

# Iconic Downtown Retail Building 822 8th Street, Greeley, CO

## Property Highlights

- 34,750 SF stand-alone retail building in downtown Greeley
- Classic brick façade with large storefront windows
- Main-level retail, upper mezzanine, basement, and private offices
- Service elevator with alley access for loading/unloading
- Ample street parking and central downtown visibility
- Ideal for furniture, fitness, restaurant, grocery, or specialty retail
- Surrounded by new civic and private redevelopment activity



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# Property Highlights & Key Features

\$ 3,950,000 34,750 SF \$113.66/SF

## SUMMARY

This distinctive **34,750 SF retail building** in the heart of **downtown Greeley** offers exceptional visibility, flexible layout, and timeless brick façade appeal. The property includes **main-level retail space**, an **upper mezzanine**, **private second-floor offices**, and a **large basement with service elevator access**. With ample street parking and proximity to Lincoln Park, civic offices, and new downtown redevelopment, the **Lincoln Park Emporium** presents a rare, stand-alone retail opportunity in one of **Northern Colorado's most active urban markets**

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# Interior Pictures:



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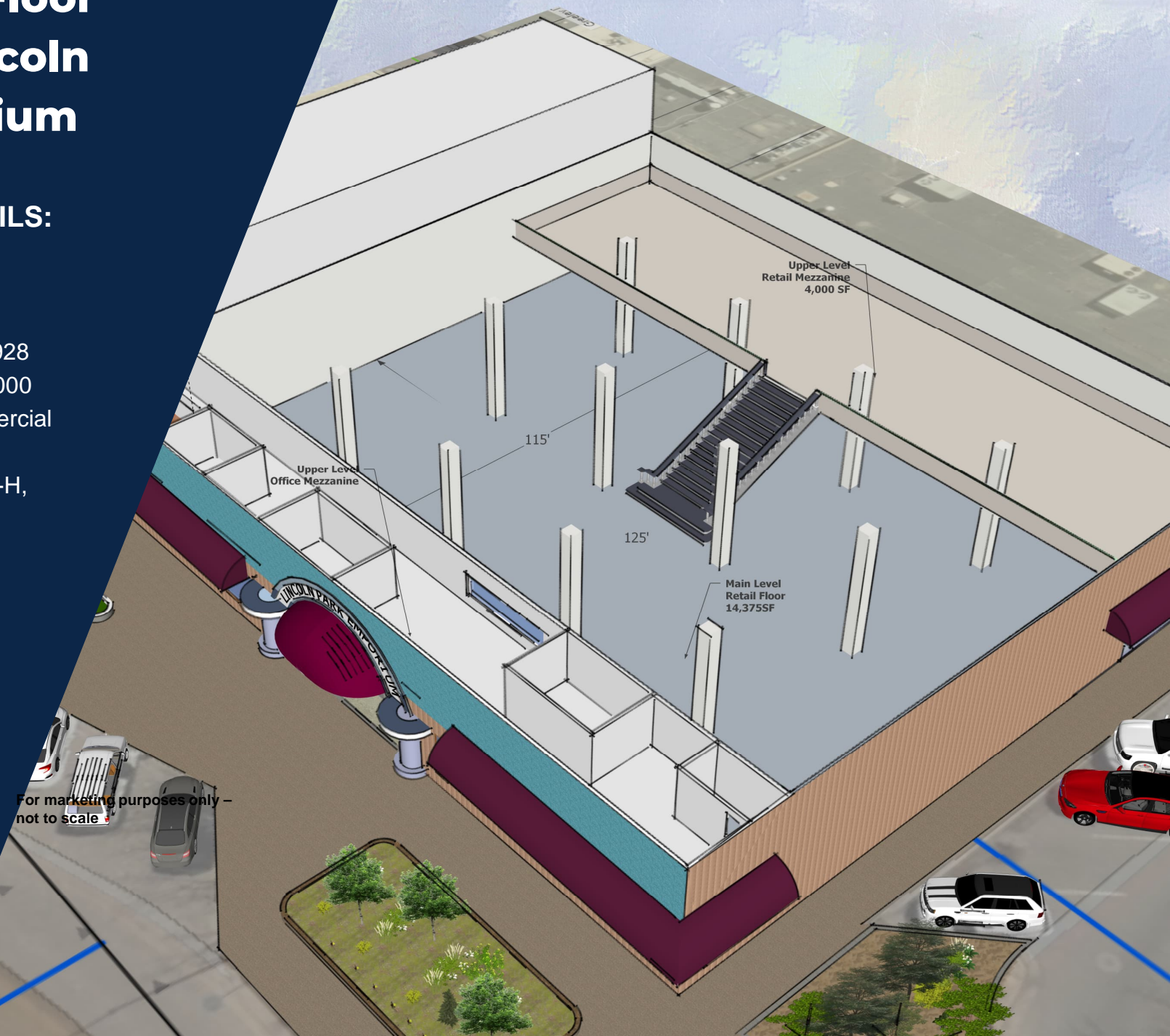
# Illustrative Floor Layout – Lincoln Park Emporium

## PROPERTY DETAILS:

Land area: .33 Acres  
Building SF: 34,750  
Year of completion: 1928  
Year of remodeling: 2000  
Property type: Commercial  
Property use: Retail  
Zoning designation: C-H,  
Commercial-High

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For marketing purposes only –  
not to scale



# Downtown Greeley Retail Overview

High visibility and connectivity within Northern Colorado's fastest-growing downtown.

Downtown Greeley is experiencing a surge of public and private reinvestment anchored by new civic facilities, mixed-use redevelopment, and expanding retail amenities. The Lincoln Park Emporium is centrally positioned within this active corridor, surrounded by established businesses and major community destinations.



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**Greeley, CO**



## Downtown Greeley: The Next Chapter

New Greeley Civic Campus

Weld County Judicial Center  
Block

School District 6 Offices

Parking Garage

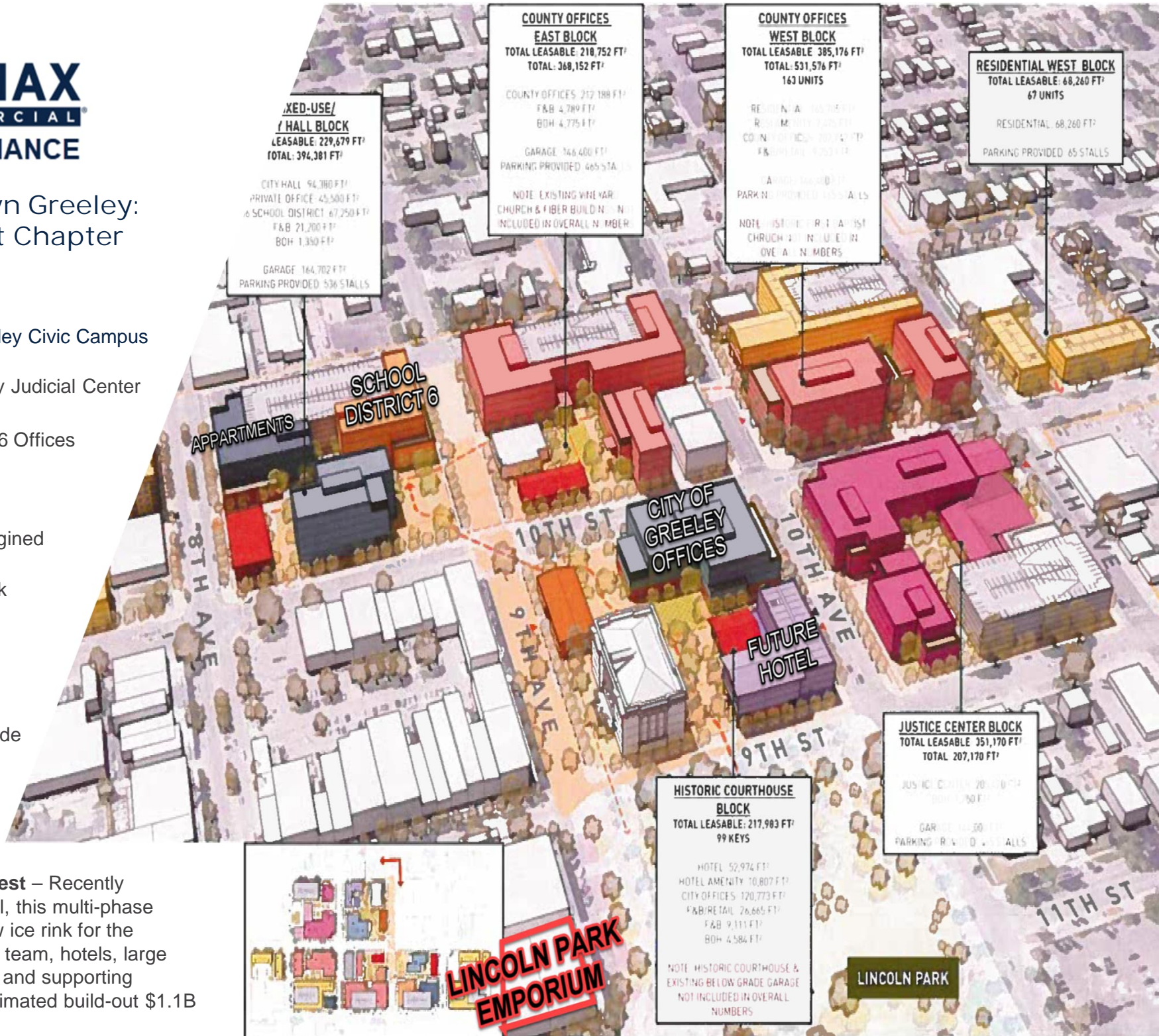
Lincoln Park Reimagined

Residential East Block

Historic Courthouse  
Museum  
New Hotel

Greeley Airport upgrade

Estimated over \$1B  
Improvements to  
downtown area



**Cascadia at Greeley West** – Recently approved by City Council, this multi-phase project will include a new ice rink for the Colorado Eagles hockey team, hotels, large residential communities, and supporting commercial spaces. Estimated build-out \$1.1B

## Downtown Greeley Trade Area Overview:

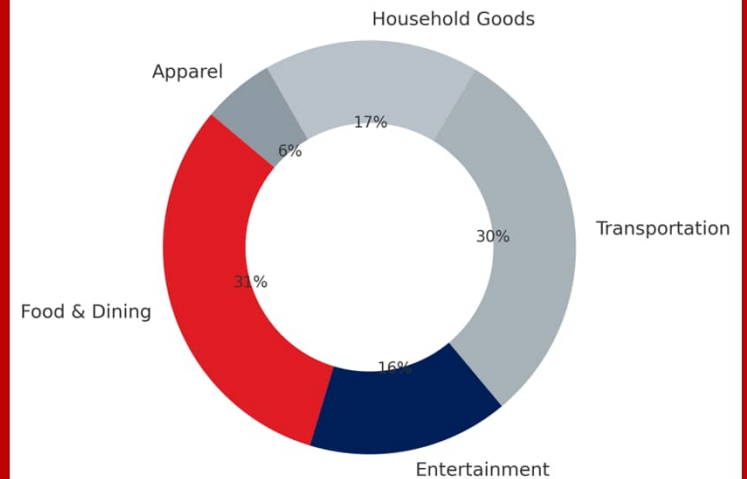
Metric	1 Mile	3 Miles	5 Miles	10-Min Drive
Population	13,000	74,000	115,000	130,000
Households	6,314	28,371	47,487	55,673
Avg. Household Income	\$57K	\$66K	\$77K	\$88K
Median Household Income	\$43K	\$49K	\$60K	\$67K
Total Consumer Spending	\$152M	\$797M	\$1.5B	\$1.8B



## Education & Workforce Snapshot

University of Northern Colorado — 9,000+ students  
 Aims Community College — 8,000+ students  
 5 public K–12 schools within 2 miles  
 17,000+ combined higher-ed students in Greeley metro  
 Strong skilled workforce from UNC & Aims graduates  
 (Source: CoStar, U.S. Census ACS, 2024)

Retail Spending Mix



# STATE & LOCAL ECONOMIC INCENTIVES



## Historic Designation

Located within the **Downtown Greeley Historic District** and listed on the **City and State Historic Registry**. Qualifying renovations may be eligible for **historic preservation tax credits, low-interest loan programs, permit fee refunds, and grant funding** through the City of Greeley Historic Preservation Committee

## Downtown Development Authority (DDA)

The property lies within the **Greeley Downtown Development District**, providing access to **Façade Improvement Grants, Building Improvement Grants, and potential Tax Increment Financing (TIF) reimbursements** for eligible projects.

## Enterprise Zone

Located within a designated **Colorado Enterprise Zone**, offering **state income-tax credits** for qualifying job creation, capital investment, and equipment purchases.

## Opportunity Zone (Nearby)

Opportunity Zone designation in the surrounding area may allow for **capital gains deferral and potential tax advantages** for qualifying investments.

## Downtown Event-Driven Foot Traffic

Adjacent to **Lincoln Park**, the property benefits from consistent pedestrian traffic generated by downtown events including **Friday Fest, Oktoberfest, and the Greeley Stampede Parade**, enhancing visibility and retail exposure.



# RE/MAX COMMERCIAL ALLIANCE

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