



2050 GREELEY MALL, GREELEY, CO 80631
· Latitude: 40.390145, Longitude: -104.712622 ·

COME GROW WITH US

Greeley Mall is ±504,800 square foot regional mall located in Greeley, Colorado. It is anchored by Cinemark, JCPenney, Sears, and At Home. This dominant retail trade area is the main shopping destination for residents living in Greeley and the surrounding areas. Named the 10th best performing city of 2013 by Milken Institute, Greeley has the reputation of being one of America's city's where jobs are retained and sustained.

Greeley Mall is excited to welcome a new 93,000 sq. ft. anchor tenant- At Home, a new restaurant- 3 Margaritas, and many more new in-line tenants.

LOCATION SUMMARY

- **Excellent Location!**
 - Greeley Mall is accessible by the main east-west artery servicing Northern Colorado, US Highway 34 (37,660 MDT), making it one of the most convenient and accessible retail destinations.
 - It benefits from it's close proximity to the University of Northern Colorado and it's 12,000 students, as well as being located right across from 3 hotels.
 - Greeley Mall attracts shoppers from a wide region, including Northern Colorado and Wyoming.
- Anchor tenants include JCPenney, Sears, At Home, and Cinemark Theaters.
- The property is recently renovated with the focus on providing a more welcoming environment to the guests, including exterior and interior lighting, signage, and new food court area.
- Greeley Mall's sales continue to increase every year! 2015 sales increased by almost 15% and are projected to continue to increase in 2016.
- Greeley is projected to be the #1 highest increase in population in Colorado by 2040, and #10 in the nation!

DEMOGRAPHICS	3-MI.	5-MI	10-MI.
2017 Population	94,696	130,329	155,775
2017 Households	33,917	46,163	55,104
2017 Average Income	\$60,153	\$67,788	\$71,437

