

2700 W 10TH STREET
GREELEY, CO 80634



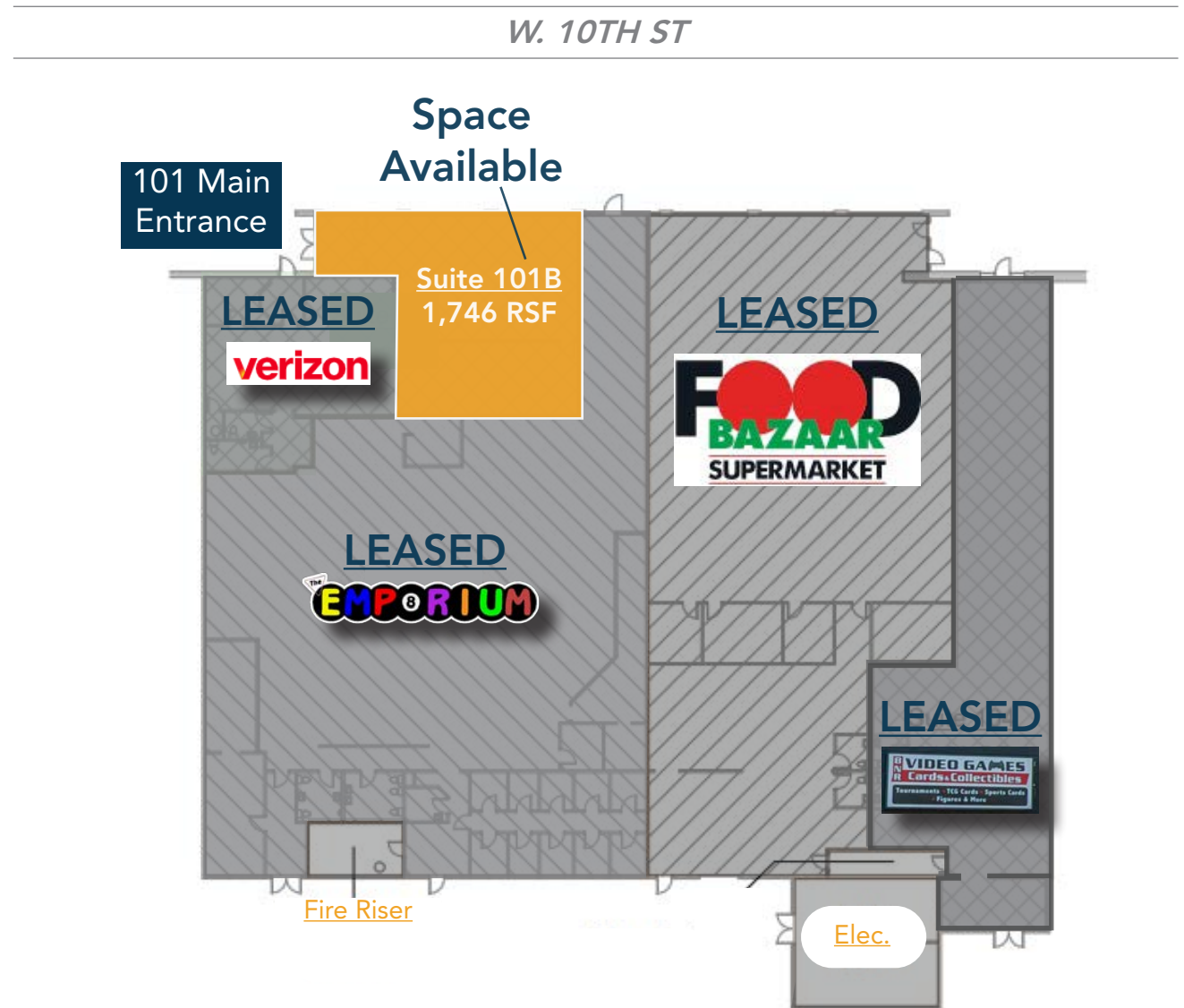
Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rent:
Suite 101B: 1,746 RSF	\$16.50/SF	\$4.67/SF 2026	\$3,080.24

RETAIL SPACE FOR LEASE IN CENTRAL GREELEY

CONTACT: Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com
Brian Smerud, CCIM • 970-632-5050 • bsmerud@waypointRE.com
Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com



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

Unit / Suite Size: 101 B	1,746 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

PARKING & ACCESS

Parking Ratio	3.96
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BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes

DEMOGRAPHICS & TRAFFIC

Traffic Count	23,021 approx VPD on Street* <small>*Source: CoStar 2026</small>
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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.

2700 W 10TH STREET

GREELEY, CO 80634



Space Available:

Lease Rate:

NNN Rate:

Equivalent Gross Monthly Rent:

Suite 103: 8,044 SF

\$10.00/SF

\$4.67/SF

\$9,833.79

2026

RETAIL SPACE FOR LEASE IN CENTRAL GREELEY

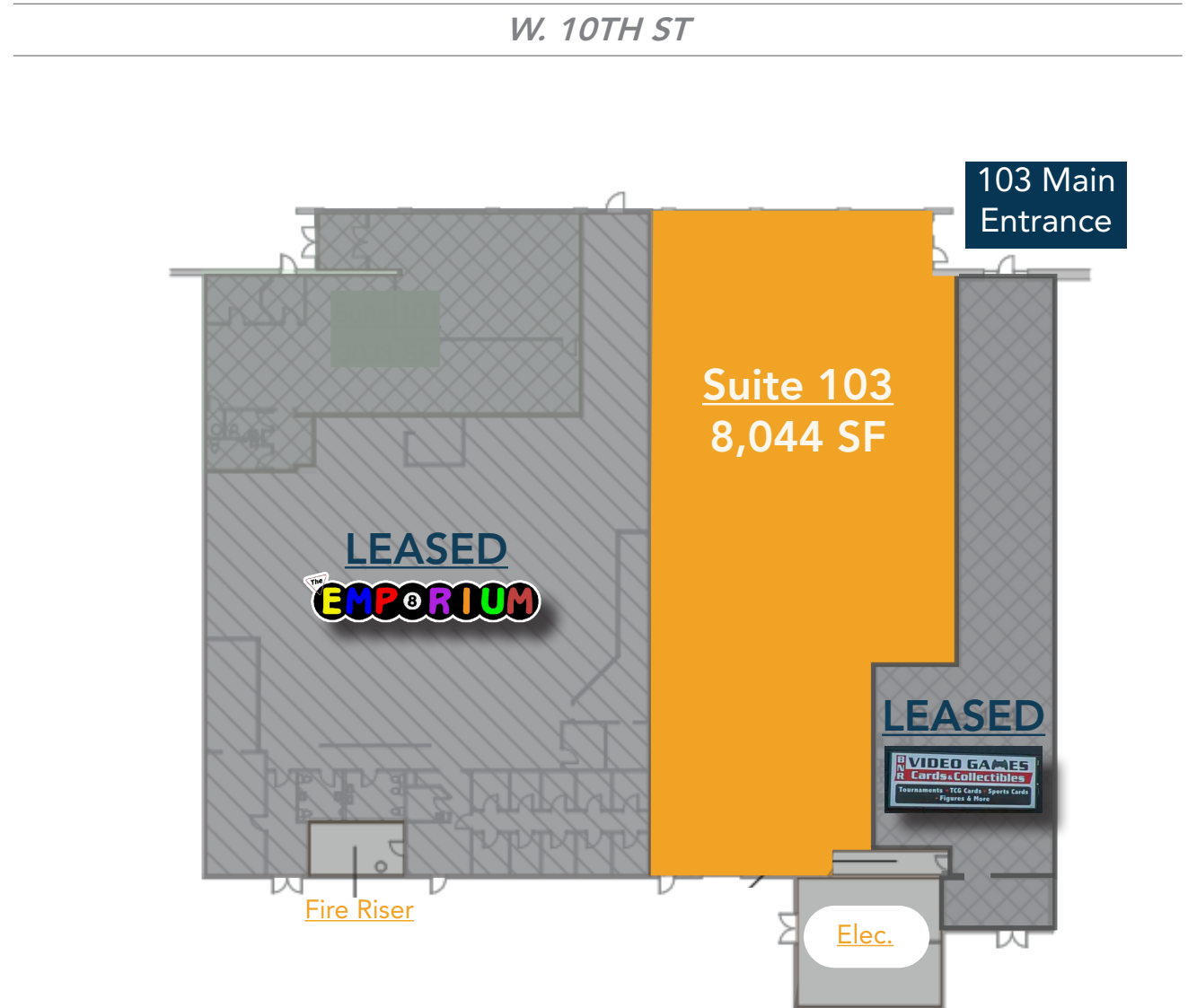
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PROPERTY DETAILS

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 <small>(source: Public Records/ Architectural Drawing)</small>
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

DEMOGRAPHICS & TRAFFIC

Traffic Count	23,021 approx VPD on Street*
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*Source: CoStar 2026



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