

# 11705 W 24th Street

Greeley, Colorado

CBRE



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*



# 11705 W 24th Street

## Greeley, Colorado



### Possible Uses:



Drive-thru and sit down restaurants



Coffee Shop



Business and professional offices  
(Dental, Veterinary, Medical)



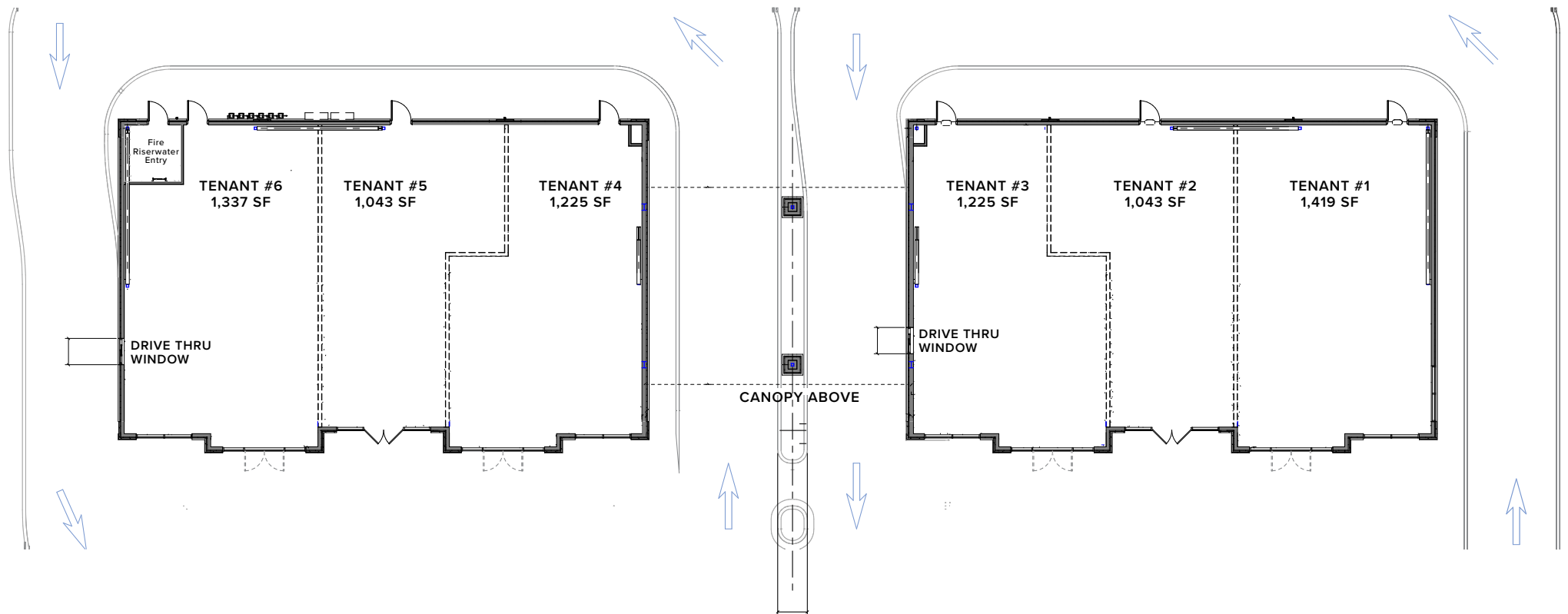
Health and beauty services  
(nail salon, med-spa, hair salon)



Liquor store

# Thoughtfully Crafted

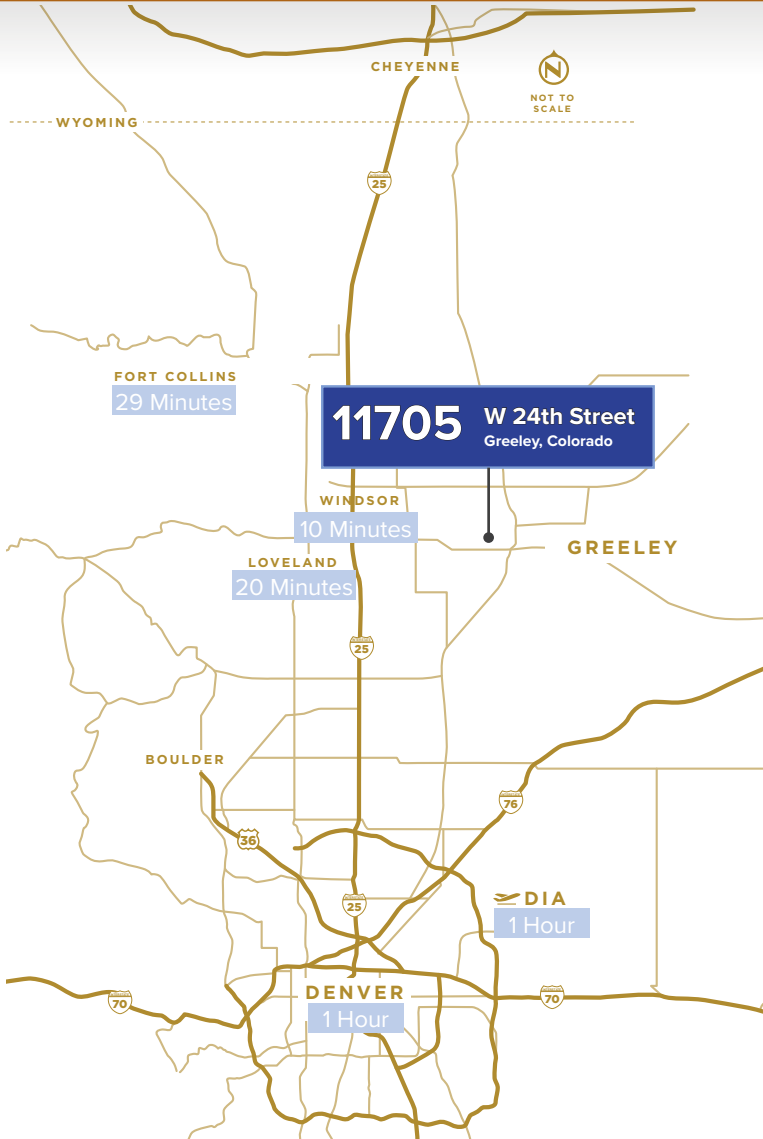
## BUILDING POISED FOR FUTURE RESIDENTIAL PROJECTS









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.

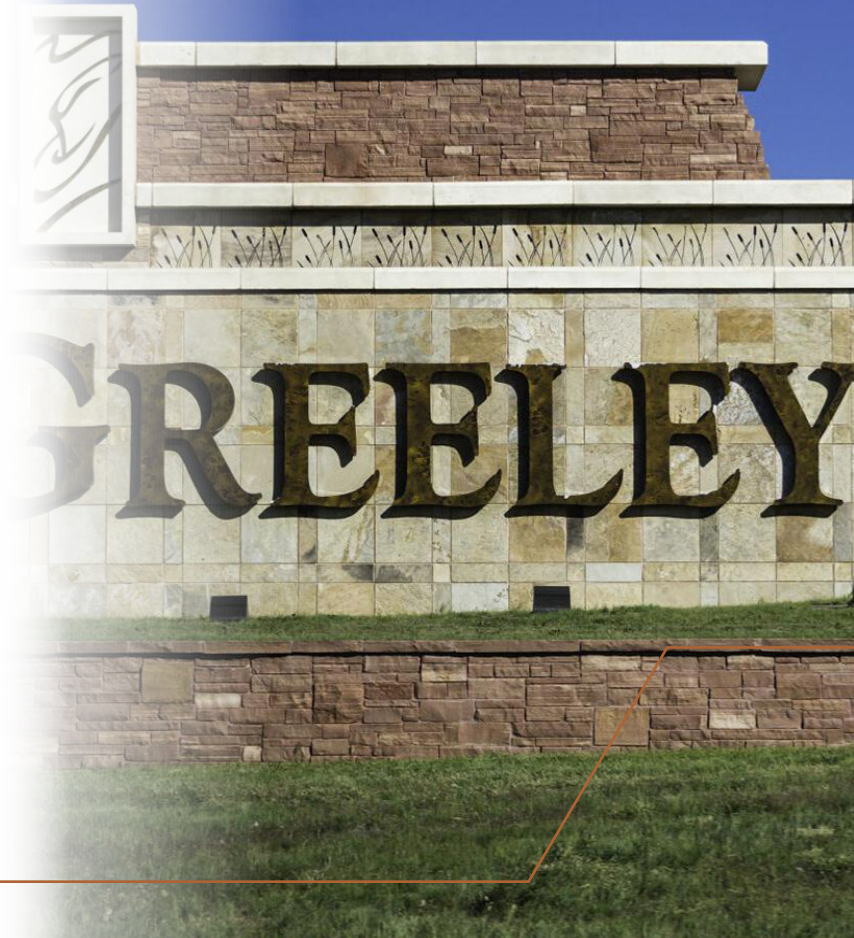
# 11705 W 24th Street

## Greeley, Colorado



## 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.

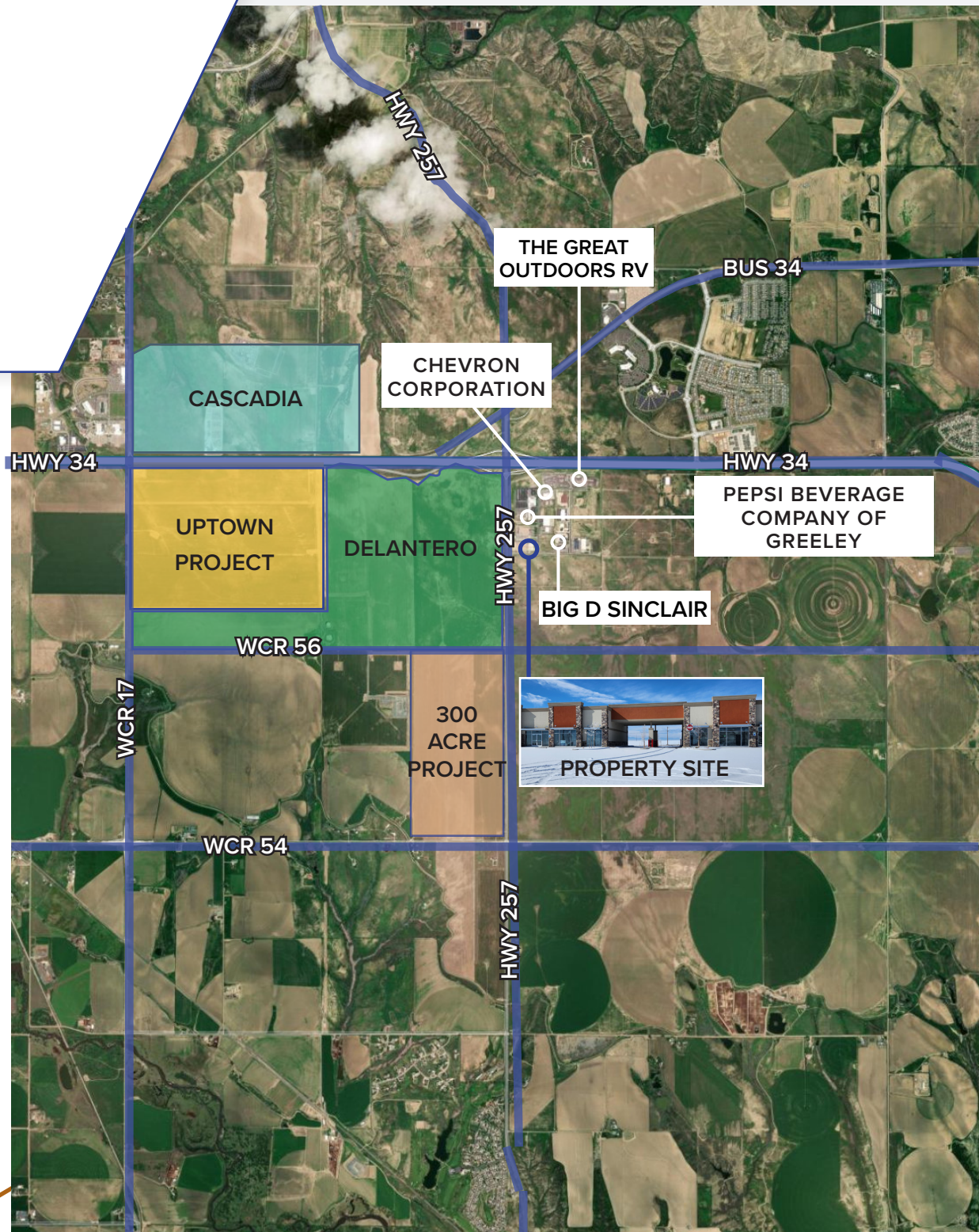
## Planned Developments

**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



# 11705

# W 24th Street

## Greeley, Colorado

## 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)

# 11705 W 24th Street

## Greeley, Colorado

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**CBRE**

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