RETAIL ATTRACTIONS, LLC

Economic Development Consulting

Greeley, Colorado
20mi Radius
2nd Quarter 2025

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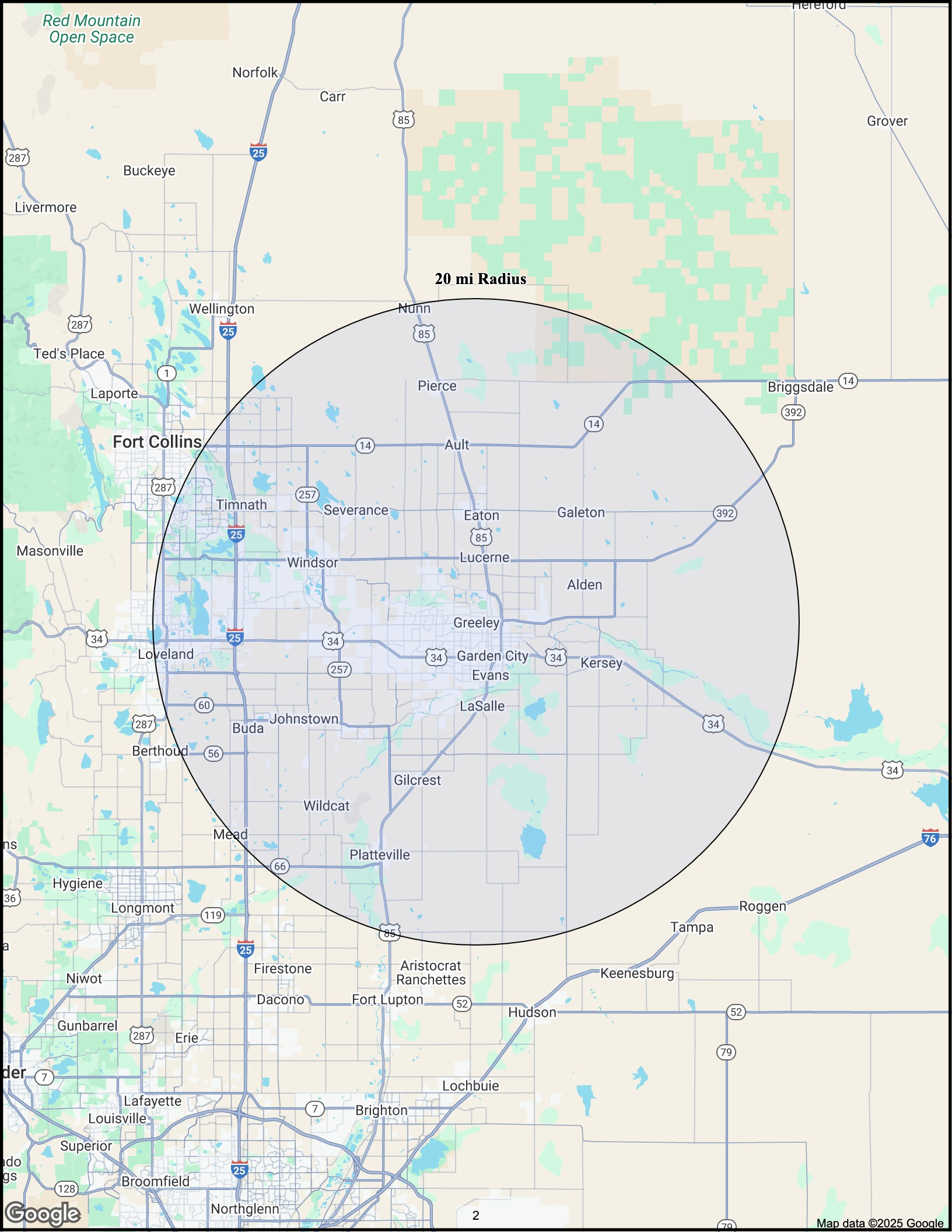
Demographics


20 mi Radius
Red Mountain Open Space
Norfolk
Carr
Hereford
Grover
Buckeye
Livermore
Wellington
Nunn
Ted's Place
Laporte
Pierce
Briggsdale
Fort Collins
Ault
Timnath
Severance
Eaton
Galeton
Masonville
Windsor
Lucerne
Alden
Greeley
Loveland
Garden City
Kersey
Evans
LaSalle
Johnstown
Buda
Berthoud
Gilcrest
Wildcat
Mead
Platteville
Hygiene
Longmont
Roggen
Tampa
Firestone
Aristocrat Ranchettes
Keenesburg
Niwot
Dacono
Fort Lupton
Hudson
Gunbarrel
Erie
Lochbuie
Lafayette
Brighton
Louisville
Superior
Broomfield
Northglenn
Google
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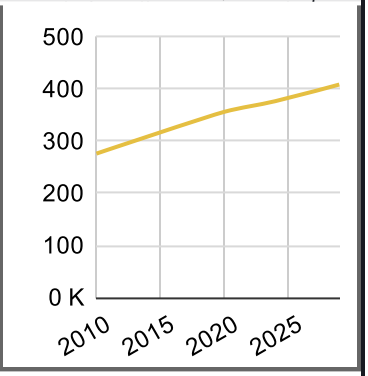
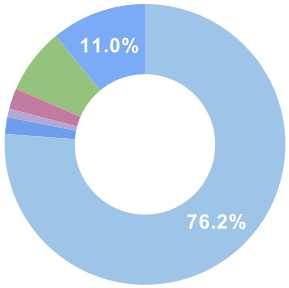
Population		
Estimated Population (2024)	377,039	
Projected Population (2029)	408,939	
Census Population (2020)	356,520	
Census Population (2010)	276,380	
Projected Annual Growth (2024-2029)	31,900	*1.7%*
Historical Annual Growth (2020-2024)	20,519	*1.4%*
Historical Annual Growth (2010-2020)	80,139	*2.9%*
Estimated Population Density (2024)	300	*psm*
Trade Area Size	1,256.5	*sq mi*



Race and Ethnicity (2024)		
Not Hispanic or Latino Population	281,286	*74.6%*
White	256,278	*91.1%*
Black or African American	6,672	*2.4%*
American Indian or Alaska Native	884	*0.3%*
Asian	8,585	*3.1%*
Hawaiian or Pacific Islander	176	-
Other Race	443	*0.2%*
Two or More Races	8,249	*2.9%*
Hispanic or Latino Population	95,753	*25.4%*
White	30,962	*32.3%*
Black or African American	593	*0.6%*
American Indian or Alaska Native	2,814	*2.9%*
Asian	233	*0.2%*
Hispanic Hawaiian or Pacific Islander	131	*0.1%*
Other Race	27,832	*29.1%*
Two or More Races	33,190	*34.7%*



White | Black or African American | American Indian or Alaskan Native | Asian | Hawaiian or Pacific Islander | Other Race | 2+ Races

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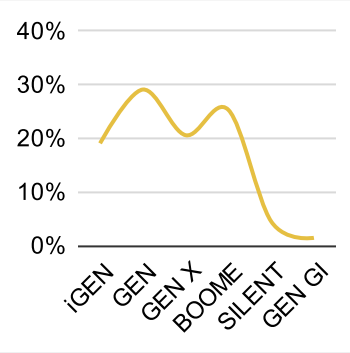
Age Distribution (2024)		
Age Under 5 Years	22,392	*5.9%*
Age 5 to 9 Years	24,496	*6.5%*
Age 10 to 14 Years	24,991	*6.6%*
Age 15 to 19 Years	26,536	*7.0%*
Age 20 to 24 Years	26,325	*7.0%*
Age 25 to 29 Years	27,304	*7.2%*
Age 30 to 34 Years	29,545	*7.8%*
Age 35 to 39 Years	28,223	*7.5%*
Age 40 to 44 Years	26,406	*7.0%*
Age 45 to 49 Years	22,971	*6.1%*
Age 50 to 54 Years	21,791	*5.8%*
Age 55 to 59 Years	19,261	*5.1%*
Age 60 to 64 Years	20,372	*5.4%*
Age 65 to 69 Years	18,828	*5.0%*
Age 70 to 74 Years	15,165	*4.0%*
Age 75 to 79 Years	10,825	*2.9%*
Age 80 to 84 Years	6,163	*1.6%*
Age 85 Years or Over	5,445	*1.4%*
Median Age	36.2	
Generation (2024)		
iGeneration (Age Under 15 Years)	71,879	*19.1%*
Generation 9/11 Millennials (Age 15 to 34 Years)	109,711	*29.1%*
Gen Xers (Age 35 to 49 Years)	77,599	*20.6%*
Baby Boomers (Age 50 to 74 Years)	95,417	*25.3%*
Silent Generation (Age 75 to 84 Years)	16,988	*4.5%*
G.I. Generation (Age 85 Years or Over)	5,445	*1.4%*



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Household Type (2024)		
Total Households	143,402	
Family Households	92,674	64.6%
Family Households with Children	48,728	52.6%
Family Households No Children	43,946	47.4%
Non-Family Households	50,727	35.4%
Non-Family Households with Children	106	0.2%
Non-Family Households No Children	50,622	99.8%

Education Attainment (2024)		
Elementary or Some High School	20,635	8.2%
High School Graduate	52,834	20.9%
Some College or Associate Degree	75,521	29.9%
Bachelor or Graduate Degree	103,309	40.9%

Household Income (2024)		
Estimated Average Household Income	$130,127	
Estimated Median Household Income	$100,045	
HH Income Under $10,000	5,704	4.0%
HH Income $10,000 to $34,999	17,602	12.3%
HH Income $35,000 to $49,999	12,374	8.6%
HH Income $50,000 to $74,999	19,995	13.9%
HH Income $75,000 to $99,999	19,448	13.6%
HH Income $100,000 to $149,999	30,577	21.3%
HH Income $150,000 or More	37,703	26.3%

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Population		
Estimated Population (2024)	377,039	
Projected Population (2029)	408,939	
Census Population (2020)	356,520	
Census Population (2010)	276,380	
Projected Annual Growth (2024-2029)	31,900	*1.7%*
Historical Annual Growth (2020-2024)	20,519	*1.4%*
Historical Annual Growth (2010-2020)	80,139	*2.9%*
Estimated Population Density (2024)	300	*psm*
Trade Area Size	1,256.5	*sq mi*
Households		
Estimated Households (2024)	143,402	
Projected Households (2029)	159,498	
Census Households (2020)	130,704	
Census Households (2010)	102,074	
Projected Annual Growth (2024-2029)	16,096	*2.2%*
Historical Annual Change (2010-2024)	41,328	*2.9%*
Average Household Income		
Estimated Average Household Income (2024)	$130,127	
Projected Average Household Income (2029)	$135,783	
Census Average Household Income (2010)	$69,042	
Census Average Household Income (2000)	$57,089	
Projected Annual Change (2024-2029)	$5,656	*0.9%*
Historical Annual Change (2000-2024)	$73,038	*5.3%*
Median Household Income		
Estimated Median Household Income (2024)	$100,045	
Projected Median Household Income (2029)	$102,414	
Census Median Household Income (2010)	$57,533	
Census Median Household Income (2000)	$47,556	
Projected Annual Change (2024-2029)	$2,369	*0.5%*
Historical Annual Change (2000-2024)	$52,489	*4.6%*
Per Capita Income		
Estimated Per Capita Income (2024)	$49,604	
Projected Per Capita Income (2029)	$53,063	
Census Per Capita Income (2010)	$25,498	
Census Per Capita Income (2000)	$20,460	
Projected Annual Change (2024-2029)	$3,458	*1.4%*
Historical Annual Change (2000-2024)	$29,144	*5.9%*
Estimated Average Household Net Worth (2024)	$1.25 M	

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Race and Ethnicity		
Total Population (2024)	377,039	
White (2024)	287,239	*76.2%*
Black or African American (2024)	7,264	*1.9%*
American Indian or Alaska Native (2024)	3,698	*1.0%*
Asian (2024)	8,817	*2.3%*
Hawaiian or Pacific Islander (2024)	307	-
Other Race (2024)	28,274	*7.5%*
Two or More Races (2024)	41,438	*11.0%*
Population < 18 (2024)	87,757	*23.3%*
White Not Hispanic	48,920	*55.7%*
Black or African American	2,153	*2.5%*
Asian	2,336	*2.7%*
Other Race Not Hispanic	3,250	*3.7%*
Hispanic	31,098	*35.4%*
Not Hispanic or Latino Population (2024)	281,286	*74.6%*
Not Hispanic White	256,278	*91.1%*
Not Hispanic Black or African American	6,672	*2.4%*
Not Hispanic American Indian or Alaska Native	884	*0.3%*
Not Hispanic Asian	8,585	*3.1%*
Not Hispanic Hawaiian or Pacific Islander	176	-
Not Hispanic Other Race	443	*0.2%*
Not Hispanic Two or More Races	8,249	*2.9%*
Hispanic or Latino Population (2024)	95,753	*25.4%*
Hispanic White	30,962	*32.3%*
Hispanic Black or African American	593	*0.6%*
Hispanic American Indian or Alaska Native	2,814	*2.9%*
Hispanic Asian	233	*0.2%*
Hispanic Hawaiian or Pacific Islander	131	*0.1%*
Hispanic Other Race	27,832	*29.1%*
Hispanic Two or More Races	33,190	*34.7%*
Not Hispanic or Latino Population (2020)	266,930	*74.9%*
Hispanic or Latino Population (2020)	89,590	*25.1%*
Not Hispanic or Latino Population (2010)	210,457	*76.1%*
Hispanic or Latino Population (2010)	65,923	*23.9%*
Not Hispanic or Latino Population (2029)	303,709	*74.3%*
Hispanic or Latino Population (2029)	105,229	*25.7%*
Projected Annual Growth (2024-2029)	9,476	*2.0%*
Historical Annual Growth (2010-2020)	23,666	*3.6%*

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Total Age Distribution (2024)		
Total Population	377,039	
Age Under 5 Years	22,392	5.9%
Age 5 to 9 Years	24,496	6.5%
Age 10 to 14 Years	24,991	6.6%
Age 15 to 19 Years	26,536	7.0%
Age 20 to 24 Years	26,325	7.0%
Age 25 to 29 Years	27,304	7.2%
Age 30 to 34 Years	29,545	7.8%
Age 35 to 39 Years	28,223	7.5%
Age 40 to 44 Years	26,406	7.0%
Age 45 to 49 Years	22,971	6.1%
Age 50 to 54 Years	21,791	5.8%
Age 55 to 59 Years	19,261	5.1%
Age 60 to 64 Years	20,372	5.4%
Age 65 to 69 Years	18,828	5.0%
Age 70 to 74 Years	15,165	4.0%
Age 75 to 79 Years	10,825	2.9%
Age 80 to 84 Years	6,163	1.6%
Age 85 Years or Over	5,445	1.4%
Median Age	36.2	
Age 19 Years or Less	98,415	26.1%
Age 20 to 64 Years	222,198	58.9%
Age 65 Years or Over	56,425	15.0%

Female Age Distribution (2024)		
Female Population	186,186	49.4%
Age Under 5 Years	10,872	5.8%
Age 5 to 9 Years	12,053	6.5%
Age 10 to 14 Years	12,177	6.5%
Age 15 to 19 Years	12,203	6.6%
Age 20 to 24 Years	12,566	6.7%
Age 25 to 29 Years	13,408	7.2%
Age 30 to 34 Years	14,458	7.8%
Age 35 to 39 Years	13,631	7.3%
Age 40 to 44 Years	12,741	6.8%
Age 45 to 49 Years	11,203	6.0%
Age 50 to 54 Years	10,703	5.7%
Age 55 to 59 Years	9,709	5.2%
Age 60 to 64 Years	10,574	5.7%
Age 65 to 69 Years	9,849	5.3%
Age 70 to 74 Years	8,097	4.3%
Age 75 to 79 Years	5,705	3.1%
Age 80 to 84 Years	3,343	1.8%
Age 85 Years or Over	2,894	1.6%
Female Median Age	36.9	
Age 19 Years or Less	47,305	25.4%
Age 20 to 64 Years	108,992	58.5%
Age 65 Years or Over	29,889	16.1%

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Male Age Distribution (2024)		
Male Population	190,853	*50.6%*
Age Under 5 Years	11,520	*6.0%*
Age 5 to 9 Years	12,443	*6.5%*
Age 10 to 14 Years	12,814	*6.7%*
Age 15 to 19 Years	14,333	*7.5%*
Age 20 to 24 Years	13,760	*7.2%*
Age 25 to 29 Years	13,897	*7.3%*
Age 30 to 34 Years	15,087	*7.9%*
Age 35 to 39 Years	14,592	*7.6%*
Age 40 to 44 Years	13,665	*7.2%*
Age 45 to 49 Years	11,768	*6.2%*
Age 50 to 54 Years	11,088	*5.8%*
Age 55 to 59 Years	9,553	*5.0%*
Age 60 to 64 Years	9,798	*5.1%*
Age 65 to 69 Years	8,978	*4.7%*
Age 70 to 74 Years	7,068	*3.7%*
Age 75 to 79 Years	5,120	*2.7%*
Age 80 to 84 Years	2,819	*1.5%*
Age 85 Years or Over	2,551	*1.3%*
Male Median Age	35.5	
Age 19 Years or Less	51,110	*26.8%*
Age 20 to 64 Years	113,206	*59.3%*
Age 65 Years or Over	26,537	*13.9%*

Males per 100 Females (2024)		
Overall Comparison	103	
Age Under 5 Years	106	*51.4%*
Age 5 to 9 Years	103	*50.8%*
Age 10 to 14 Years	105	*51.3%*
Age 15 to 19 Years	117	*54.0%*
Age 20 to 24 Years	110	*52.3%*
Age 25 to 29 Years	104	*50.9%*
Age 30 to 34 Years	104	*51.1%*
Age 35 to 39 Years	107	*51.7%*
Age 40 to 44 Years	107	*51.7%*
Age 45 to 49 Years	105	*51.2%*
Age 50 to 54 Years	104	*50.9%*
Age 55 to 59 Years	98	*49.6%*
Age 60 to 64 Years	93	*48.1%*
Age 65 to 69 Years	91	*47.7%*
Age 70 to 74 Years	87	*46.6%*
Age 75 to 79 Years	90	*47.3%*
Age 80 to 84 Years	84	*45.7%*
Age 85 Years or Over	88	*46.9%*
Age 19 Years or Less	108	*51.9%*
Age 20 to 39 Years	106	*51.5%*
Age 40 to 64 Years	102	*50.4%*
Age 65 Years or Over	89	*47.0%*

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Household Type (2024)		
Total Households	143,402	
Households with Children	48,834	*34.1%*
Average Household Size	2.6	
Household Density per Square Mile	114	
Population Family	300,582	*79.7%*
Population Non-Family	70,684	*18.7%*
Population Group Quarters	5,772	*1.5%*
Family Households	92,674	*64.6%*
Married Couple Households	72,140	*77.8%*
Other Family Households with Children	20,534	*22.2%*
Family Households with Children	48,728	*52.6%*
Married Couple with Children	36,247	*74.4%*
Other Family Households with Children	12,481	*25.6%*
Family Households No Children	43,946	*47.4%*
Married Couple No Children	35,893	*81.7%*
Other Family Households No Children	8,053	*18.3%*
Non-Family Households	50,727	*35.4%*
Non-Family Households with Children	106	*0.2%*
Non-Family Households No Children	50,622	*99.8%*
Average Family Household Size	3.2	
Average Family Income	$155,479	
Median Family Income	$119,799	
Average Non-Family Household Size	1.4	
Marital Status (2024)		
Population Age 15 Years or Over	305,160	
Never Married	88,664	*29.1%*
Currently Married	164,718	*54.0%*
Previously Married	51,779	*17.0%*
Separated	9,321	*18.0%*
Widowed	12,953	*25.0%*
Divorced	29,504	*57.0%*
Educational Attainment (2024)		
Adult Population Age 25 Years or Over	252,298	
Elementary (Grade Level 0 to 8)	10,448	*4.1%*
Some High School (Grade Level 9 to 11)	10,186	*4.0%*
High School Graduate	52,834	*20.9%*
Some College	51,765	*20.5%*
Associate Degree Only	23,756	*9.4%*
Bachelor Degree Only	63,155	*25.0%*
Graduate Degree	40,154	*15.9%*
Any College (Some College or Higher)	178,830	*70.9%*
College Degree + (Bachelor Degree or Higher)	103,309	*40.9%*

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Housing		
Total Housing Units (2024)	154,296	
Total Housing Units (2020)	138,350	
Historical Annual Growth (2020-2024)	15,946	-
Housing Units Occupied (2024)	143,402	*92.9%*
Housing Units Owner-Occupied	95,144	*66.3%*
Housing Units Renter-Occupied	48,258	*33.7%*
Housing Units Vacant (2024)	10,895	*7.1%*
Household Size (2024)		
Total Households	143,402	
1 Person Households	37,056	*25.8%*
2 Person Households	49,767	*34.7%*
3 Person Households	21,292	*14.8%*
4 Person Households	19,277	*13.4%*
5 Person Households	9,570	*6.7%*
6 Person Households	4,088	*2.9%*
7 or More Person Households	2,352	*1.6%*
Household Income Distribution (2024)		
HH Income $200,000 or More	20,571	*14.3%*
HH Income $150,000 to $199,999	17,132	*11.9%*
HH Income $125,000 to $149,999	14,530	*10.1%*
HH Income $100,000 to $124,999	16,046	*11.2%*
HH Income $75,000 to $99,999	19,448	*13.6%*
HH Income $50,000 to $74,999	19,995	*13.9%*
HH Income $35,000 to $49,999	12,374	*8.6%*
HH Income $25,000 to $34,999	7,437	*5.2%*
HH Income $15,000 to $24,999	6,914	*4.8%*
HH Income $10,000 to $14,999	3,250	*2.3%*
HH Income Under $10,000	5,704	*4.0%*
Household Vehicles (2024)		
Households 0 Vehicles Available	6,299	*4.4%*
Households 1 Vehicle Available	38,189	*26.6%*
Households 2 Vehicles Available	56,744	*39.6%*
Households 3 or More Vehicles Available	42,169	*29.4%*
Total Vehicles Available	297,942	
Average Vehicles per Household	2.1	
Owner-Occupied Household Vehicles	219,160	*73.6%*
Average Vehicles per Owner-Occupied Household	2.3	
Renter-Occupied Household Vehicles	78,781	*26.4%*
Average Vehicles per Renter-Occupied Household	1.6	
Travel Time (2024)		
Worker Base Age 16 years or Over	202,277	
Travel to Work in 14 Minutes or Less	47,902	*23.7%*
Travel to Work in 15 to 29 Minutes	64,874	*32.1%*
Travel to Work in 30 to 59 Minutes	40,668	*20.1%*
Travel to Work in 60 Minutes or More	16,526	*8.2%*
Work at Home	32,308	*16.0%*
Average Minutes Travel to Work	21.3	

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Transportation To Work (2024)		
Worker Base Age 16 years or Over	202,277	
Drive to Work Alone	143,720	*71.1%*
Drive to Work in Carpool	18,839	*9.3%*
Travel to Work by Public Transportation	1,083	*0.5%*
Drive to Work on Motorcycle	822	*0.4%*
Bicycle to Work	1,334	*0.7%*
Walk to Work	2,537	*1.3%*
Other Means	1,635	*0.8%*
Work at Home	32,308	*16.0%*
Daytime Demographics (2024)		
Total Businesses	15,129	
Total Employees	122,510	
Company Headquarter Businesses	425	*2.8%*
Company Headquarter Employees	17,017	*13.9%*
Employee Population per Business	8.1	to 1
Residential Population per Business	24.9	to 1
Adj. Daytime Demographics Age 16 Years or Over	218,854	
Labor Force		
Labor Population Age 16 Years or Over (2024)	299,692	
Labor Force Total Males (2024)	151,227	*50.5%*
Male Civilian Employed	110,889	*73.3%*
Male Civilian Unemployed	4,237	*2.8%*
Males in Armed Forces	960	*0.6%*
Males Not in Labor Force	35,141	*23.2%*
Labor Force Total Females (2024)	148,465	*49.5%*
Female Civilian Employed	91,401	*61.6%*
Female Civilian Unemployed	4,524	*3.0%*
Females in Armed Forces	98	-
Females Not in Labor Force	52,443	*35.3%*
Unemployment Rate	8,760	*2.9%*
Occupation (2024)		
Occupation Population Age 16 Years or Over	202,277	
Occupation Total Males	110,876	*54.8%*
Occupation Total Females	91,401	45.2%
Management, Business, Financial Operations	39,376	19.5%
Professional, Related	51,195	25.3%
Service	31,224	*15.4%*
Sales, Office	35,886	*17.7%*
Farming, Fishing, Forestry	955	*0.5%*
Construction, Extraction, Maintenance	19,106	*9.4%*
Production, Transport, Material Moving	24,536	*12.1%*
White Collar Workers	126,456	*62.5%*
Blue Collar Workers	75,821	*37.5%*

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Units In Structure (2024)		
Total Units	143,402	
1 Detached Unit	95,227	*66.4%*
1 Attached Unit	9,046	*6.3%*
2 Units	3,108	*2.2%*
3 to 4 Units	5,424	*3.8%*
5 to 9 Units	7,807	*5.4%*
10 to 19 Units	6,325	*4.4%*
20 to 49 Units	4,306	*3.0%*
50 or More Units	5,300	*3.7%*
Mobile Home or Trailer	6,752	*4.7%*
Other Structure	107	-

Homes Built By Year (2024)		
Homes Built 2020 or later	6,764	*4.4%*
Homes Built 2010 to 2019	31,807	*20.6%*
Homes Built 2000 to 2009	33,185	*21.5%*
Homes Built 1990 to 1999	17,439	*11.3%*
Homes Built 1980 to 1989	12,667	*8.2%*
Homes Built 1970 to 1979	19,171	*12.4%*
Homes Built 1960 to 1969	7,318	*4.7%*
Homes Built 1950 to 1959	5,312	*3.4%*
Homes Built 1940 to 1949	2,073	*1.3%*
Homes Built Before 1939	7,666	*5.0%*
Median Age of Homes	32.4	*yrs*

Home Values (2024)		
Owner Specified Housing Units	95,144	
Home Values $1,000,000 or More	5,244	*5.5%*
Home Values $750,000 to $999,999	10,408	*10.9%*
Home Values $500,000 to $749,999	26,811	*28.2%*
Home Values $400,000 to $499,999	23,417	*24.6%*
Home Values $300,000 to $399,999	15,997	*16.8%*
Home Values $250,000 to $299,999	3,782	*4.0%*
Home Values $200,000 to $249,999	2,426	*2.6%*
Home Values $175,000 to $199,999	294	*0.3%*
Home Values $150,000 to $174,999	470	*0.5%*
Home Values $125,000 to $149,999	114	*0.1%*
Home Values $100,000 to $124,999	270	*0.3%*
Home Values $90,000 to $99,999	98	*0.1%*
Home Values $80,000 to $89,999	635	*0.7%*
Home Values $70,000 to $79,999	432	*0.5%*
Home Values $60,000 to $69,999	206	*0.2%*
Home Values $50,000 to $59,999	575	*0.6%*
Home Values $35,000 to $49,999	1,023	*1.1%*
Home Values $25,000 to $34,999	1,116	*1.2%*
Home Values $10,000 to $24,999	738	*0.8%*
Home Values Under $10,000	1,088	*1.1%*
Owner-Occupied Median Home Value	$497,461	
Renter-Occupied Median Rent	$1,358	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado

20mi Radius

Total Annual Consumer Expenditure (2024)		
Total Household Expenditure	$16.34 B	
Total Non-Retail Expenditure	$8.28 B	
Total Retail Expenditure	$8.06 B	
Alcoholic Beverages	$99.82 M	
Apparel	$299.26 M	
Contributions	$528.47 M	
Education	$374.33 M	
Entertainment	$925.47 M	
Food Away From Home	$713.22 M	
Grocery	$1.02 B	
Health Care	$923.94 M	
Household Furnishings and Equipment	$432.3 M	
Household Operations	$301.4 M	
Miscellaneous Expenses	$277.41 M	
Personal Care	$202.91 M	
Shelter	$2.55 B	
Tax and Retirement	$4.25 B	
Tobacco and Related	$72.43 M	
Transportation	$2.64 B	
Utilities	$727.41 M	
Monthly Household Consumer Expenditure (2024)		
Total Household Expenditure	$9,495	
Total Non-Retail Expenditure	$4,811	*50.7%*
Total Retail Expenditures	$4,683	*49.3%*
Alcoholic Beverages	$58	*0.6%*
Apparel	$174	*1.8%*
Contributions	$307	*3.2%*
Education	$218	*2.3%*
Entertainment	$538	*5.7%*
Food Away From Home	$414	*4.4%*
Grocery	$595	*6.3%*
Health Care	$537	*5.7%*
Household Furnishings and Equipment	$251	*2.6%*
Household Operations	$175	*1.8%*
Miscellaneous Expenses	$161	*1.7%*
Personal Care	$118	*1.2%*
Shelter	$1,481	*15.6%*
Tax and Retirement	$2,470	-
Tobacco and Related	$42	*0.4%*
Transportation	$1,533	*16.1%*
Utilities	$423	*4.5%*

OPPORTUNITY GAP CATEGORY INFORMATION (RETAIL CATEGORIES)

Vehicle and Parts Dealers
New and used automobile dealers, motorcycle dealers, recreation vehicle dealers, all-terrain vehicles dealers, boat dealers, auto parts stores, auto accessories stores and tire dealers

Furniture and Home Furnishings Stores
Furniture stores, home furnishing stores, home decorating stores and floor covering stores

Electronics and Appliance Stores
Household appliance stores, electronics stores, computer and software stores and camera and photographic equipment stores

Building Materials and Garden Supply Stores
Building material and supply dealers, home improvement centers, paint and wallpaper stores, hardware stores, lumberyards, lawn and garden stores, outdoor power equipment stores and nursery and garden centers

Food and Beverage Stores
Grocery stores, supermarkets, convenience stores, specialty food stores and beer, wine, and liquor stores

Health and Personal Care Stores
Pharmacies, drug stores, cosmetic dealers, beauty supply stores, perfume stores, optical goods stores, health care stores and personal care stores

Gasoline Stations
Gasoline stations and gasoline stations with convenience stores

Clothing and Clothing Accessories Stores
Men's clothing stores, women's clothing stores, children's and infants clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores

Sporting Goods and Hobby Stores
Sporting goods stores, hobby stores, toy stores, sewing and needlepoint stores, musical instrument and supply stores, book stores, newsstands, music stores

General Merchandise Stores
Department stores and other general merchandise stores

Miscellaneous Store Retailers
Florists, office supply stores, stationery stores, gift and souvenir stores, used merchandise stores and other miscellaneous retailers

Foodservice and Drinking Places
Full-service restaurants, limited service eating places, special foodservices, taverns and bars

Retail Gap Report

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado

20mi Radius

	Potential / Sales	Index
Clothing, Clothing Accessories Stores	$425.12 M / $255.85 M	40
Men's Clothing Stores	$19.27 M / $7.76 M	60
Women's Clothing Stores	$39.46 M / $32.73 M	17
Children's, Infants' Clothing Stores	$42.15 M / $14.37 M	66
Family Clothing Stores	$184.33 M / $85.25 M	54
Clothing Accessory Stores	$10.54 M / $2.4 M	77
Other Apparel Stores	$14.94 M / $6.11 M	59
Shoe Stores	$95.64 M / $100.18 M	-5
Jewelry Stores	$16.44 M / $6.6 M	60
Luggage Stores	$2.34 M / $456.88 K	80
Furniture, Home Furnishings Stores	$267.29 M / $440.11 M	-39
Furniture Stores	$172.71 M / $406.98 M	-58
Floor Covering Stores	$26.95 M / $24.23 M	10
Other Home Furnishing Stores	$67.63 M / $8.9 M	87
Electronics, Appliance Stores	$420.3 M / $336.11 M	20
Building Material, Garden Equipment, Supplies Dealers	$369.81 M / $460.73 M	-20
Home Centers	$193.45 M / $296.72 M	-35
Paint, Wallpaper Stores	$52.14 M / $58.17 M	-10
Hardware Stores	$21.74 M / $27.4 M	-21
Other Building Materials Stores	$71.27 M / $51.13 M	28
Outdoor Power Equipment Stores	$4.45 M / $1.21 M	73
Nursery, Garden Stores	$26.77 M / $26.09 M	3
Food, Beverage Stores	$627.24 M / $507.32 M	19
Grocery Stores	$468.97 M / $331.65 M	29
Convenience Stores	$44.89 M / $26.13 M	42
Meat Markets	$3 M / $2.09 M	30
Fish, Seafood Markets	$1.06 M / $723.39 K	32
Fruit, Vegetable Markets	$1.87 M / $939.02 K	50
Other Specialty Food Markets	$3.28 M / $2.94 M	10
Liquor Stores	$104.17 M / $142.84 M	-27

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado

20mi Radius

	Potential / Sales	Index
Health, Personal Care Stores	$408.28 M / $242.66 M	41
Pharmacy, Drug Stores	$359.46 M / $198.14 M	45
Cosmetics, Beauty Stores	$21.13 M / $12.49 M	41
Optical Goods Stores	$5.21 M / $5.82 M	-10
Other Health, Personal Care Stores	$22.48 M / $26.21 M	-14
Sporting Goods, Hobby, Book, Music Stores	$455.9 M / $702.18 M	-35
Sporting Goods Stores	$189.5 M / $442.25 M	-57
Hobby, Toy, Game Stores	$100.76 M / $106.05 M	-5
Sewing, Needlecraft Stores	$90.65 M / $52.22 M	42
Musical Instrument Stores	$40.76 M / $85.97 M	-53
Book Stores	$34.24 M / $15.69 M	54
General Merchandise Stores	$1.34 B / $1.13 B	15
Department Stores	$450.4 M / $612.29 M	-26
Warehouse Superstores	$779.68 M / $495.89 M	36
Other General Merchandise Stores	$107.72 M / $24.04 M	78
Miscellaneous Store Retailers	$165.01 M / $239.44 M	-31
Florists	$3.32 M / $3.38 M	-2
Office, Stationary Stores	$17.35 M / $33.47 M	-48
Gift, Souvenir Stores	$25.61 M / $74.94 M	-66
Used Merchandise Stores	$11.21 M / $21.38 M	-48
Pet, Pet Supply Stores	$34.71 M / $68.56 M	-49
Art Dealers	$4.41 M / $1.92 M	56
Mobile Home Dealers	$4.15 M / $2.59 M	38
Other Miscellaneous Retail Stores	$64.24 M / $33.19 M	48
Non-Store Retailers	$801.77 M / $121.33 M	85
Mail Order, Catalog Stores	$757.88 M / $101.74 M	87
Vending Machines	$4.35 M / $8.53 M	-49
Fuel Dealers	$5.01 M / $2.75 M	45
Other Direct Selling Establishments	$34.53 M / $8.31 M	76

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado

20mi Radius

	Potential / Sales	Index
Accommodation, Food Services	$919.81 M / $742.09 M	19
Hotels, Other Travel Accommodations	$59.19 M / $41.1 M	31
RV Parks	$535.02 K / $88.92 K	83
Rooming, Boarding Houses	$326.82 K / -	100
Full Service Restaurants	$537.52 M / $460.79 M	14
Limited Service Restaurants	$249.76 M / $224.65 M	10
Special Food Services, Catering	$72.48 M / $24.65 M	66
Drinking Places	$52.68 M / $43.48 M	17
Gasoline Stations	$329.98 M / $30.97 M	91
Motor Vehicle, Parts Dealers	$651.28 M / $659.68 M	-1
New Car Dealers	$351.44 M / $356.35 M	-1
Used Car Dealers	$32.32 M / $39.63 M	-18
Recreational Vehicle Dealers	$75.46 M / $88.18 M	-14
Motorcycle, Boat Dealers	$97.56 M / $81.54 M	16
Auto Parts, Accessories	$60.35 M / $50.09 M	17
Tire Dealers	$34.14 M / $43.89 M	-22
2024 Population	377,039	
2029 Population	408,939	
% Population Change 2024-2029	8.5%	
2024 Adult Population Age 18+	289,282	
2024 Population Male	190,853	
2024 Population Female	186,186	
2024 Households	143,402	
2024 Median Household Income	100,045	
2024 Average Household Income	130,127	

Retail Potential

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	
2024 Population	377,039
2029 Population	408,939
% Population Change 2020-2024	5.8%
2024 Adult Population Age 18+	$289,282
2024 Population Male	$190,853
2024 Population Female	$186,186
2024 Households	$143,402
2024 Median Household Income	$100,045
2024 Average Household Income	$130,127
Clothing, Clothing Accessories Stores	$425.12 M
Men's Clothing Stores	$19.27 M
Women's Clothing Stores	$39.46 M
Children's, Infants' Clothing Stores	$42.15 M
Family Clothing Stores	$184.33 M
Clothing Accessory Stores	$10.54 M
Other Apparel Stores	$14.94 M
Shoe Stores	$95.64 M
Jewelry Stores	$16.44 M
Luggage Stores	$2.34 M
Furniture, Home Furnishings Stores	$267.29 M
Furniture Stores	$172.71 M
Floor Covering Stores	$26.95 M
Other Home Furnishing Stores	$67.63 M
Electronics, Appliance Stores	$420.3 M
Gasoline Stations	$329.98 M
Building Material, Garden Equipment, Supplies Dealers	$369.81 M
Home Centers	$193.45 M
Paint, Wallpaper Stores	$52.14 M
Hardware Stores	$21.74 M
Other Building Materials Stores	$71.27 M
Outdoor Power Equipment Stores	$4.45 M
Nursery, Garden Stores	$26.77 M
Food, Beverage Stores	$627.24 M
Grocery Stores	$468.97 M
Convenience Stores	$44.89 M
Meat Markets	$3 M
Fish, Seafood Markets	$1.06 M
Fruit, Vegetable Markets	$1.87 M
Other Specialty Food Markets	$3.28 M
Liquor Stores	$104.17 M

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	
Health, Personal Care Stores	$408.28 M
Pharmacy, Drug Stores	$359.46 M
Cosmetics, Beauty Stores	$21.13 M
Optical Goods Stores	$5.21 M
Other Health, Personal Care Stores	$22.48 M
Sporting Goods, Hobby, Book, Music Stores	$455.9 M
Sporting Goods Stores	$189.5 M
Hobby, Toy, Game Stores	$100.76 M
Sewing, Needlecraft Stores	$90.65 M
Musical Instrument Stores	$40.76 M
Book Stores	$34.24 M
General Merchandise Stores	$1.34 B
Department Stores	$450.4 M
Warehouse Superstores	$779.68 M
Other General Merchandise Stores	$107.72 M
Miscellaneous Store Retailers	$165.01 M
Florists	$3.32 M
Office, Stationary Stores	$17.35 M
Gift, Souvenir Stores	$25.61 M
Used Merchandise Stores	$11.21 M
Pet, Pet Supply Stores	$34.71 M
Art Dealers	$4.41 M
Mobile Home Dealers	$4.15 M
Other Miscellaneous Retail Stores	$64.24 M
Non-Store Retailers	$801.77 M
Mail Order, Catalog Stores	$757.88 M
Vending Machines	$4.35 M
Fuel Dealers	$5.01 M
Other Direct Selling Establishments	$34.53 M
Accommodation, Food Services	$972.49 M
Hotels, Other Travel Accommodations	$59.19 M
RV Parks	$535.02 K
Rooming, Boarding Houses	$326.82 K
Full Service Restaurants	$537.52 M
Limited Service Restaurants	$249.76 M
Special Food Services, Catering	$72.48 M
Drinking Places	$52.68 M
Motor Vehicle, Parts Dealers	$651.28 M
New Car Dealers	$351.44 M
Used Car Dealers	$32.32 M
Recreational Vehicle Dealers	$75.46 M
Motorcycle, Boat Dealers	$97.56 M
Auto Parts, Accessories	$60.35 M
Tire Dealers	$34.14 M

Income Summary

Income Summary Report

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado

20mi Radius

Population		
Estimated Population (2024)	377,039	
Projected Population (2029)	408,939	
Census Population (2020)	356,520	
Census Population (2010)	276,380	
Projected Annual Growth (2024 to 2029)	31,900	*1.7%*
Historical Annual Growth (2020 to 2024)	20,519	*1.4%*
Historical Annual Growth (2010 to 2020)	80,139	*2.9%*
Households		
Estimated Households (2024)	143,402	
Projected Households (2029)	159,498	
Census Households (2020)	130,704	
Census Households (2010)	102,074	
Projected Annual Growth (2024 to 2029)	16,096	*2.2%*
Historical Annual Growth (2020 to 2024)	12,698	*2.4%*
Historical Annual Growth (2010 to 2020)	28,630	*2.8%*
Average Household Income		
Estimated Average Household Income (2024)	$130,127	
Projected Average Household Income (2029)	$135,783	
Census Average Household Income (2020)	$69,042	
Census Average Household Income (2010)	$57,089	
Projected Annual Growth (2024 to 2029)	$5,656	*0.9%*
Historical Annual Growth (2020 to 2024)	$61,085	6.3%
Historical Annual Growth (2010 to 2020)	$11,953	2.1%
Median Household Income		
Estimated Median Household Income (2024)	$100,045	
Projected Median Household Income (2029)	$102,414	
Census Median Household Income (2020)	$57,533	
Census Median Household Income (2010)	$47,556	
Projected Annual Growth (2024 to 2029)	$2,369	*0.5%*
Historical Annual Growth (2020 to 2024)	$42,512	5.3%
Historical Annual Growth (2010 to 2020)	$9,977	2.1%
Per Capita Income		
Estimated Per Capita Income (2024)	$49,604	
Projected Per Capita Income (2029)	$53,063	
Census Per Capita Income (2020)	$25,498	
Census Per Capita Income (2010)	$20,460	
Projected Annual Growth (2024 to 2029)	$3,458	*1.4%*
Historical Annual Growth (2020 to 2024)	$24,106	6.8%
Historical Annual Growth (2010 to 2020)	$5,038	2.5%
Other Income		
Estimated Families (2024)	92,674	
Estimated Average Family Income (2024)	$155,479	
Estimated Median Family Income (2024)	$119,799	
Estimated Average Household Net Worth (2024)	$1,250,719	

Consumer Expenditure Summary

Consumer Expenditure Summary Profile

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius		
Estimated Population		377,039
Estimated Households		143,402
Household Expenditure		$16.34 B
Per Household ~ Per Capita	$113,936	$43,334
Non-Retail Expenditures	$8.28 B	50.7%
Per Household ~ Per Capita	$57,736	$21,959
Retail Expenditures	$8.06 B	49.3%
Per Household ~ Per Capita	$56,200	$21,375
Alcoholic Beverages	$99.82 M	0.6%
Per Household ~ Per Capita	$696	$265
Apparel	$299.26 M	1.8%
Per Household ~ Per Capita	$2,087	$794
Contributions	$528.47 M	3.2%
Per Household ~ Per Capita	$3,685	$1,402
Education	$374.33 M	2.3%
Per Household ~ Per Capita	$2,610	$993
Entertainment	$925.47 M	5.7%
Per Household ~ Per Capita	$6,454	$2,455
Food Away From Home	$713.22 M	4.4%
Per Household ~ Per Capita	$4,974	$1,892
Grocery	$1.02 B	6.3%
Per Household ~ Per Capita	$7,139	$2,715
Health Care	$923.94 M	5.7%
Per Household ~ Per Capita	$6,443	$2,451
Household Furnishings and Equipment	$432.3 M	2.6%
Per Household ~ Per Capita	$3,015	$1,147
Household Operations	$301.4 M	1.8%
Per Household ~ Per Capita	$2,102	$799
Miscellaneous Expenses	$277.41 M	1.7%
Per Household ~ Per Capita	$1,934	$736
Personal Care	$202.91 M	1.2%
Per Household ~ Per Capita	$1,415	$538
Shelter	$2.55 B	15.6%
Per Household ~ Per Capita	$17,769	$6,758
Tax and Retirement	$4.25 B	26.0%
Per Household ~ Per Capita	$29,636	$11,272
Tobacco and Related	$72.43 M	0.4%
Per Household ~ Per Capita	$505	$192
Transportation	$2.64 B	16.1%
Per Household ~ Per Capita	$18,400	$6,998
Utilities	$727.41 M	4.5%
Per Household ~ Per Capita	$5,073	$1,929

Consumer Expenditure Trend

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius		
Population / Households (2024)		
Estimated Population	377,039	
Estimated Households	143,402	
Total Annual Consumer Expenditure (2024)		
Total Household Expenditure	$16.34 B	
Total Non-Retail Expenditure	$8.28 B	
Total Retail Expenditure	$8.06 B	
Alcoholic Beverages	$99.82 M	
Apparel	$299.26 M	
Contributions	$528.47 M	
Education	$374.33 M	
Entertainment	$925.47 M	
Food Away From Home	$713.22 M	
Grocery	$1.02 B	
Health Care	$923.94 M	
Household Furnishings and Equipment	$432.3 M	
Household Operations	$301.4 M	
Miscellaneous Expenses	$277.41 M	
Personal Care	$202.91 M	
Shelter	$2.55 B	
Tax and Retirement	$4.25 B	
Tobacco and Related	$72.43 M	
Transportation	$2.64 B	
Utilities	$727.41 M	
Monthly Household Consumer Expenditure (2024)		
Total Household Expenditure	$9,495	
Total Non-Retail Expenditure	$4,811	*50.7%*
Total Retail Expenditure	$4,683	*49.3%*
Alcoholic Beverages	$58	*0.6%*
Apparel	$174	*1.8%*
Contributions	$307	*3.2%*
Education	$218	*2.3%*
Entertainment	$538	*5.7%*
Food Away From Home	$414	*4.4%*
Grocery	$595	*6.3%*
Health Care	$537	*5.7%*
Household Furnishings and Equipment	$251	*2.6%*
Household Operations	$175	*1.8%*
Miscellaneous Expenses	$161	*1.7%*
Personal Care	$118	*1.2%*
Shelter	$1,481	*15.6%*
Tax and Retirement	$2,470	*26.0%*
Tobacco and Related	$42	*0.4%*
Transportation	$1,533	*16.1%*
Utilities	$423	*4.5%*

Consumer Expenditure Trend

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	
Population / Households (2029)	
Projected Population	408,939
Projected Households	-
Total Annual Consumer Expenditure (2029)	
Total Household Expenditure	$17.88 B
Total Non-Retail Expenditure	$9.12 B
Total Retail Expenditure	$8.75 B
Alcoholic Beverages	$108.95 M
Apparel	$325.61 M
Contributions	$580.46 M
Education	$410.12 M
Entertainment	$1.01 B
Food Away From Home	$776.63 M
Grocery	$1.1 B
Health Care	$1.02 B
Household Furnishings and Equipment	$471.26 M
Household Operations	$327.52 M
Miscellaneous Expenses	$302.15 M
Personal Care	$218.37 M
Shelter	$2.78 B
Tax and Retirement	$4.74 B
Tobacco and Related	$75.78 M
Transportation	$2.87 B
Utilities	$778.54 M
Consumer Expenditure Growth (2024 to 2029)	
Total Household Expenditure	$1.54 B
Total Non-Retail Expenditure	$843 M
Total Retail Expenditure	$694.36 M
Alcoholic Beverages	$9.13 M
Apparel	$26.35 M
Contributions	$52 M
Education	$35.79 M
Entertainment	$81.03 M
Food Away From Home	$63.41 M
Grocery	$73.6 M
Health Care	$92.26 M
Household Furnishings and Equipment	$38.96 M
Household Operations	$26.11 M
Miscellaneous Expenses	$24.74 M
Personal Care	$15.46 M
Shelter	$228.32 M
Tax and Retirement	$486.6 M
Tobacco and Related	$3.34 M
Transportation	$229.19 M
Utilities	$51.12 M

Crime Risk

Crime Risk Profile

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	
Demographics	
Population	377,039
Census Population	356,520
Households	143,402
Average Household Income	$130,127
Median Household Income	$100,045
Per Capita Income	$49,604
Total Crime	
Crime Index	101
Crime Level	Average
Personal Crime	
Crime Index	80
Crime Level	Below Average
Murder	
Crime Index	49
Crime Level	Low Risk
Rape	
Crime Index	115
Crime Level	Average
Robbery	
Crime Index	46
Crime Level	Low Risk
Assault	
Crime Index	86
Crime Level	Below Average
Property Crime	
Crime Index	105
Crime Level	Average
Burglary	
Crime Index	75
Crime Level	Below Average
Larceny	
Crime Index	108
Crime Level	Average
Motor Vehicle Theft	
Crime Index	124
Crime Level	Above Average

* Crime Index: 100 = National Average Adjusted for Population

Void Analysis

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Auto Parts Tires			
AAMCO	2 / 2	5,000	
Advance Auto Parts	5 / 3	9,400	
AutoZone	8 / 7	6,600	
Big O Tires	3 / 2	6,000	
Caliber Collision	5 / 2	15,100	
CARQUEST	2 / 2	12,300	
Crash Champions	3 / 2	11,700	
Discount Tire	3 / 2	7,900	
Firestone	3 / 2	9,000	
Gerber Collision & Glass	2 / 1	10,500	
Goodyear	1 / 1	7,900	
Grease Monkey	6 / 6	2,600	
Jiffy Lube	2 / 1	2,500	
Les Schwab Tires	4 / 4	14,500	
Midas	1 / 1	4,800	
NAPA	5 / 8	6,200	
O'Reilly	6 / 6	8,500	
Purcell	2 / 1	14,000	
Quick Lane	1 / 1	7,400	
Take 5 Oil Change	1 / 0	2,100	
Valvoline Instant Oil Change	1 / 2	3,400	
Banks			
Bank of America	3 / 2	5,000	
BMO Harris Bank	2 / 1	5,400	
Chase Bank	7 / 5	3,500	
Dickinson Financial	3 / 2	7,400	
First Interstate Bank	2 / 2	5,900	
FirstBank	5 / 5	5,600	
VOID Heartland Financial	0 / 1	6,900	31.83 Mi SW
Independent Bank	5 / 2	7,500	
Keybank	1 / 0	5,000	
Lauritzen	8 / 5	7,400	
NBH Bank	4 / 3	7,200	
Pinnacle Bank	8 / 5	5,300	
PNC Bank	3 / 1	3,800	
U.S. Bank	4 / 2	4,700	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Wells Fargo	9 / 6	3,500	
Banks Minor			
Bank	27 / 26		
Book Stores			
Barnes & Noble	1 / 0	15,400	
Car Washes			
Club Car Wash	1 / 2	5,500	
Super Star Car Wash	1 / 0	5,900	
Clothing Apparel			
Aerie	1 / 0	3,900	
Aeropostale	1 / 0	3,700	
American Eagle Outfitters	1 / 0	6,100	
Ann Taylor Loft	1 / 0	6,200	
Buckle	2 / 1	5,100	
Cato	1 / 1	5,000	
Chico's	1 / 0	3,700	
Columbia	1 / 0	8,100	
dd's DISCOUNTS	1 / 1	24,300	
Eddie Bauer	1 / 0	5,700	
Express	1 / 0	7,900	
Francesca's	1 / 0	1,900	
J. Jill	1 / 0	4,500	
Jos. A. Bank	1 / 0	4,700	
Lane Bryant	1 / 0	6,000	
maurices	2 / 1	6,000	
Old Navy	2 / 1	18,000	
PacSun	1 / 0	4,100	
Rue21	1 / 1	5,600	
SOMA	1 / 0	2,900	
Talbots	1 / 0	4,600	
The Children's Place	1 / 0	4,700	
Torrid	1 / 0	3,000	
Victoria's Secret	1 / 0	6,000	
White House | Black Market	1 / 0	1,800	
Computers Electronic			
Best Buy	2 / 1	35,600	
Car Toys	1 / 1	6,000	

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Convenience Stores			
7-Eleven	22 / 22	3,200	
Circle K	7 / 10	3,200	
Conoco	18 / 18	2,500	
Exxon	2 / 3	2,600	
Kum & Go	9 / 10	4,300	
Love's	1 / 3	7,300	
Maverik	3 / 0	3,200	
Mobil	2 / 1	2,400	
Murphy USA	3 / 2	2,100	
Phillips 66	3 / 4	2,500	
QuikTrip	1 / 2	4,800	
Shell	6 / 9	1,800	
Sinclair	14 / 11	2,000	
TA	1 / 0	18,900	
Valero	1 / 2	3,200	
Craft Fabric Stores			
Hobby Lobby	2 / 1	68,500	
Jo-Ann	1 / 0	24,300	
Michaels	1 / 1	23,600	
Dealerships			
BMW	1 / 0		
Cadillac	1 / 1		
Chevrolet	2 / 3		
Chrysler	1 / 1		
Dodge	2 / 2		
Ford	2 / 2		
GMC	2 / 2		
Honda	1 / 1		
Hyundai	2 / 1		
Jeep	2 / 2		
Kia	1 / 2		
VOID Lexus	0 / 1		25.11 Mi SW
Lincoln	1 / 0		
VOID Mazda	0 / 1		21.35 Mi NW
Mercedes-Benz	1 / 0		
Nissan	1 / 1		

Void Analysis

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
RAM	2 / 2		
Subaru	2 / 1		
Toyota	1 / 2		
Volkswagen	1 / 1		
Dental			
Aspen Dental	2 / 1	3,500	
Pacific Dental Services	5 / 2	3,200	
Department Stores			
Macy's	1 / 0	83,400	
Discount Department Stores			
Burlington Coat Factory	3 / 1	70,500	
Kohl's	3 / 1	84,200	
Marshalls	1 / 0	28,500	
Ross	2 / 1	28,300	
Target	3 / 1	113,100	
TJ Maxx	1 / 1	33,400	
Wal-Mart Supercenter	5 / 3	189,700	
Dollar Stores			
Big Lots	1 / 1	31,200	
Dollar General	7 / 7	9,600	
Dollar Tree	7 / 4	11,800	
Family Dollar	6 / 10	9,400	
Five Below	2 / 0	10,000	
Drug Stores			
CVS	3 / 1	13,400	
GNC	5 / 2	1,700	
Walgreens	9 / 8	14,800	
Education			
College	1 / 1		
Cosmetology and Barber	1 / 0		
Day Care	122 / 108		
High School	17 / 19		
Junior College	2 / 2		
PK - 8	83 / 89		
PK - 8 (Private)	6 / 7		
Trade Schools	1 / 0		
Entertainment			

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Chuck E. Cheese's	1 / 1	12,400	
Cinemark	2 / 1	61,900	
Theatres	8 / 4		
EV Charging Stations			
Blink Charging	13 / 4		
ChargePoint	28 / 24		
Electrify America	2 / 2		
EVgo	2 / 1		
Independent	20 / 19		
Shell Recharge	1 / 1		
Tesla	2 / 0		
Volta	2 / 0		
Eyewear			
America's Best	3 / 1	4,000	
LensCrafters	1 / 0	4,600	
MyEyeDr.	2 / 3	2,800	
Pearle Vision	1 / 1	2,000	
Visionworks	2 / 1	3,800	
Fitness			
24 Hour Fitness	1 / 0	30,300	
Anytime Fitness	4 / 5	5,100	
Club Pilates	2 / 0	1,500	
CycleBar	1 / 0	2,300	
F45 Training	1 / 0	2,000	
Gold's Gym	2 / 1	26,000	
Hotworx	2 / 1	2,000	
Orangetheory Fitness	2 / 1	3,700	
Planet Fitness	2 / 1	24,600	
Pure Barre	1 / 0	1,700	
VASA Fitness	1 / 1	61,400	
YMCA	1 / 1	41,600	
Furniture Household			
Aaron's	1 / 1	9,000	
At Home	1 / 0	121,000	
Ethan Allen	1 / 0	17,700	
Furniture Row	2 / 2		
La-Z-Boy	1 / 0	19,700	

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Rent A Center	2 / 1	5,700	
World Market	1 / 0	19,100	
Grocery Stores			
King Soopers	6 / 6	70,600	
Natural Grocers	2 / 1	17,400	
Safeway	5 / 5	49,400	
Save-A-Lot	1 / 1	21,300	
Sprouts	3 / 1	29,800	
Health Beauty			
Bath & Body Works	2 / 1	3,800	
Benefit Cosmetics	3 / 1		
Claire's	3 / 1	1,300	
Cost Cutters	3 / 3	1,700	
Fantastic Sams	2 / 1	2,400	
Great Clips	6 / 6	1,900	
Sally Beauty Supply	4 / 2	2,300	
Sephora	5 / 1	5,700	
Sport Clips	4 / 3	1,400	
Supercuts	1 / 0	1,800	
ULTA	3 / 1	11,300	
Health Care			
Allergy and Immunology	5 / 2		
Anesthesiology	9 / 2		
Audiologist	7 / 2		
Cardiac Electrophysiology	12 / 6		
Cardiac Surgery	8 / 3		
Cardiovascular Disease	13 / 7		
Certified Nurse Midwife	8 / 6		
Certified Registered Nurse Anesthetist	10 / 3		
Chiropractic	37 / 24		
Clinical Nurse Specialist	7 / 6		
Clinical Psychologist	14 / 6		
Clinical Social Worker	20 / 13		
Critical Care	4 / 2		
Dermatology	9 / 4		
Diagnostic Radiology	12 / 3		
Dialysis Centers	9 / 4		

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Emergency Medicine	8 / 4		
Endocrinology	8 / 4		
Family Practice	44 / 34		
Gastroenterology	8 / 4		
General Practice	6 / 2		
General Surgery	12 / 5		
Gynecological Oncology	1 / 1		
Hand Surgery	2 / 0		
Hematology and Oncology	5 / 3		
Hospice and Palliative Care	4 / 2		
Hospitalist	7 / 6		
Infectious Disease	8 / 5		
Internal Medicine	28 / 15		
Interventional Cardiology	5 / 3		
Interventional Pain Management	4 / 2		
Interventional Radiology	5 / 2		
Medical Oncology	3 / 1		
Nephrology	3 / 1		
Neurology	12 / 4		
Neurosurgery	5 / 3		
Nuclear Medicine	1 / 0		
Nurse Practitioner	71 / 41		
Obstetrics and Gynecology	11 / 8		
Occupational Therapy	17 / 8		
Ophthalmology	10 / 2		
Optometry	29 / 19		
Orthopedic Surgery	19 / 8		
Otolaryngology	5 / 3		
Pathology	3 / 0		
Pediatric Medicine	3 / 1		
Physical Medicine and Rehabilitation	16 / 4		
Physical Therapy	38 / 24		
Physician Assistant	56 / 30		
Plastic and Reconstructive Surgery	4 / 1		
Podiatry	11 / 5		
Preventative Medicine	1 / 1		
Psychiatry	18 / 10		

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Pulmonary Disease	10 / 4		
Radiation Oncology	3 / 1		
Registered Dietitian or Nutrition Professional	1 / 2		
Rheumatology	6 / 3		
Sleep Laboratory and Medicine	2 / 0		
Speech Language Pathologist	3 / 0		
Sports Medicine	3 / 1		
Surgical Oncology	3 / 1		
Thoracic Surgery	2 / 1		
Urgent Care	12 / 5		
Urology	10 / 6		
Vascular Surgery	2 / 1		
Home Improvement			
ABC Supply Co. Inc.	1 / 0	40,000	
Ace Hardware	9 / 8	16,200	
Builders FirstSource	2 / 3	43,200	
Do It Best	1 / 2	16,200	
Floor & Decor	1 / 0	77,000	
Harbor Freight Tools	1 / 1	17,100	
Home Depot	2 / 2	120,600	
Lowe's	3 / 1	141,200	
Sherwin-Williams	6 / 4	7,300	
Tractor Supply Company	3 / 2	26,300	
Hotels			
Americas Best Value Inn	2 / 1	15,000	
AmericInn	1 / 0	18,200	
Baymont Inn & Suites	2 / 0	21,100	
Best Western Hotels	1 / 2	20,400	
Best Western Plus	1 / 1	19,200	
Cambria	1 / 0	20,400	
Candlewood Suites	2 / 1	13,900	
Clarion	1 / 0	33,000	
Comfort	2 / 1	14,500	
Comfort Suites	2 / 1	14,700	
Country Inns & Suites	1 / 1	16,400	
Courtyard	2 / 0	20,700	
Days Inn	1 / 0	12,900	

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Days Inn & Suites	1 / 1	17,600	
DoubleTree	1 / 1	42,500	
VOID Econo Lodge	0 / 1	17,400	23.29 Mi SW
Embassy Suites	1 / 0	38,800	
Extended Stay America	1 / 1	18,000	
Fairfield Inn and Suites	3 / 1	18,200	
Hampton Inn	3 / 1	18,300	
Hawthorn Suites	1 / 0	17,200	
Hilton Garden	1 / 0	23,700	
Holiday Inn Express	2 / 1	16,400	
Home2	1 / 0	15,900	
Homewood	2 / 1	25,800	
La Quinta Inn	1 / 0	22,900	
Microtel Inn & Suites	1 / 0	11,500	
VOID Motel 6	0 / 1	24,300	24.43 Mi SW
Quality	3 / 2	15,700	
Residence Inn	2 / 0	26,600	
Rodeway	1 / 1	11,400	
Springhill Suites	1 / 0	17,000	
Super 8	3 / 3	12,300	
Towneplace Suites	1 / 0	15,700	
Travelodge	1 / 1	17,000	
Wingate	1 / 0	16,200	
Woodspring Suites	2 / 1	12,100	
Jewelry			
Helzberg Diamonds	1 / 0		
Jared	1 / 0		
Kay Jewelers	2 / 1		
Zales	1 / 0		
Massage			
Elements Massage	1 / 0	1,600	
European Wax Center	1 / 0	1,400	
Massage Envy	3 / 1	3,000	
VOID Waxing The City	0 / 1	1,800	33.26 Mi SW
Mattress			
Denver Mattress	2 / 2	14,800	
Mattress Firm	4 / 1	7,000	

Void Analysis

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Sleep Number	1 / 0	2,900	
Office Supply			
Office Depot	3 / 1	25,100	
Staples	1 / 0	22,400	
Pet Stores			
Pet Supplies Plus	1 / 0	10,300	
Petco	2 / 1	15,900	
PetsMart	2 / 1	22,100	
Restaurants Bakery Bagels			
Crumbl Cookies	2 / 1	1,500	
Einstein Bros	2 / 1	2,200	
Panera Bread	3 / 1	5,100	
Restaurants Casual			
Applebee's	2 / 1	5,400	
BJ's Restaurant & Brewery	1 / 0	8,800	
Bonefish Grill	1 / 0	6,500	
Buffalo Wild Wings	2 / 1	6,600	
Carrabba's	1 / 0	6,800	
Chili's	2 / 1	5,800	
Chipotle	3 / 1	2,500	
Cracker Barrel	1 / 0	9,900	
Denny's	1 / 0	5,800	
Dickey's	1 / 1	3,200	
First Watch	3 / 1	4,200	
Five Guys	2 / 1	2,600	
Fuzzy's Taco Shop	3 / 1	4,300	
Golden Corral	1 / 0	11,700	
Hooters	1 / 0	6,800	
IHOP	3 / 1	4,800	
Noodles & Company	5 / 2	3,000	
Olive Garden	1 / 1	8,700	
On The Border	1 / 0	7,500	
P.F. Chang's	1 / 0	7,600	
Qdoba	7 / 3	2,900	
Red Lobster	1 / 1	8,400	
Red Robin	3 / 1	5,300	
Smashburger	2 / 0	2,400	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Texas Roadhouse	2 / 1	7,400	
The Original Pancake House	1 / 0	4,000	
Village Inn	2 / 2	5,600	
Waffle House	1 / 1	2,000	
Restaurants Coffee Donuts			
Dunkin' Donuts	1 / 0	2,300	
Dutch Bros Coffee	6 / 3	1,200	
Scooter's Coffee	2 / 2	700	
Starbucks	24 / 20	1,800	
The Human Bean	7 / 6	500	
Winchell's	2 / 2	1,500	
Restaurants Fast Food Major			
Arby's	6 / 3	3,300	
Burger King	8 / 10	4,000	
Chick-fil-A	4 / 1	4,300	
Dairy Queen	5 / 4	1,700	
Jack in the Box	1 / 1	2,900	
KFC	5 / 4	3,100	
McDonald's	12 / 13	4,600	
Sonic	7 / 5	2,800	
Taco Bell	11 / 8	2,500	
Wendy's	7 / 6	3,300	
Restaurants Fast Food Minor			
A&W	3 / 3	2,800	
Carl's Jr.	4 / 4	3,400	
Chicken Salad Chick	1 / 1	3,100	
Culver's	2 / 1	4,600	
Del Taco	1 / 2	2,800	
Freddy's	5 / 2	3,600	
In-N-Out	1 / 0	4,100	
Long John Silver's	1 / 1	2,600	
Panda Express	3 / 1	2,500	
Popeyes	1 / 3	2,700	
Taco John's	5 / 2	2,200	
Teriyaki Madness	2 / 2	1,600	
Wing Stop	2 / 1	2,000	
Restaurants Ice Cream Smoothie			

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Baskin-Robbins	4 / 3	2,200	
Cold Stone Creamery	3 / 2	1,600	
Menchie's	1 / 0	1,800	
Smoothie King	1 / 0	1,600	
TCBY	1 / 1	1,700	
Restaurants Pizza			
Domino's Pizza	13 / 11	2,100	
Donatos	3 / 1	2,600	
Godfather's Pizza	2 / 2	2,700	
Little Caesars	6 / 5	1,800	
Marco's Pizza	1 / 2	2,000	
MOD Pizza	2 / 1	3,100	
Papa John's	4 / 4	1,500	
Papa Murphy's	4 / 4	1,600	
Pizza Hut	6 / 4	2,800	
Restaurants Sandwich			
Cheba Hut	4 / 2	2,000	
Firehouse Subs	2 / 0	2,300	
Jason's Deli	1 / 0	5,200	
Jersey Mike's	3 / 3	14,600	
Jimmy John's	6 / 4	2,000	
Potbelly Sandwich Works	1 / 0	2,500	
Quiznos	1 / 1	1,600	
Subway	25 / 23	1,700	
Which Wich	1 / 0	1,800	
Self Storage			
Extra Space Storage	3 / 0	44,900	
Life Storage	1 / 0	43,500	
Prime Storage	1 / 0	37,700	
SecurCare Self Storage	2 / 1	55,900	
U Haul	2 / 1	45,900	
US Storage Centers	1 / 0	41,200	
Shoes Footwear			
Boot Barn	2 / 1	11,000	
DSW	1 / 0	20,400	
Famous Footwear	2 / 1	9,700	
FinishLine	1 / 1	5,000	

Void Analysis

Greeley, Colorado 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Zumiez	2 / 1	2,800	
Specialty			
Build-a-Bear	1 / 0	2,800	
GameStop	4 / 2	1,700	
Goodwill	2 / 1	24,100	
Guitar Center	1 / 0	15,500	
Hallmark	2 / 1	5,600	
Harley Davidson	2 / 2	27,200	
Learning Express	1 / 0	2,500	
ReStore	2 / 1	19,700	
See's Candies	1 / 0	4,600	
The Honey Baked Ham Co	1 / 1	2,400	
Sporting Goods			
Big 5	1 / 1	12,700	
Dick's	1 / 0	48,700	
REI	1 / 0	26,500	
Scheels	1 / 0	80,500	
Sportsman's Warehouse	1 / 0	46,500	
The Good Feet Store	1 / 0	2,000	
Wholesale			
Costco	1 / 0	149,900	
Sam's Club	3 / 1	134,000	
Wireless Stores			
AT&T	5 / 2	3,500	
Boost Mobile	5 / 3	1,600	
Cricket	4 / 3	1,600	
MetroPCS	5 / 4	1,900	
T-Mobile	8 / 4	1,800	
Verizon Wireless	2 / 1	3,800	
Xfinity Mobile	2 / 1		
Worship			
Baptist	8 / 11		
Christian	9 / 6		
Judaic	1 / 1		
Lutheran	1 / 0		
Muslim	1 / 1		
Presbyterian	1 / 1		