

Elk Lakes Shopping Center

2815 35th Avenue / Hwy 34 & 35th Avenue, Greeley, Colorado 80634



Retail Space Available

RATE \$16.50 psf
NNN \$ 6.00 psf

- ▶ Excellent visibility from both Hwy 34 & 35th Ave.
- ▶ High traffic volume on both thoroughfares
- ▶ Located in densely populated residential area
- ▶ National anchors: Home Depot, PetsMart, Car Toys, Mattress King

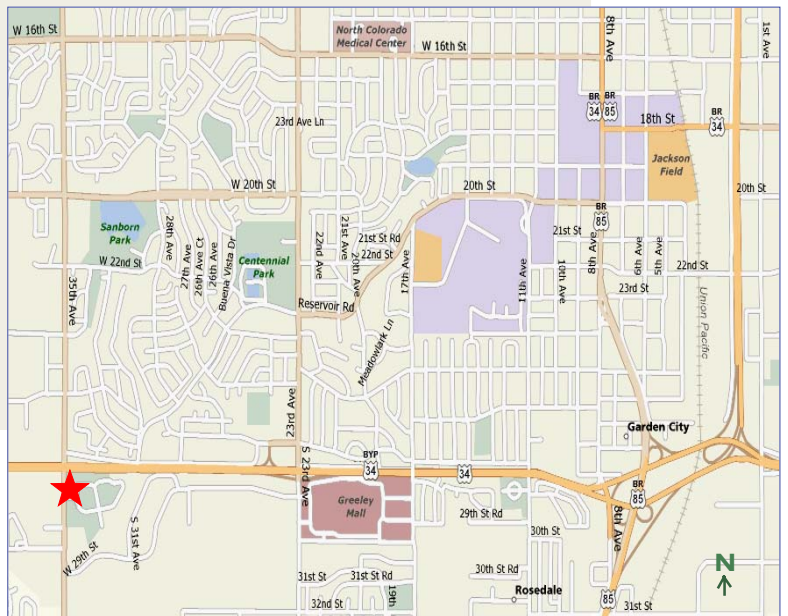
Traffic Counts (2006)

On 28th Street at 35th Avenue (2006) **38,570 VPD**
 On 35th Avenue at 28th Street (2006) **23,970 VPD**

Area Demographics (2008)

	1 Mile	3 Miles	5 Miles
Estimated Population	9,209	86,448	117,932
Average HH Income	\$59,098	\$56,797	\$55,939

Sources: Traffic, DataMetrix/CoStar (3-2-2009)
 Demogr, CoStar Realty Information (3-2-2009)



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28TH STREET 



Tenants

- 1 Home Depot
- 2 Office Depot
- 3 PetsMart
- 4 Car Toys
- 5 IBMC School
- 6 Seelife Eye Care
- 7 Seelife Eye Care
- 8 The Smile Department
- 9 The Smile Department
- 10 The Smile Department
- 11 The Smile Department
- 12 Available 2,000 sf
- 13 Mattress King
- 14 Mattress King
- 15 Vitamin Cottage

