LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

PRIME RETAIL SPACE FOR LEASE

807 17th Street, Greeley, CO



REDUCED RATES!

PROPERTY DETAILS

CO-TENANTS
- Chipotle
- Stampede Kava Bar
- Obsidian Salon
- Top Notch Dance Company
- 807 Smoke Shop

NEIGHBORING BUSINESSES
- Cheba Hut
- Bravo's Phillys & Pizza

IDEAL USES:
- Coffee / Smoothies
- Restaurant
- Yoga / Fitness
- Bookstore
- Computer Service / Repair
- Professional services
- Bicycle/Scooter/Skate Shop
- Furniture Store
- Clothing Boutique

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UNIVERSITY CENTER

LEASE RATE: $4.95 - $12/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 - See individual Suite Flyers
- **5,414 Maximum contiguous SF** of Suites D and E
- 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 complete

SUITES FOR LEASE	Suite Brochure	Space	SF	Rate	Monthly w/NNN exp.
Suite C	CLICK HERE	Retail/Office	2,845	$12.00/SF NNN	$4,678
Suite E	CLICK HERE	Retail/Showroom	3,383	$10.00/SF NNN	$4,998
Suite H	CLICK HERE	Bar/Lounge	4,011	$4.95/SF NNN	$4,238

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. 10/23/2026

RETAIL SPACE FOR LEASE

807 17th Street, Greeley, CO

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SUITE E : 3,383 RSF @ $10.00/SF NNN

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

REDUCED RATE!

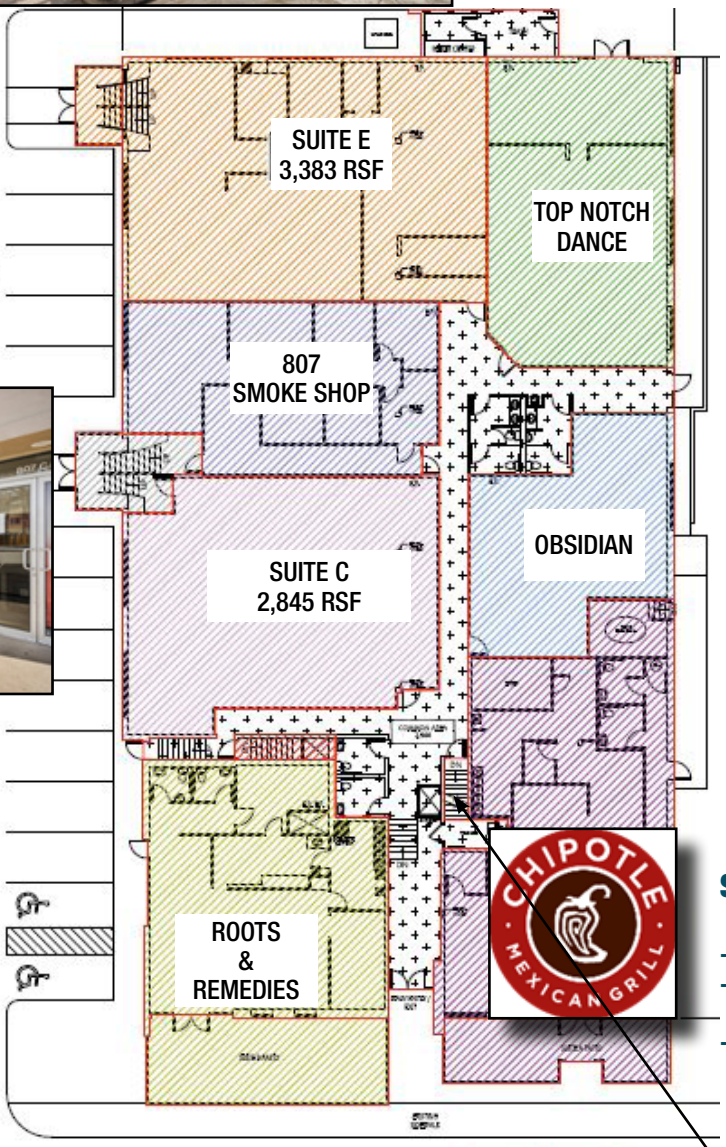


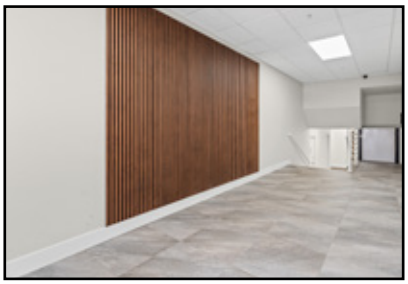
SUITE C : 2,845 RSF

$12.00/SF NNN

- Open layout with ability to build out for tenant-specific needs
- Entrance from west parking or ADA acces from front or rear entrances

REDUCED RATE!



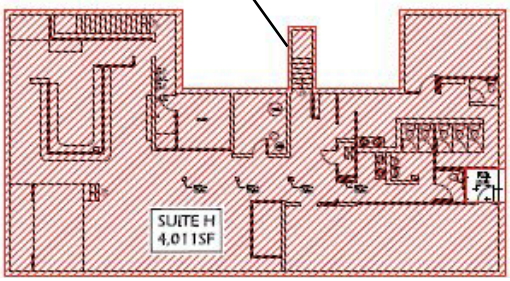


SUITE H : 4,011 RSF

$4.95/SF NNN

- Basement unit - built out turn-key bar
- Ideal for speakeasy, lounge, under-gound coffee shop
- Gaming/Arcade/Trading Card lounge

REDUCED RATE!



SUITE H
4,011 RSF

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RETAIL SPACE FOR LEASE

807 17th Street, Greeley, CO

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.



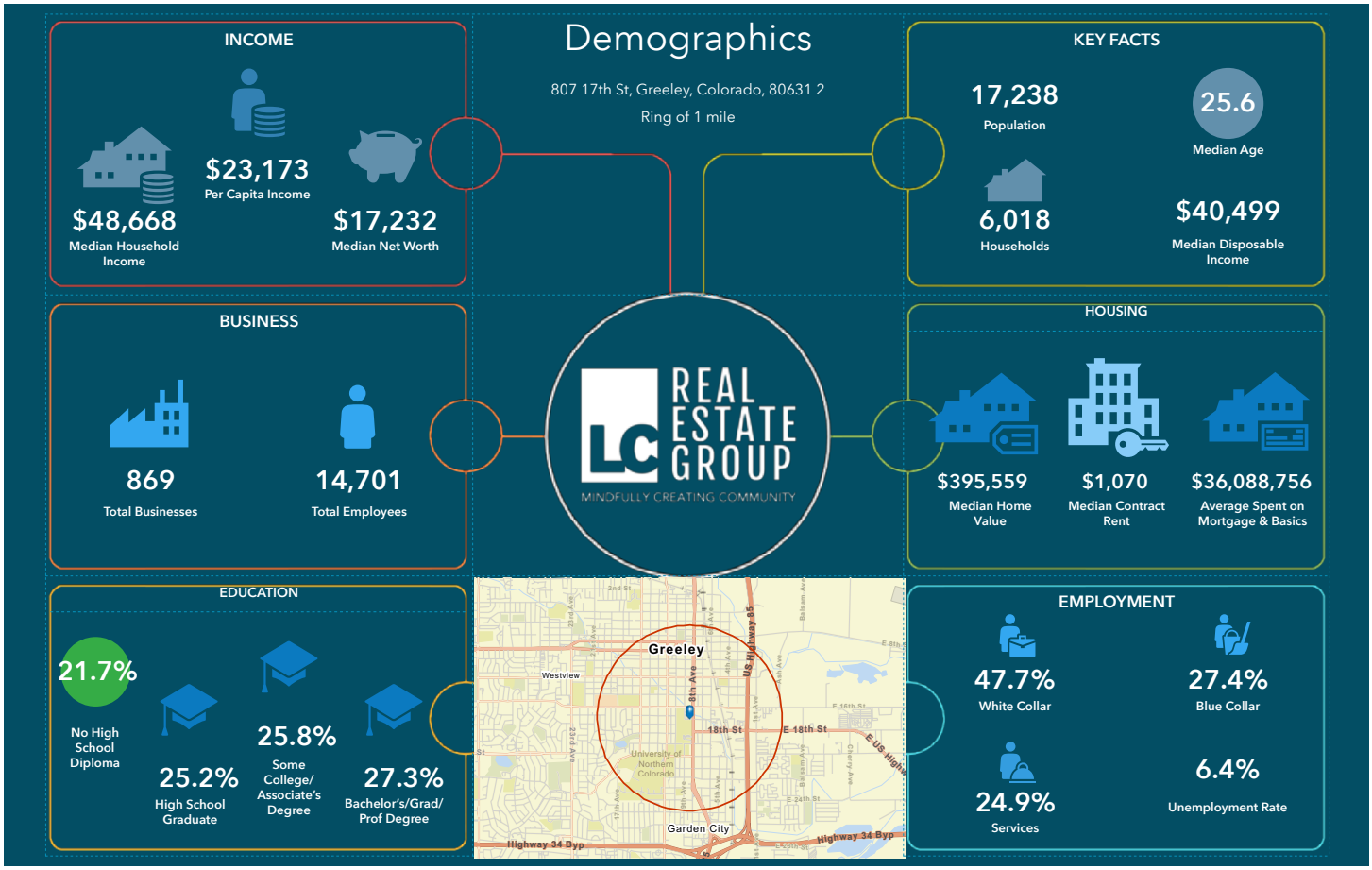
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RETAIL SPACE FOR LEASE

807 17th Street, Greeley, CO

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

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