



SALE OR LEASE

**THE
MADDIE
REDEVELOPMENT**

Building Size: **14,597 SF**

Lease Details

\$6/SF-\$21/SF NNN

Lot Size: **1.06 Acres**

Sale Details: **\$1,750,000**
Entire Property As-Is

**1510 8TH AVENUE
ASSEMBLAGE
GREELEY, CO 80631**

PRIME REDEVELOPMENT LOCATION IN DOWNTOWN GREELEY

- Multi-Family/Retail Development Opportunity
Located in Opportunity Zone downtown Greeley
- Major tax benefits and other incentives: Located
in Opportunity Zone, Downtown
Development District, Redevelopment District,
and Enterprise Zone



PROPERTY AERIALS



GREELEY OVERVIEW



GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.



waypoint
REAL ESTATE

GREELEY DEMOGRAPHICS

DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	13,500	1,074	13	35,652	3,351	11	48,158	4,562	11
Trade Transportation & Utilities	1,928	148	13	6,200	513	12	9,570	734	13
Information	437	29	15	722	57	13	881	74	12
Financial Activities	469	112	4	1,977	456	4	3,025	649	5
Professional & Business Services	569	124	5	2,121	316	7	2,954	485	6
Education & Health Services	7,706	416	19	14,506	1,220	12	18,527	1,591	12
Leisure & Hospitality	983	66	15	4,233	252	17	6,202	355	17
Other Services	642	111	6	2,515	397	6	3,424	520	7
Public Administration	766	68	11	3,378	140	24	3,575	154	23
Goods-Producing Industries	1,539	102	15	4,124	329	13	4,966	512	10
Natural Resources & Mining	14	7	2	56	11	5	83	21	4
Construction	546	57	10	2,234	226	10	2,856	366	8
Manufacturing	979	38	26	1,834	92	20	2,027	125	16
Total	15,039	1,176	13	39,776	3,680	11	53,124	5,074	10

MAJOR EMPLOYERS



AERIAL MAP



LOCATION MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com

Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com

Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com

