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

3483 - 3487 10th Street, Greeley, Colorado 80634





6795 E TENNESSEE AVE. STE 601. DENVER. CO 80224 720-941-9200 Main | 720-941-9202 Fax

#### Tim Hakes

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# 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 |

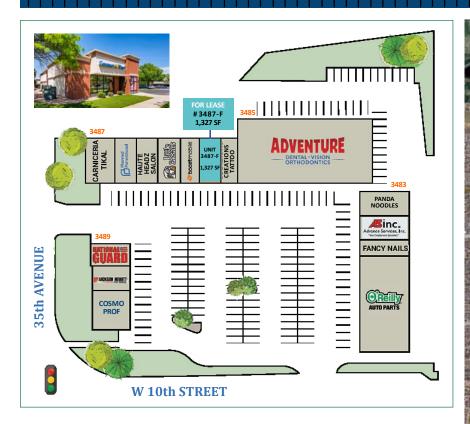
07/15/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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CENT - 071624

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#### **LEASE OVERVIEW**

► Asking rate: \$17.00 psf + NNN

► 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

3487

A-E Adventure: Dental Vision

#### 340/

- 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

