

PRIME RETAIL SPACE FOR LEASE

807 17th Street, Greeley, CO



Proposed South Elevation

PROPERTY DETAILS

Available Space & Lease Rates:

Suite B: 2,118 RSF - \$20.00/SF NNN
Suite D: 2,031 RSF - \$15.00/SF NNN
Suite E: 3,383 RSF - \$14.00/SF NNN
Suite F: 2,093 RSF - \$14.00/SF NNN
Suite G: 1,348 RSF - \$9.50/SF NNN
Suite H: 4,011 RSF - \$7.00/SF NNN

Ideal Uses:

- Coffee / Smoothies
- Restaurant
- Yoga / Fitness
- Bookstore
- Computer Service / Repair
- Professional services
- Salon / Day Spa / Waxing / Nails

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UNIVERSITY CENTER

LEASE RATE: \$7.00 - \$20/RSF NNN (est.\$7.73/SF)

- Immerse your business in the energy of campus life with a prime location directly across from the **University of Northern Colorado**
- High-energy foot and vehicle traffic from students, faculty, and nearby residents
- Anchored by one of Colorado's top-performing Chipotle restaurants
- **Flexible suite sizes** and layouts to accommodate diverse business needs, with expansive windows to allow plenty of natural light
- Generous **on-site parking** offering easy access for both customers and staff
- **Monument signage** on 17th Street with 17,000+ daily vehicle count
- Surrounded by popular restaurants and retailers, creating a vibrant retail hub
- **Tenant finish** negotiable for custom build-outs
- Exciting new façade modifications coming soon!
- Contact broker for specific suite interior photos

CO-TENANTS

- Chipotle
- The College Smoke Shop
- Cheba Hut
- Bravo's Philly's & Pizza

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 10/24/2025

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SUITE E : 3,383 RSF @ \$14.00/SF NNN

- Open, flexible floor plan
- Corner unit with excellent parking
- Ability to combine with Suite F for larger user

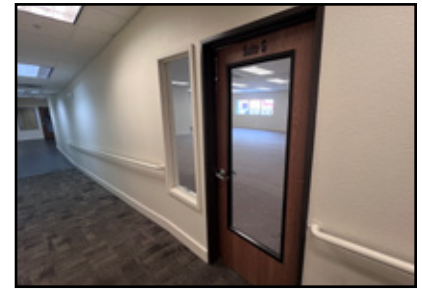
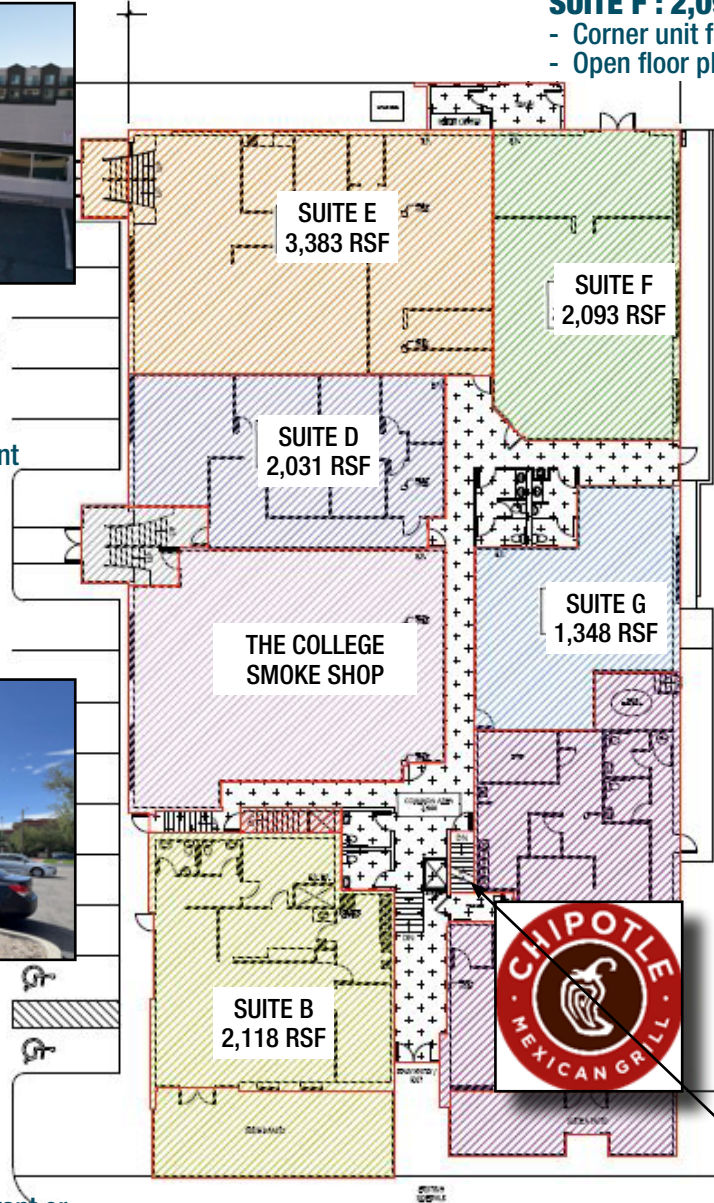


SUITE F : 2,093 RSF @ \$14.00/SF NNN

- Corner unit facing 8th Avenue
- Open floor plan ideal for yoga, dance, fitness, etc.

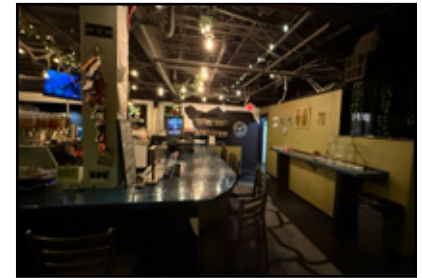
SUITE D : 2,031 RSF \$15.00/SF NNN

- Built-out with 6 offices/treatment rooms
- Reception area
- Entrance from west parking or ADA access from front or rear entrances



SUITE G : 1,348 RSF \$9.50/SF NNN

- Interior access unit ideal for small service tenant such as salon, chiropractor, personal fitness, insurance, etc.

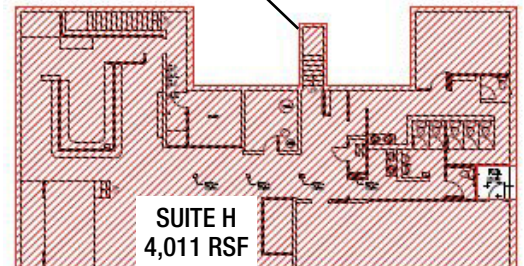
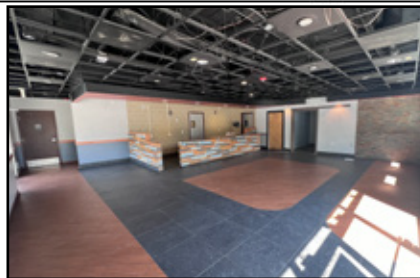


SUITE H : 4,011 RSF \$7.00/SF NNN

- Basement unit - built out turn-key bar
- Ideal for speakeasy, lounge, underground coffee shop and more

SUITE B : 2,118 RSF \$20.00/SF NNN

- Storefront space ideal for restaurant or coffee shop
- Corner unit with excellent visibility
- Large existing patio area
- Limited restaurant infrastructure in place



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Proposed Exterior Updates



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UNIVERSITY OF NORTHERN COLORADO

Located directly across from the University of Northern Colorado in Greeley, this property sits at the heart of a thriving campus community. In Fall 2024, UNC enrolled 8,869 students across 100+ undergraduate and 113 graduate programs. The university is nationally recognized for excellence: its Nursing program ranks #54 in the U.S. with near-perfect licensure pass rates; the Monfort College of Business is ranked #1 worldwide in Experimental Accounting Information Systems research; and UNC's long tradition in education has produced more Colorado Teachers of the Year than any other university. The acclaimed College of Performing and Visual Arts also shines, with its Jazz Studies program earning 150+ DownBeat Magazine awards and the University Orchestra ranked among the nations best.

DOWNTOWN GREELEY

Award-Winning Downtown recognized with the "Best Project – Large Community" award at the 2025 Colorado Downtown Excellence Awards for the WeldWalls Mural Festival, Downtown Greeley is a model for creativity, culture, and revitalization.

Strong, Diverse Economy

Greeley's economy is powered by agriculture, energy, healthcare, manufacturing, and tech, with robust city support, tax incentives, and a pro-business climate.

Workforce & Growth

A pipeline of talent flows directly from UNC and regional schools, supporting a multi-generational, skilled workforce. Greeley is also among Colorado's fastest-growing cities, projected to surpass 135,000 residents by 2032.

Cultural & Entertainment Hub

Home to the Union Colony Civic Center (nearly 1,900 seats) and the legendary Greeley Stampede—one of Colorado's largest summer festivals, drawing nearly 450,000 visitors annually.

Accessible & Connected

Strategically located with easy access to Denver, Fort Collins, and I-25, Downtown Greeley combines affordability with connectivity, making it an ideal place for business, living, and leisure.



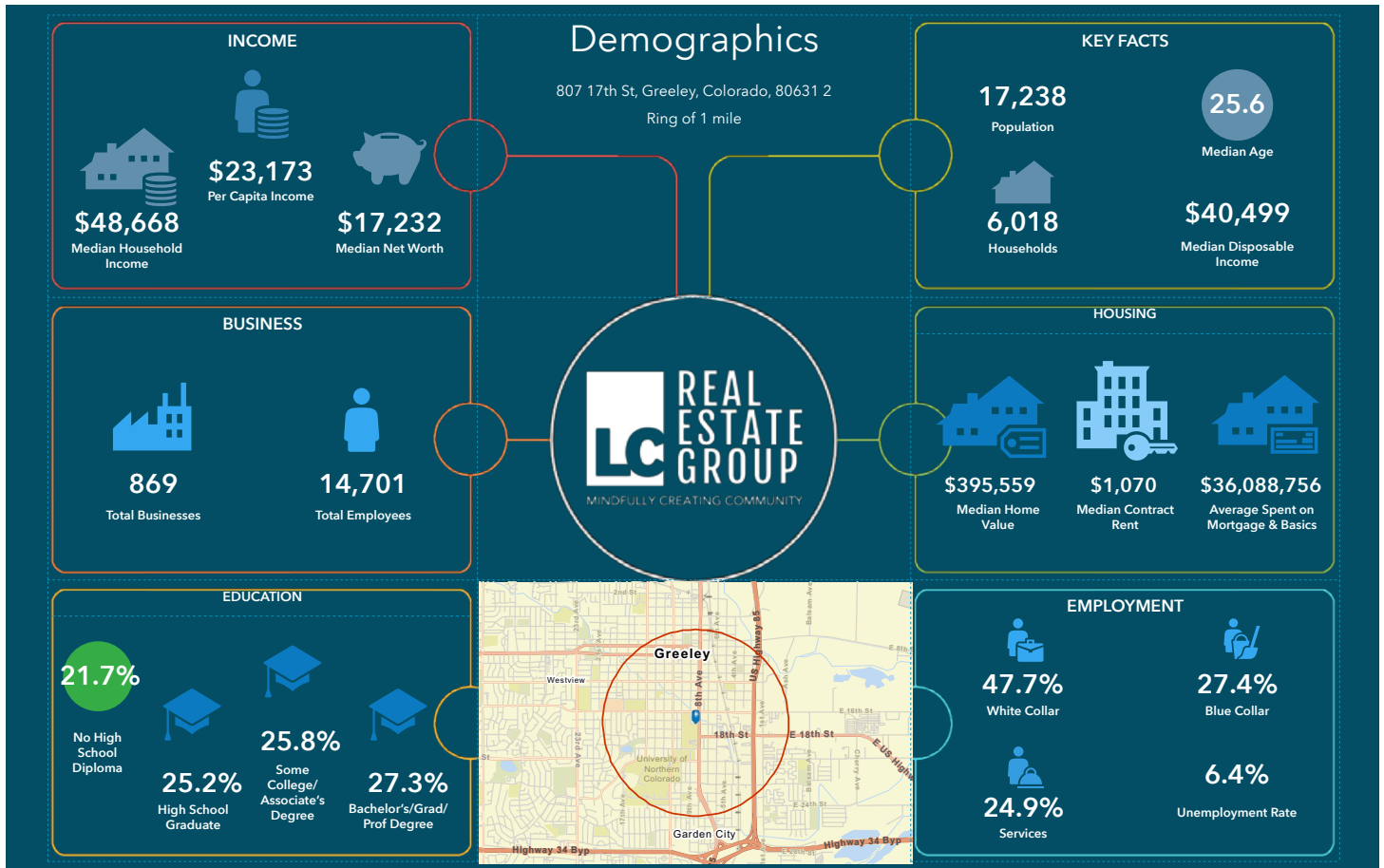
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GREELEY, CO

“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”



- Weld County's most populous municipality with growth in several diverse industries
- 60 miles North of Denver, 1 hour from DIA, and 35 minutes from Fort Collins-Loveland, the City is easily accessed from all Northern Colorado and Denver Metro areas
- Home to both the University of Northern Colorado (UNC), and Aims Community College
- Greeley's economy is based heavily in Agriculture, Food Processing, Energy, Health Care, and Education, seeing impressive rankings related to business and career opportunity
- Recently ranked No. 30 of the Fastest Growing Cities in the Nation (WalletHub - 2021), and No. 43 in the Best-Performing Cities Index (Milliken Institute - 2021)
- Greeley aims to promote growth and development with “creativity, critical thinking, and open communication”. (Greeley.gov - Economic Health and Housing)
- The City boasts many destinations and attractions including Downtown Greeley (a Colorado Certified Creative District), and Island Grove Regional Park (home of the Greeley Stampede)
- Greeley was ranked the No. 4 Best Place to Live in Colorado (Bankrate - 2021), No. 1 of the Best Cities for Pets (Rent.com - 2021), No. 6 in Jobs and Economy (WalletHub - 2020), and tied for No. 1 in Highest Regional Gross Domestic Product Growth (WalletHub - 2020)

Source: <https://greeleygov.com/government/cmo/rankings>