

# 1,327sf Available Retail Space for Lease | Centennial Commons

3483 - 3487 10th Street, Greeley, Colorado 80634

Asking Price: \$17.00 psf + NNN



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

**Tim Hakes**

720-880-2923 direct | 720-352-9457 cell

tim@weststarcommercial.com

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com

## 1,327 sf of Retail Space Now Available for Lease

*Centennial Commons in Greeley, Colorado, now has a 1,327 square foot retail space available for lease at 3487 10th St. This center has an interesting mix of tenants that stretch the gamut from foods and financials through health and personal necessities. Located on one of Greeley's busiest streets, this center has a high visibility in all directions with a promising daily flow of traffic. Please don't hesitate to give one of our brokers a call for more detailed information.*

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### AREA OVERVIEW

#### Average Daily Traffic Counts (2022)

On W 10th St at 35th Ave Ct W	25,718 VPD
On 10th St at 32nd Ave E	28,002 VPD
On N 35th Ave at 11th St S	21,447 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	15,146	93,704	142,697
Average HH Income	\$66,294	\$76,211	\$79,744

07/15/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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CENT - 071624

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## LEASE OVERVIEW

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- ▶ Space Available: 1,327 SF



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## TENANTS

- 3483**  
A Panda Noodles  
B Andrea's Angels Inc  
C Fancy Nails  
D-E O'Reilly Auto
- 3485**  
A-E Adventure: Dental Vision
- 3487**  
A Carniceria  
B Planned Parenthood  
C Cinco Bros Barber Shop  
D Little Caesars Pizza  
E Boost Mobile
- ★ **3487-F 1,327 sf Space Available**  
G Jon's Custom Creations Tattoo
- 3489**  
A Cosmo Prof  
B Jackson Hewitt  
C National Guard Veteran Affairs