

WILSHIRE PLAZA

2908 W. 10th Street, Greeley, CO 80634

AUTOMOTIVE RETAIL SPACE - 5,223 SF



FOR LEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

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PROPERTY HIGHLIGHTS

AVAILABLE

5,223 SF

RATE

\$10.00/SF

NNN's

\$4.18/SF

TOTAL MONTHLY RENT

\$6,171.00/Month

CITY/COUNTY

Greeley/Weld

ABOUT THE PROPERTY

- Large paint booth available
- End cap space
 - 723 SF office **To be verified*
 - 4,500 SF warehouse **To be verified*
- 4 roll up doors (See picture for dimensions)
- 13-foot clear height

TRAFFIC COUNTS

W. 10th Street 25,117 VPD

28th Avenue 2,639 VPD



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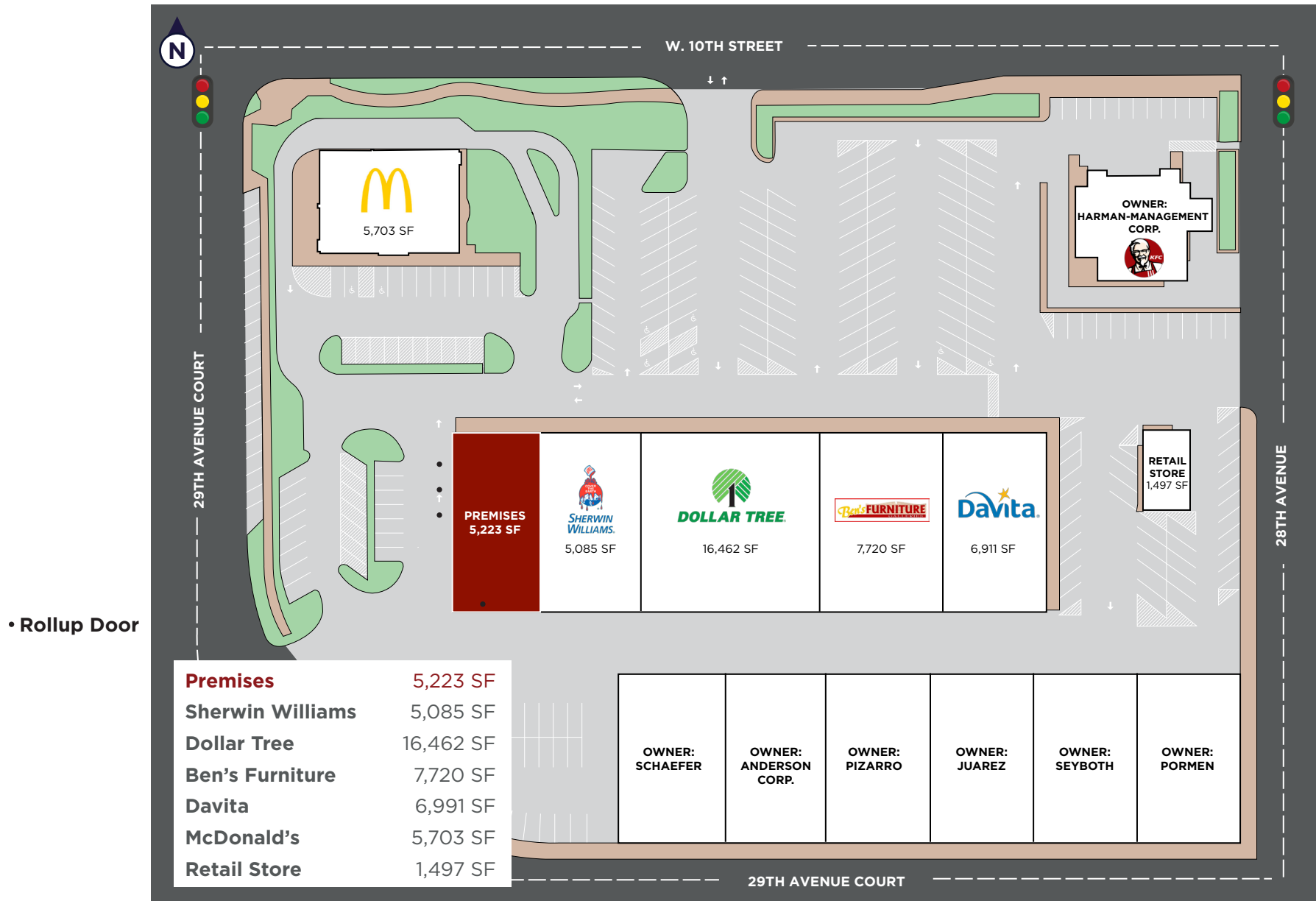
PAINT BOOTH



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SITE PLAN



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,620	5,921	\$67,453	6,620
Population	Total Daytime Population	Average Household Income	Total Households

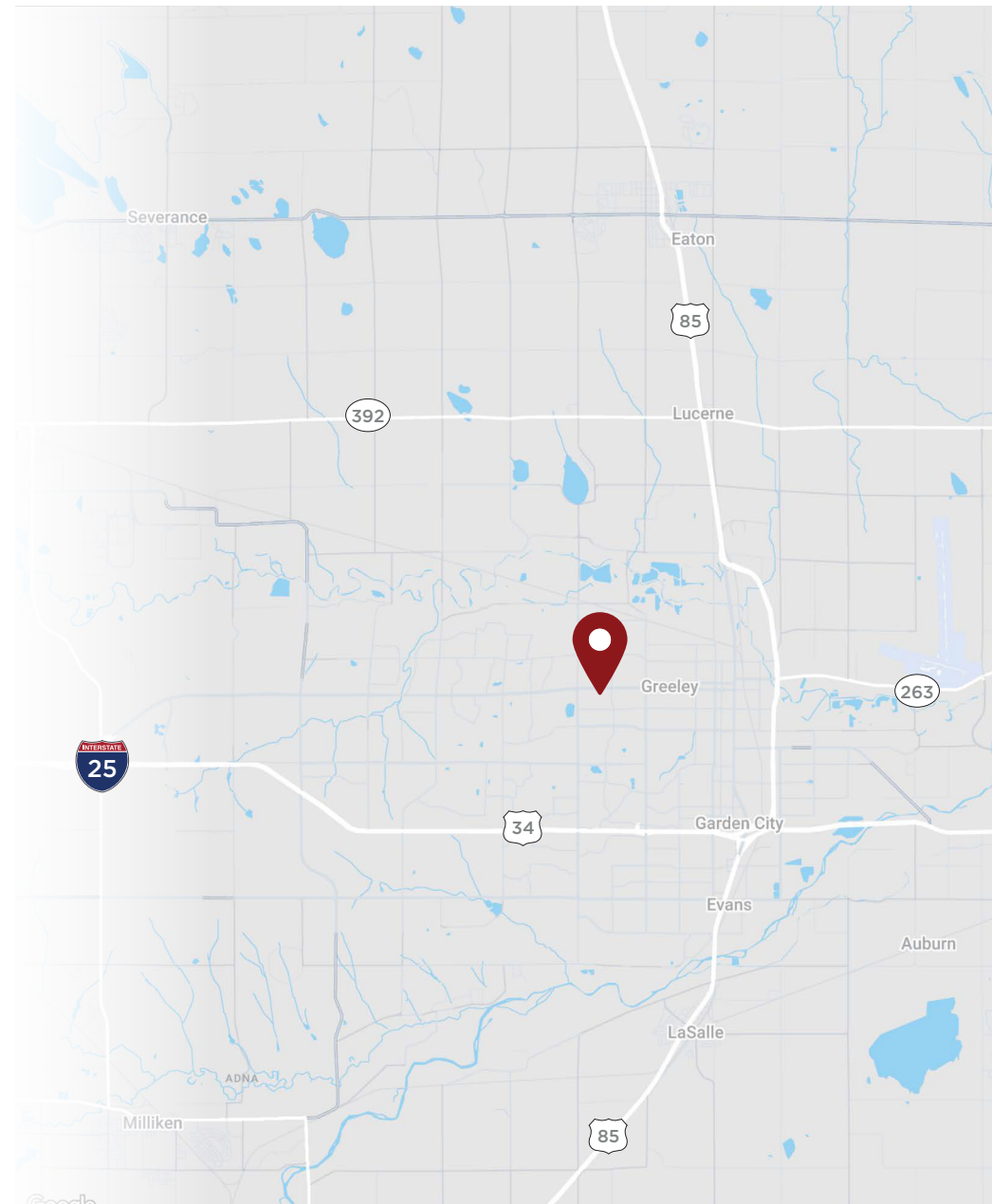
3 MILES

37,871	46,671	\$76,493	37,871
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

53,544	56,480	\$82,366	53,544
Population	Total Daytime Population	Average Household Income	Total Households

Source: CoStar



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.