

FOR LEASE



FORMER VETERINARY CLINIC

338 E Market Street

Meeker, Colorado 81641 • On State Highway 13 (E Market Street)

BUILDING SIZE

2,100 SF

ASKING RENT

\$3,000 / MO

AVAILABLE

JAN 1, 2027

HWY 13 TRAFFIC

±5,000 AADT

Ideally located next to Dollar General and across Highway 13 from Watt's Ranch Market and Valley Hardware (True Value).

A flexible 2,100 SF building suited to service retail or office use, with an overhead door and a small outdoor storage area. Town of Meeker population ±2,420 • Rio Blanco County ±6,680.



AERIAL • SOUTH OF E MARKET ST (SH 13) • ADJACENT TO DOLLAR GENERAL

PRIME IN-TOWN SITE

Next door to Dollar General — daily convenience traffic at the east end of town.

Directly across SH 13 from Watt's Ranch Market and Valley Hardware (True Value).

Frontage on E Market Street, Meeker's main commercial corridor and State Highway 13.

Serves local residents, ranch operators, and through-traffic between Rifle, Craig, and Rangely.

PROPERTY HIGHLIGHTS

- 2,100 SF former veterinary clinic, ready for a new user
- Well suited to service-type retail or professional office
- Overhead door for deliveries, equipment, or shop use
- Small outdoor storage area on site
- Ample gravel parking in front of the building
- Metal roof, single-story layout, easy access off SH 13

MARKET SNAPSHOT

Town of Meeker population	±2,420
Rio Blanco County population	±6,680
SH 13 AADT through Meeker	±5,000 vpd
Asking rent	\$3,000 / month
Availability	January 1, 2027

FOR LEASING INFORMATION

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Inquire to schedule a tour