



# Greeley C-Stop

120 8th AVENUE | GREELEY, CO | 80631

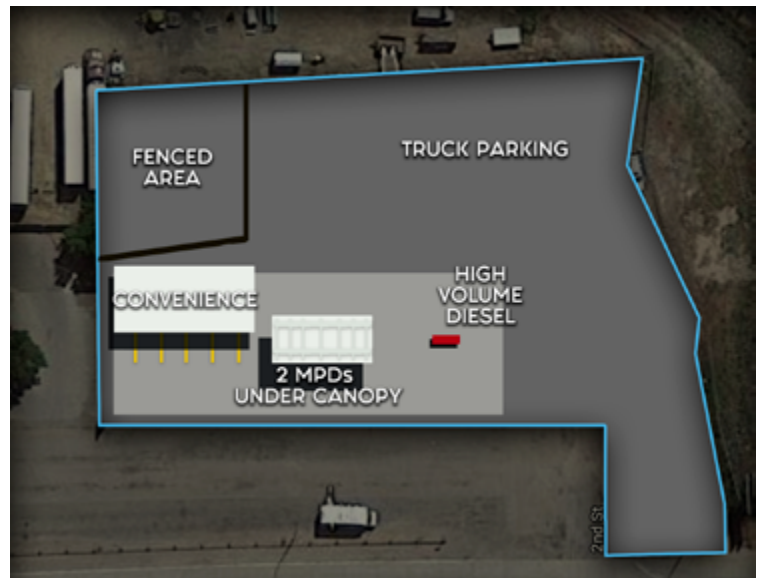


**\$3,699,000**

HIGH PERFORMING STATION WITH  
MULTIPLE REVENUE GENERATORS

# property Overview

This station is full of possibility. For starters, this is a high performing station - with \$5.2+ million in sales in 2021, and huge growth in numbers in the first quarter of 2022. Quick and easy access for semi-trucks, along with a high-volume, high-flow diesel dispenser and plenty of truck parking (pay to park income), make this a favorite stop for truckers. Some of the other station revenue generators include the beer cave, an on-boarded loyalty program and the pay-to-park income. Updates to modernize the station have been implemented, including: brand new EMV, tap & go, Gilbarco Dispensers, and up-to-date VeriFone Commander. As this station is unbranded, the owner is free to purchase fuel from WY, NE or CO.



Don't miss this once-in-a-lifetime opportunity!



**BLDG. SIZE**  
1,600 SF



**LAND SIZE**  
0.605 AC



**YEAR BUILT**  
1966, Remodeled 1999



**BRANDING**  
Unbranded



**PROP. TYPE**  
Retail Gas



**NOTES**  
Free to Purchase Fuel from WY, NE or CO

Costar 2022

## area Demographics

	2 MILES	5 MILES	10 MILES
<b>POPULATION</b>	34,511	127,036	132,766
<b>HOUSEHOLDS</b>	11,811	45,403	61,758
<b>H.H. INCOME</b>	\$55,543	\$74,322	\$82,418
<b>MEDIAN AGE</b>	32.5	33.6	34.5
<b>TRAFFIC COUNTS</b>	8TH AVE @ 5TH ST N 8TH AVE @ 2ND ST N	11,368 VPD 8,889 VPD	





## tank Information

OPERATION ID  
8152

MATERIAL  
Fiberglass Reinforced Plastic

3

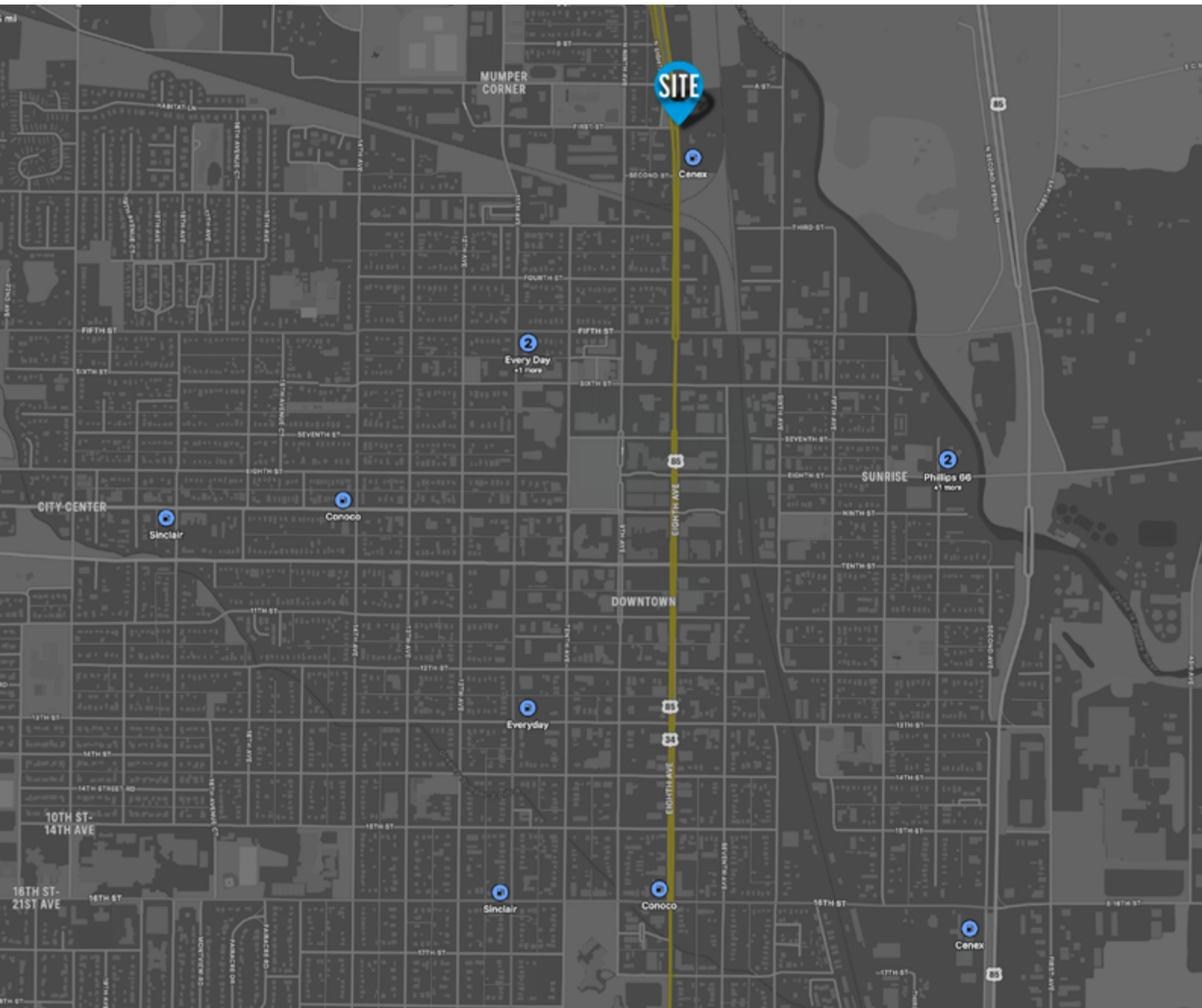
UNLEADED REGULAR  
Installed: 1997  
Capacity: 10,000 Gallons

4

UNLEADED PREMIUM  
Installed: 1997  
Capacity: 8,000 Gallons

5

DIESEL  
Installed: 1997  
Capacity: 8,000 Gallons



## Aerial map & competition

With a population approaching 115,000, Greeley's community consistently ranks (among 515 cities nationally) near the top in terms of job growth and the economy. The oil field industry is strong here, and there are over 19,000 active oil wells in Weld County. In 2019, the Walton Family Foundation ranked the Greeley metropolitan statistical area (MSA) as the 8th most dynamic economy in the country. The station sits less than a mile from the JBS Beef Plant which employs over 4,500 people.



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