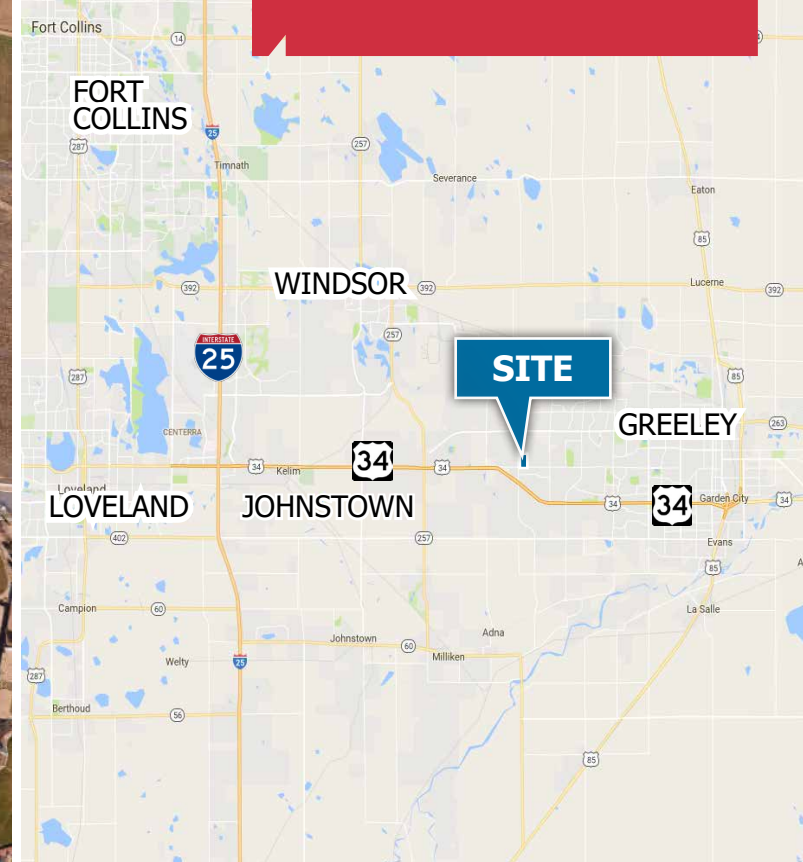


OFFICE / MEDICAL BUILDING PAD FOR SALE OR BUILD-TO-SUIT

JUST NORTHEAST OF 83RD AVE & W. 20TH STREET, GREELEY, CO 80634



Last remaining building pad available for sale or build-to-suit within the Mountain Vista Office Park, just east of W. 20th Street & 83rd Avenue in rapidly growing west Greeley. Great visibility with frontage on 20th Street.

BUILDING PAD FOR SALE OR BUILD-TO-SUIT*:

AVAILABLE: 43,074± sf (9,000 buildable sf max): \$375,000

Pad D may be subdivided.

*Please contact broker to discuss build-to-suit opportunities.

For more information:

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BUILDING PAD FOR SALE OR BUILD-TO-SUIT: FAST, FLEXIBLE & FANTASTIC VALUE



SIZE / PRICING:

- Pad D: 43,074± sf (9,000 buildable sf max): \$375,000 (\$41.67/bsf)
- *Please contact broker to discuss build-to-suit opportunities.

STATUS:

- Annexed
- Zoned
- Platted
- Parking installed
- Ready for building approval

FLEXIBILITY: Choose from 3 pre-approved buildings.

TIMING: Building can be delivered within approximately 90 days from the date in which a building permit is obtained.

ZONING: Property is zoned C-L, Commercial Low Intensity District. See City of Greeley land use code for additional information. The following are examples of uses permitted within the C -L zone:

- Permitted Uses include but are not necessarily limited to: offices, medical and dental offices and clinics, massage therapists, medical supply, sales and rental, rehab centers, personal service shops (beauty, barber, tanning & nail salons, shoe repair), intermediate & long-term care, and assisted living units (more than 8 residents).

- Design Review Uses include but are not necessarily limited to: childcare, daycare centers, preschools and veterinary clinics.

Please note that other uses may be permitted administratively or by design review or special review. Please see the City of Greeley Zoning Code for a complete list of these uses and other important zoning standards. For a full list of C-L Zoning uses: [Click Here](#)

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PHOTOS OF BUILDINGS IN THE MOUNTAIN VISTA OFFICE PARK



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LOCATION MAP



DRIVE TIMES

King Soopers Marketplace	3 minutes
Banner Health Clinic	4 minutes
Boomerang Golf Course	4 minutes
Greeley Country Club	6 minutes
Centerplace (Super Target/Safeway)	6 minutes
State Farm/JBS	8 minutes
North Colorado Medical Center	11 minutes
University of Colorado Health Greeley Medical Clinic	12 minutes
Water Valley/Pelican Lakes Golf Course	12 minutes
Medical Ctr of the Rockies, Promenade Shops & Centerra	12 minutes
Downtown Greeley/Weld County Courthouse	13 minutes
Budweiser Events Center	16 minutes
Harmony Road and I-25	24 minutes
Harmony Golf Course	27 minutes
DIA (Denver International Airport)	63 minutes

Source: Mapquest

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HIGH VISIBILITY, RAPIDLY GROWING, UNDERSERVED TRADE AREA

Northern Colorado's trade area consists of approximately 845,000 people (within 30 miles). The trade area is well-known for its high quality of life. Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce.

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2019 Est. Population	6,296	26,502	73,445
2024 Projected Population	7,589	30,180	80,289
Average HH Income	\$108,628	\$105,874	\$86,667
Bachelor's Degree or Higher	28.5%	25.2%	21.6%
Median Age	36.0	37.6	36.2
Daytime Employment	935	11,822	28,620

Source: Site To Do Business, November 2019

UNEMPLOYMENT RATES

DECEMBER, 2019

GREELEY 2.4%

COLORADO 2.5%

US 3.5%

Source: www.deptofnumbers.com/unemployment/colorado

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Greeley ranks #5 in Top 10 Boomtowns in America (SmartAsset - December 2019)
- Greeley ranks #1 nationally for growth in jobs and the economy. WalletHub October 2018.
- Greeley MSA ranks as nation's fourth-fastest-growing. Bizwest. March 2017 [View full article](#)
- Weld County ranks No. 6 nationally in population growth. Greeley Tribune March 2016
- Greeley, Fort Collins, Boulder metro areas make 'Best Performing Cities' list. Bizwest December 2015 [View full article](#)
- Greeley 'Best Small and Medium-Size Cities for Jobs 2015'. Forbes June 2015
- Weld County employment increase ranks county #1 in nation. Bizwest

Local Economy: The Greeley MSA is ranked in the top 10% of metropolitan statistic areas in terms of economic strength.
(source: www.policom.com, November 2019).

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