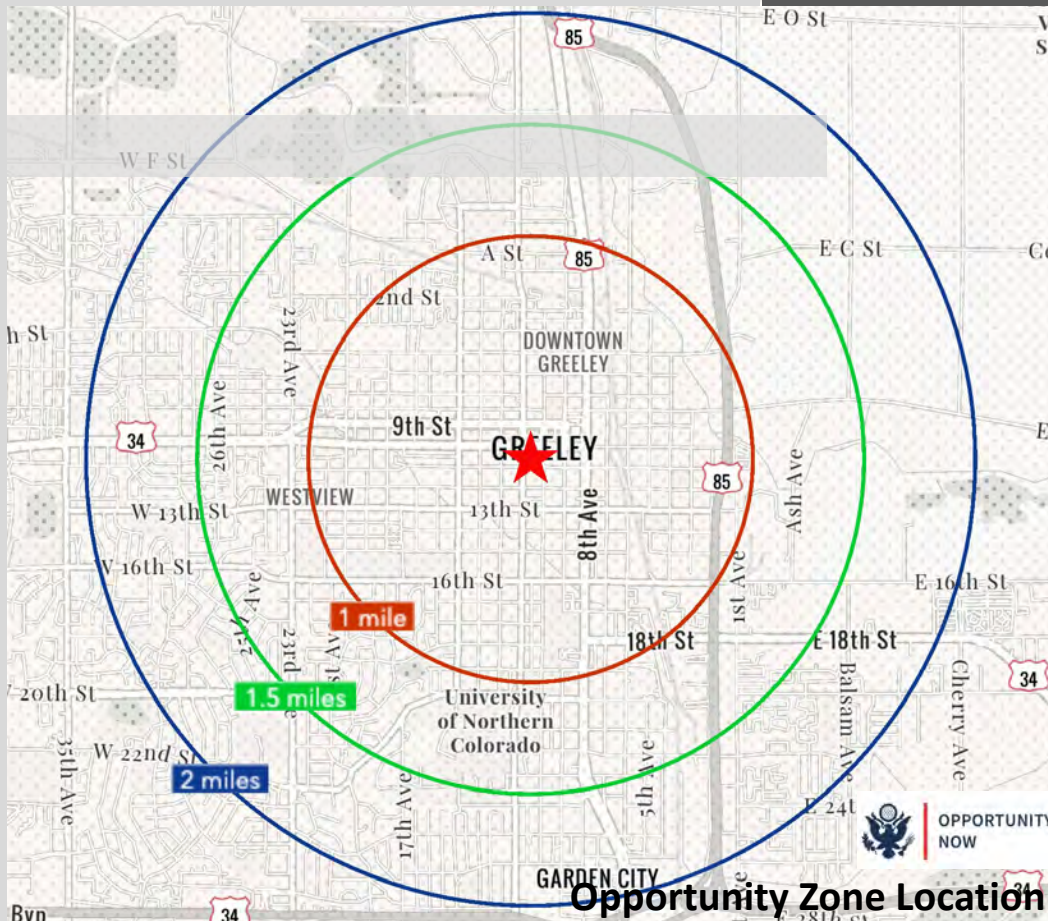
Opportunity Zone Location



±1.09AC | ±13.3K SF | C-H | \$1.85MM

1013 11TH STREET





Opportunity Zone Location

'25 Estimates	1 Mile	1.5 Miles	2 Miles
Population	17,394	30,994	47,484
Households	6,534	10,919	16,170
Avg. HH Inc.	\$63,868	\$63,763	\$66,506
11th Avenue - Daily Traffic Count Estimate			±10,289 VPD
11th Street - Daily Traffic Count Estimate			±2,033 VPD

Property Overview

- **Offering Price.** \$1,850,000 (±\$139 psf)
- **Delivery.** 'As-Is', Vacant
- **Property.** ±1.09 AC
- **Building.** ±13,301 SF + DT
- **Parking.** ±62 spaces
- **Signage.** Building+ Dedicated Pylon
- **Yr Built.** 1999
- **Roof Recover.** 2024
- **HVAC Replacement.** 2019 (4 units)
- **Parcel #.** 096105333013 - [Parcel Info](#)
- **Access.** FI/FO on 11th Ave. & 11th St.
- **Zoning.** C-H, City of Greeley - [Allowed Uses](#)
- **Deed Restriction.** Pharmacy

Location Overview

- **Opportunity Zone.** Census Tract 08123000100
- **Central Downtown Location.** Adjacent to City Hall and within walking distance of many governmental buildings, restaurants and shops.
- **Corner Parcel.** NEC of 11th Ave & 11th St (±12.5K VPD) on ±1.09 AC with large parking lot
- **University of Northern Colorado.** ±1.5 miles



UNION COLONY CIVIC CENTER



Lincoln Park

Weld County Courthouse



Greeley City Center

Greeley Water & Sewer Dept

Greeley City Hall

11th Ave-10,289 VPD



Weld County School District

11th ST-2,033 VPD

INVESTMENT OFFERING ON 1

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Greeley Water & Sewer Dept

Greeley City Center



11th Ave-10,289VPD

Greeley City Hall

Fire Station

11th ST-2,033 VPD



Weld County School District

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Banner North Colorado Medical Center

Fire Station



11th ST-2,033 VPD



Greeley Water & Sewer Dept

11th Ave-10,289 VPD

Greeley City Hall

Greeley City Center

Weld County School District





Weld County Courthouse

Weld County
School District



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Fire Station

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1013 11TH STREET



11th Ave-10,289VPD

Greeley City Hall

Walgreens
PHARMACY

DRIVE-THRU
PHARMACY

GREELEY, CO

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11th Ave-10,289VPD

Drive-Thru

DRIVE-THRU PHARMACY

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INVESTMENT OFFERING

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TERMS

OFFERING PRICE	\$1,850,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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