LC REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

VERSATILE OWNER-USER RETAIL INVESTMENT



For Sale

807 17th Street
Greeley, CO

20,252 SF | 0.988 Acres

$2,490,000 | $118/RSF

IN-PLACE INCOME | NOI UPSIDE W/LEASE-UP

$4.95-12.00/SF NNN OR OWNER-USER READY

MULTIPLE CONFIGURATIONS POSSIBLE



Owner-User Retail Investment | Loveland, CO

$2,490,000 | 20,252 RSF | $118.50/RSF | Owner-User Opportunity with In-Place Income

Investment Highlights

- Unique opportunity for an owner-user or investor to purchase a building with in-place income to reduce occupancy costs or upside potential to lease vacant units.
- Attractively priced: Offered at $118.50/SF, below replacement cost for comparable assets in the market.
- Four vacant units available of lease-up potential for investors and/or owner-users seeking additional cash flow.
- Significant NOI upside: Built-in contractual rent escalations combined with aggressive lease-up potential for maximum return on investment.
- Potential to condominiumize building for future disposition flexibility.

Location & Geography

- Located in Downtown Greeley adjacent University of Northern Colorado with visibility from 8th Ave.
- Close proximity to UNC Campus, to student housing, restaurants, retail, grocery and other amenities.
- Major Commuter Corridor: Positioned along a key arterial thoroughfare, serving growing student and residential pockets and high-volume commuter traffic heading toward Downtown or Highways 34 and 85.
- The immediate trade area features a revitalized Downtown with a wide mix of retailers, and quick-service restaurants, enhancing day-to-day convenience for owner-users, tenants, and students alike.

Property Highlights

- Total Building Size: 20,252 SF.
- Low operating costs, currently at $7.73/SF.
- 2,845 - 3,383 RSF west-side units available.
- Opportunity for a retail/office or showroom user looking to occupy with room to expand.
- Flexible divisibility options for smaller or larger end users based on needs.
- Abundant parking with two lots on the west side of the building.
- Layouts and configurations well-suited for bar/speakeasy, boutique, showroom, fitness, entertainment, design/marketing, engineering, other retail and professional office users.

Current Tenancy

- Chipotle (Suite A) - Lease through March 31, 2027 with extensions.
- Roots and Tea Leave Kava Bar (Suite B) - Lease through May 31, 2031.
- Top Notch Dance Studio (Suite E) - Lease through July 31, 2031.
- Obsidian, LLC (Suite G) - Lease through February 28, 2031.
- 807 Smoke Shop (Suite D) - Lease through January 31, 2032.

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PROPERTY OVERVIEW

Property Address	807 17th Street, Greeley, CO 80631
Property Type	Commercial	Built As: Retail and Restaurant
Current Uses / Occupancy	Retail / Restaurant / Limited Office Use
Building Sq. Ft. (SF)	20,252 Sq. Ft. (Assessor)
Year of Construction	Remodel	1956	Multiple Remodels
Parking	+/- 75 Spaces

LAND OVERVIEW

Acres	0.988 Acres (0.719 Building, 0.269 Parking)
Zoning	C-H Commercial High Intensity
Flood Plain	Area of Minimal Hazard

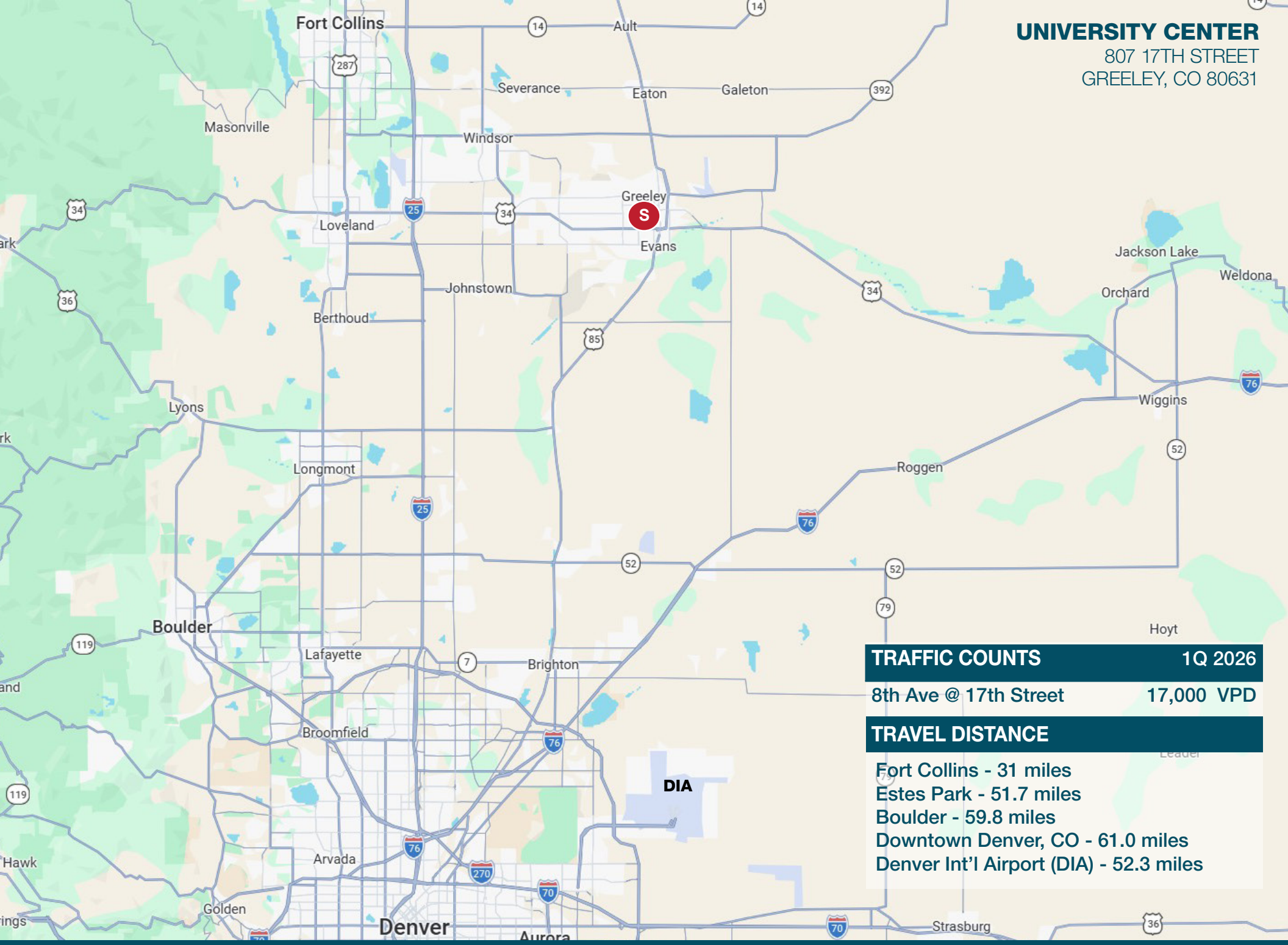
UTILITIES

Gas Provider	Atmos Energy
Electricity Provider	City of Greeley
Water Provider	City of Greeley
Sewer Provider	City of Greeley

PROPERTY TAXES

County	Weld
Legal	GR 3357 W2 L19 & ALL L20 TO L25 NORMAL PLACE; GR 3358 L26-27 & E15' L28 NORMAL PLACE
Parcel	Account Number	096108303009	R3282186 (Parking Lot) 096108303008	R3282086
Mill Levy	90.202
Assessed Value (2025)	$442,190 (Building Parcel) $27,820 (Parking Lot Parcel)
Current Year Tax Estimate (2025 Property Taxes: Payable in 2026)	Total both parcels: $42,395.84

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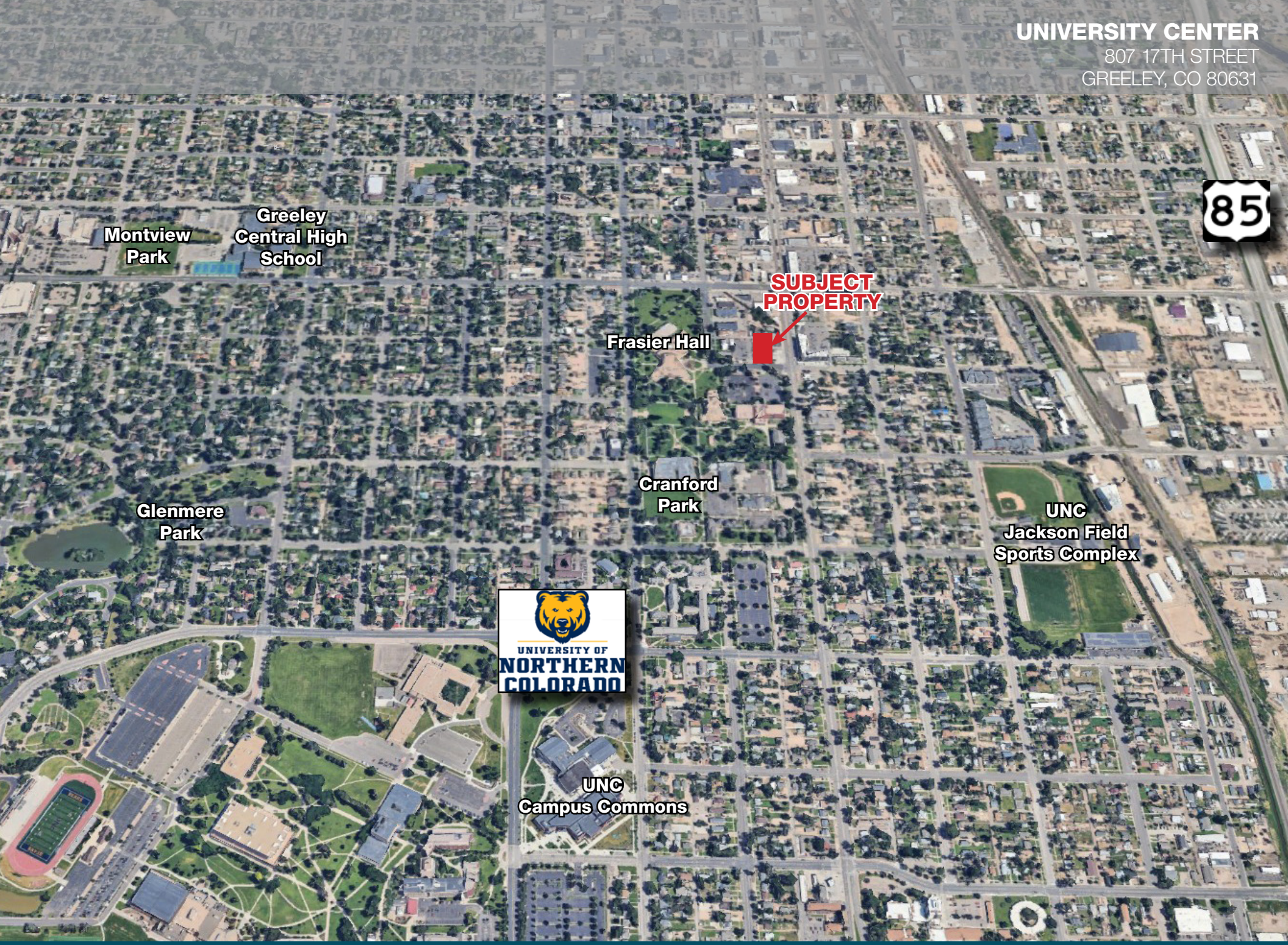


TRAFFIC COUNTS	1Q 2026
8th Ave @ 17th Street	17,000 VPD

TRAVEL DISTANCE

Fort Collins - 31 miles
Estes Park - 51.7 miles
Boulder - 59.8 miles
Downtown Denver, CO - 61.0 miles
Denver Int'l Airport (DIA) - 52.3 miles

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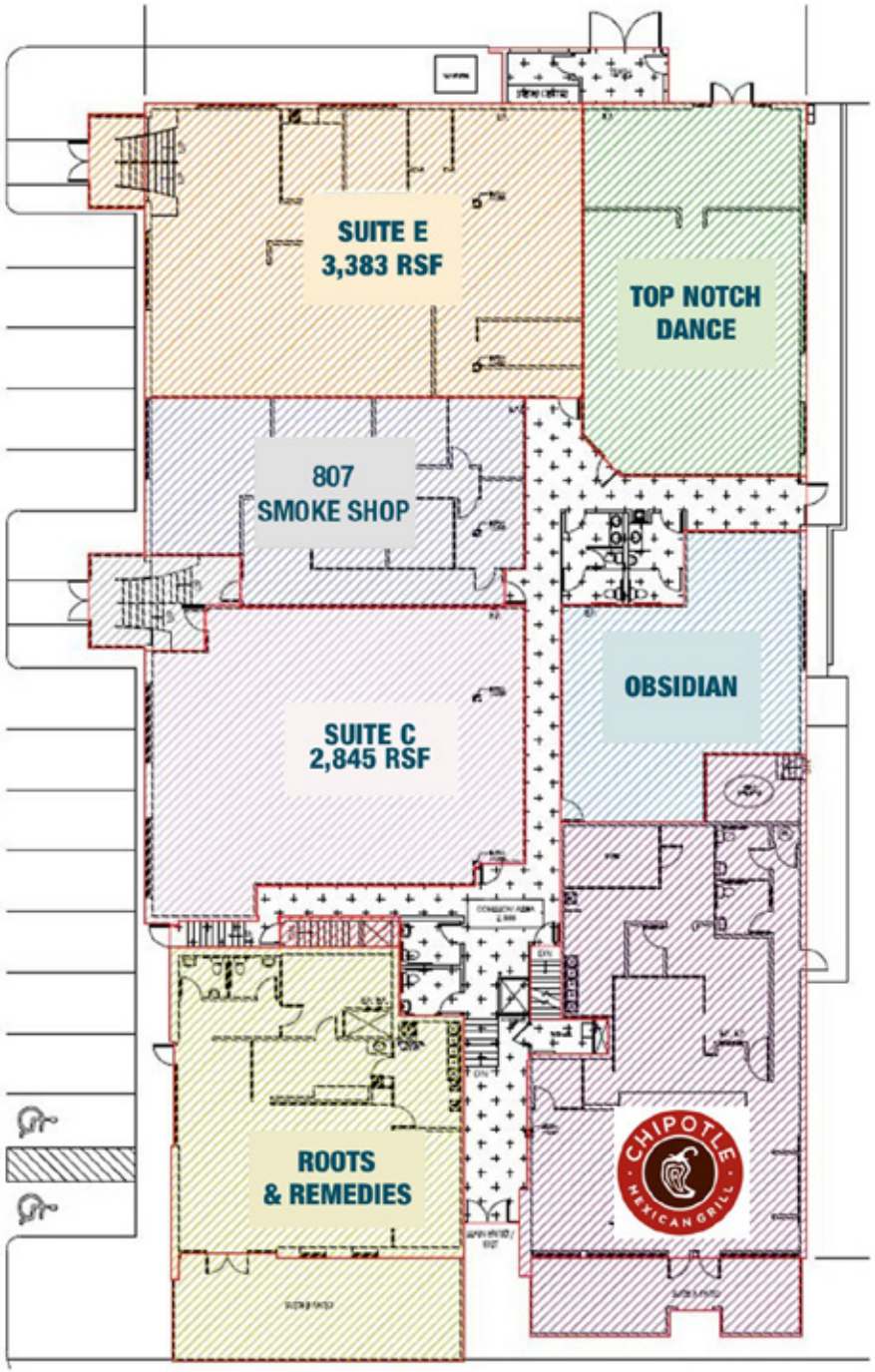
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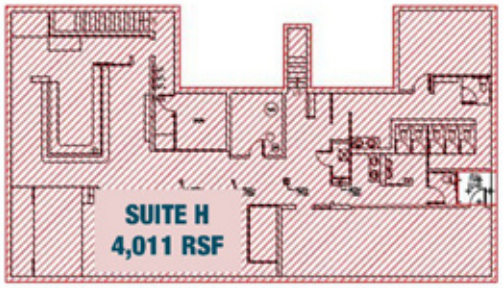
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UNIVERSITY CENTER

807 17TH STREET
GREELEY, CO 80631



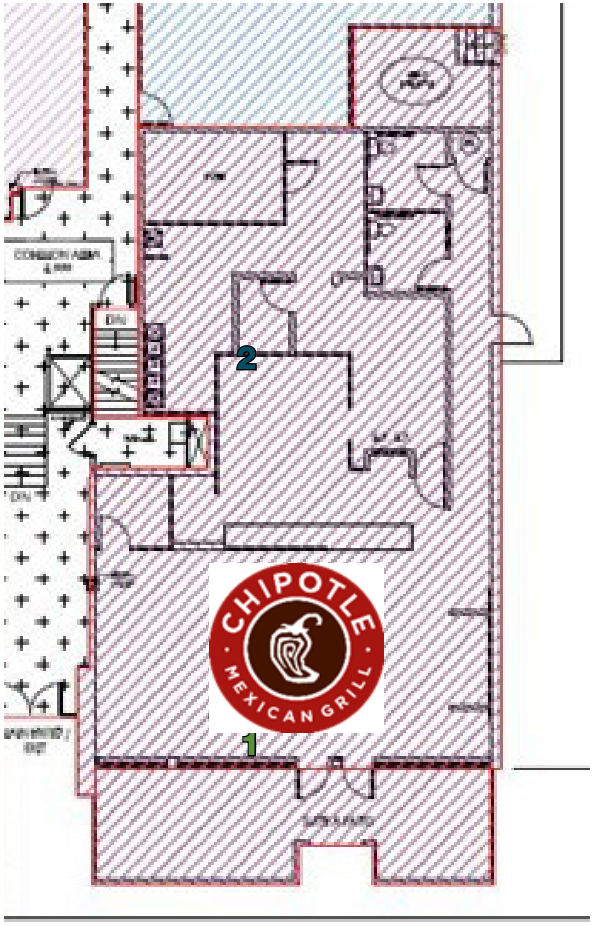
UNIT #	UNIT SIZE	STATUS	USE
SUITE A		LEASED	CHIPOTLE RESTAURANT
SUITE B		LEASED	KAVA & TEA BAR
SUITE C	2,845 RSF	AVAILABLE	
SUITE D		LEASED	807 SMOKE SHOP
SUITE E	3,383 RSF	AVAILABLE	
SUITE F		LEASED	DANCE STUDIO
SUITE G		LEASED	HAIR SALON
SUITE H	4,011 RSF	AVAILABLE	



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SUITE A | MAIN LEVEL
LEASED / OCCUPIED



Tenant Overview: Chipotle Mexican Grill

Suite(s)	807 17th Street, Suite A, Greeley, CO 80631
Lease Square Footage(s)	2,400 SF
Tenant	Chipotle Mexican Grill, Inc.
Remaining Term	March 31, 2027 Four (4) five year extensions remain available

Business Overview | Chipotle Mexican Grill, Inc., also known simply as Chipotle, is an American multinational chain of fast casual restaurants specializing in bowls, tacos, and Mission burritos made to order in front of the customer with real, fresh ingredients.

Source: Wikipedia

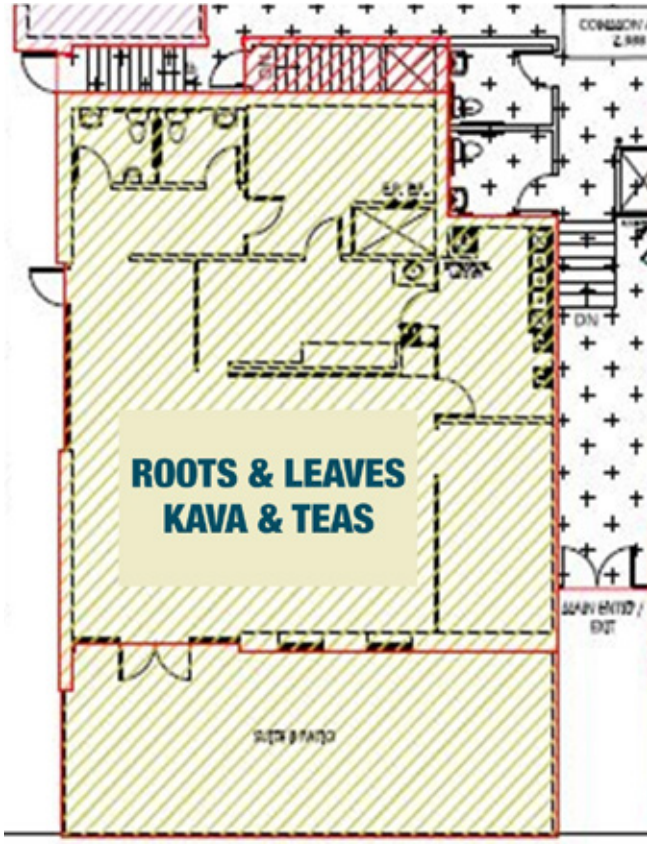






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Tenant Overview: Roots & Leaves Kava & Teas

Suite(s)	807 17th Street, Suite B, Greeley, CO 80631
Lease Square Footage(s)	2,118 SF
Tenant	Stampede Kava, LLC
Remaining Term	May 31, 2031

Business Overview | Roots & Leaves brings together handcrafted kava drinks, botanical teas, community events, free Wi-Fi, and welcoming spaces where people come to socialize, work remotely, study, play pool, meet new people, or simply unwind. From students and creatives to professionals, industry workers, and late-night regulars, people from all backgrounds gather here for a more relaxed and approachable alternative to traditional bar life. Whether you stop in for a quick drink or stay for conversations, themed nights, and the atmosphere, there's no wrong way to experience a kava bar.

Source: https://www.rootsandleaveskava.com/



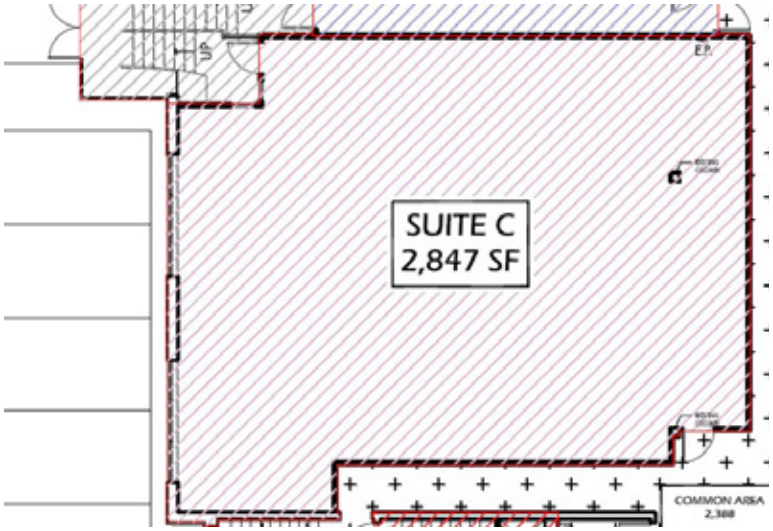




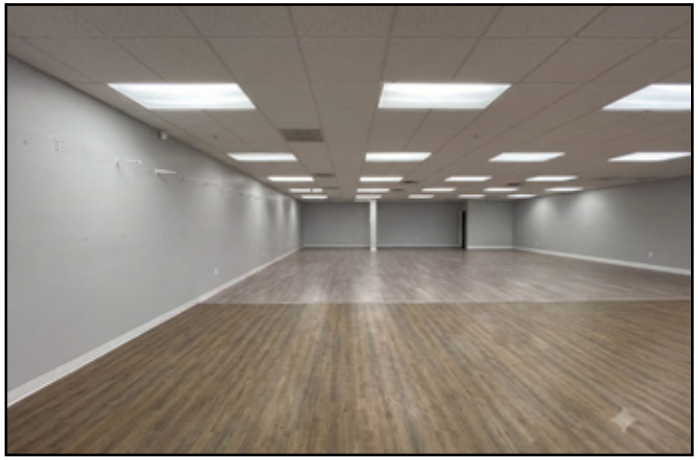
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Suite C | 2,845 RSF | Main Level
Currently Available | FOR LEASE | $12.00/SF NNN
Open layout with ability to build out for tenant-specific needs
Entrance from west parking or ADA access from front or rear entrances

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Tenant Overview: 807 Smoke Shop

Suite(s)	807 17th Street, Suite D, Greeley, CO 80631
Lease Square Footage(s)	2,031 SF
Tenant	The 807, LLC
Remaining Term	January 31, 2032

Business Overview | Business opening November 2026. Information to come.

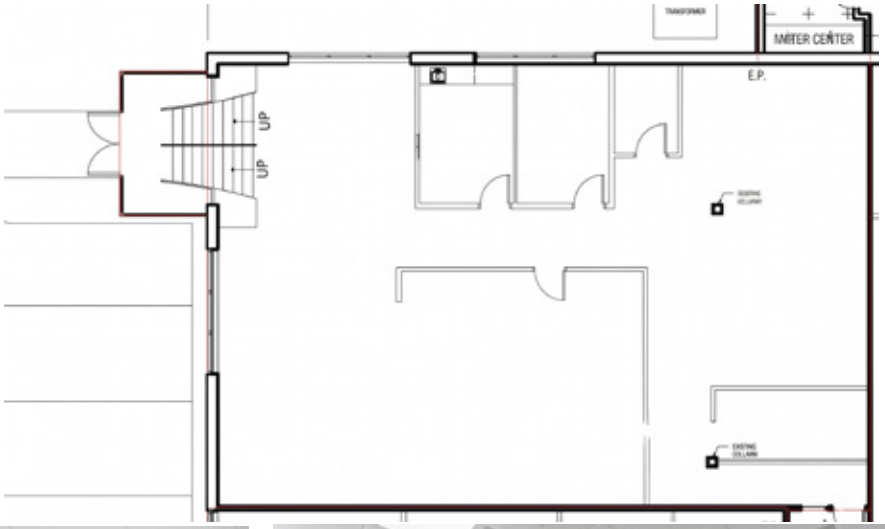


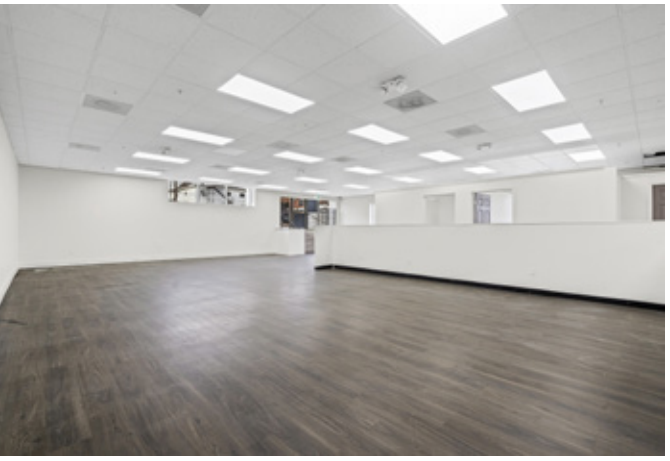


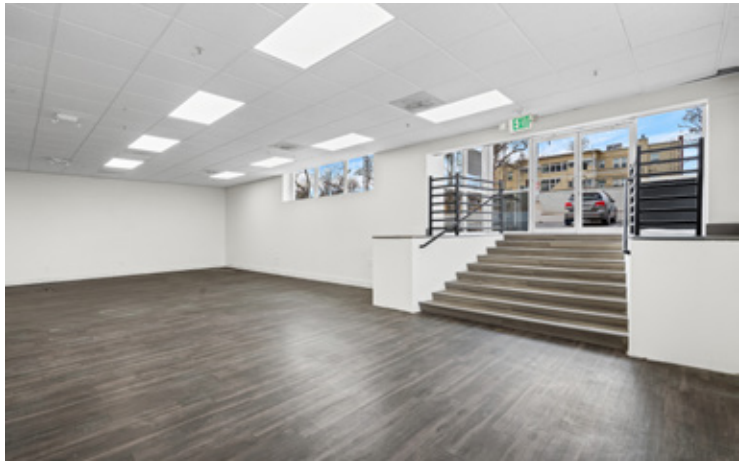
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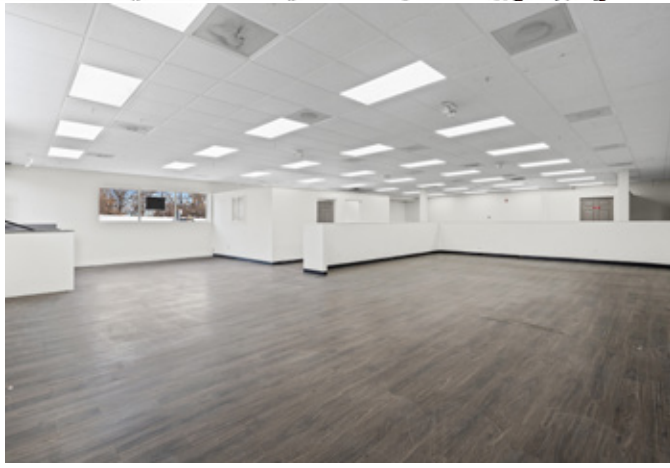


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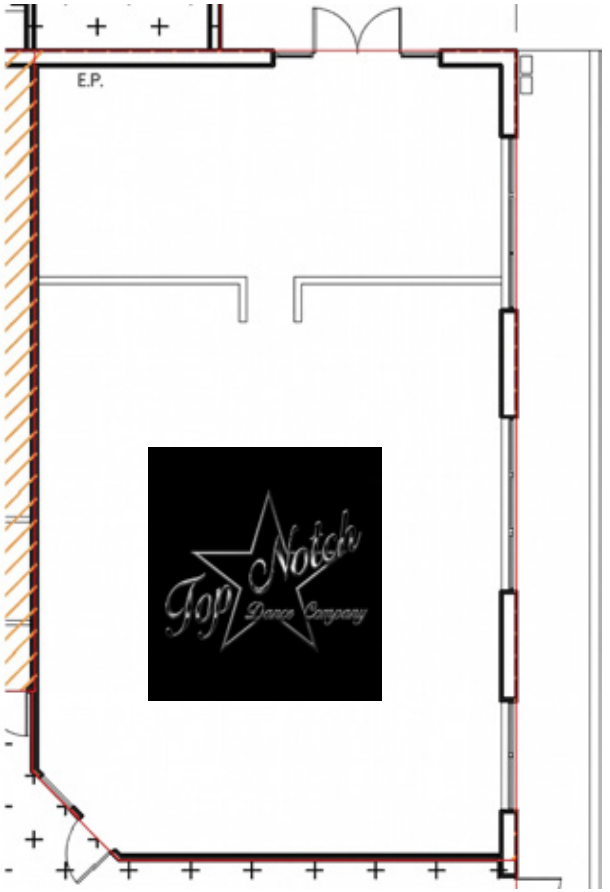




Suite E | 3,383 RSF | Main Level
Currently Available | FOR LEASE | $10.00/SF NNN
Open showroom/workspace
Direct entrance from parking area
Breakroom
Storage

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Tenant Overview: Top Notch Dance Company

Suite(s)	807 17th Street, Suite F, Greeley, CO 80631
Lease Square Footage(s)	3,383 SF
Tenant	Top Notch Dance Studio
Remaining Term	July 31, 2031

Business Overview | "At Top Notch Dance Company, we believe every dancer deserves a place to belong, grow, and shine. Whether you're stepping into your very first class or already have years of experience, there's a spot for YOU here! We're not just building great dancers - we're building confidence, friendships, unforgettable memories, and a community that you can call DANCE FAMILY!"
Source: Facebook and Instagram



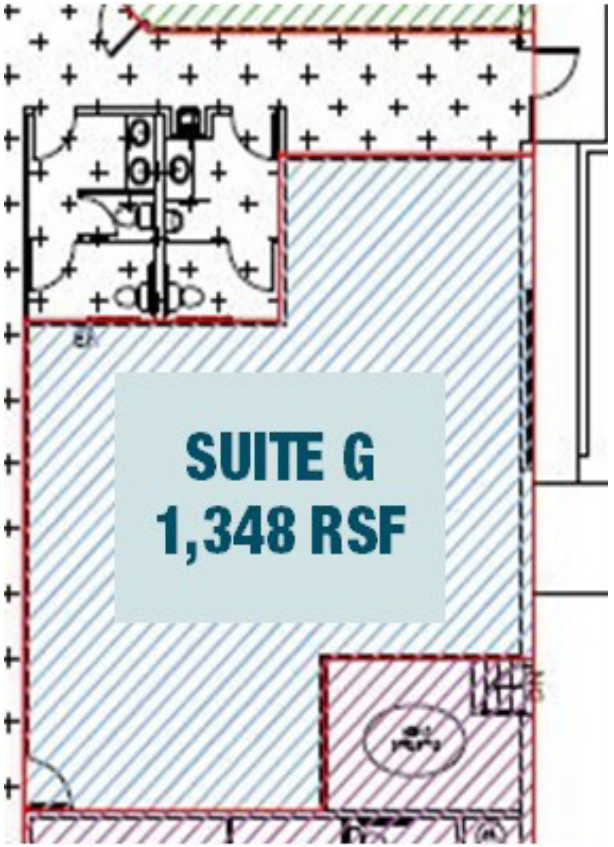




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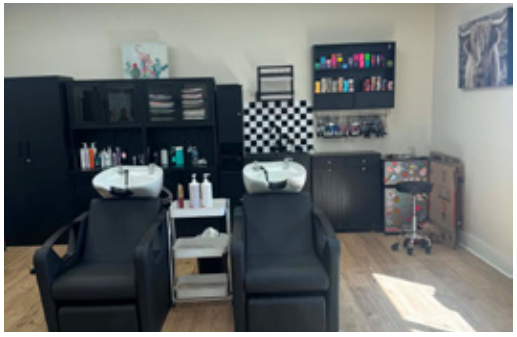
SUITE G | MAIN LEVEL | INTERIOR
LEASED / OCCUPIED

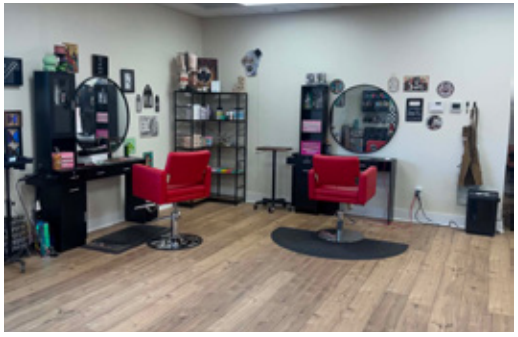


Tenant Overview: Coven Strands and Ink

Suite(s)	807 17th Street, Suite F, Greeley, CO 80631
Lease Square Footage(s)	1,348 SF
Tenant	Obsidian, Ltd.
Remaining Term	February 28, 2031

Business Overview | Natalie and Autumn first crossed paths in cosmetology school back in 2020. By 2025, they joined forces as “Western Roots”, a bond that ultimately transformed into the sanctuary you know today: Coven. Together, this all-women team built Coven on a foundation of warmth, safety, and inclusivity. We strive to create an inviting, judgment-free space where everyone who walks through our doors feels comfortable, valued, and empowered to express their authentic self.



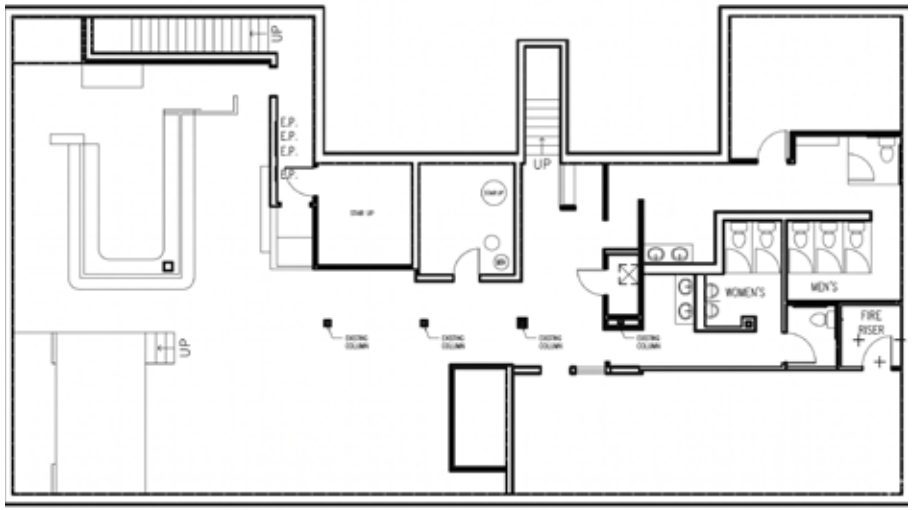


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SUITE H | LOWER LEVEL | INTERIOR CURRENTLY AVAILABLE

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Suite H | 4,011 RSF | Lower Level
Currently Available | FOR LEASE | $4.95/SF NNN
Built-in, free standing bar | Built-in stage
Meeting room
Storage
Two Restrooms
Walk-in Cooler

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FINANCIAL OVERVIEW







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FINANCIAL OVERVIEW

CURRENT RENT ROLL												MARKET RATE PROFORMA RENT ROLL				
Suite	Tenant	Lease Start		Lease End	RSF	Rate Per SF	Current Annual Base Rent	Current Mo. Base Rent	Current Annual NNN	Current NNN PSF	Annual Increase	Market Rate Per SF	Proforma Ann. Base Rent	Proforma Mo. Base Rent	Proforma Annual NNN	Current NNN PSF
A	Chipotle	4/1/2022	to	3/31/2027	2,400	$ 32.56	$ 78,144.00	$ 6,512.00	$ 18,552.00	$ 7.73	Flat	$ 28.50	$ 68,400.00	$ 5,700.00	$ 18,552.00	$ 7.73
B	Stampede Kava, LLC	1/1/2026	to	3/31/2031	2,118	$ 18.00	$ 38,124.00	$ 3,177.00	$ 16,372.14	$ 7.73	3.00%	$ 20.00	$ 42,360.00	$ 3,530.00	$ 16,372.14	$ 7.73
C	Vacant I Proforma	TBD	-	TBD	2,845	$ -	$ -	$ -	$ -	$ -	TBD	$ 15.00	$ 42,675.00	$ 3,556.25	$ 21,991.85	$ 7.73
D	807 Smoke Shop	11/1/2027	to	1/31/2032	2,031	$ 10.00	$ 20,310.00	$ 1,692.50	$ 15,699.63	$ 7.73	Flat	$ 15.00	$ 30,465.00	$ 2,538.75	$ 15,699.63	$ 7.73
E	Vacant I Proforma	TBD	-	TBD	3,383	$ -	$ -	$ -	$ -	$ -	TBD	$ 14.00	$ 47,362.00	$ 3,946.83	$ 26,150.59	$ 7.73
F	Top Notch Dance, LLC	7/1/2026		7/31/2031	2,093	$ 10.00	$ 20,930.00	$ 1,744.17	$ 16,178.89	$ 7.73	$1.00/SF	$ 10.00	$ 20,930.00	$ 1,744.17	$ 16,178.89	$ 7.73
G	Obsidian, LLC	3/1/2026	to	2/28/2031	1,348	$ 9.55	$ 12,873.40	$ 1,072.78	$ 10,420.04	$ 7.73	3.00%	$ 9.55	$ 12,873.40	$ 1,072.78	$ 10,420.04	$ 7.73
H	Vacant I Proforma	TBD	-	TBD	4,011	$ 4.95	$ 19,854.45	$ 1,654.54	$ 31,005.03	$ 7.73	Proforma	$ 4.95	$ 19,854.45	$ 1,654.54	$ 31,005.03	$ 7.73
	Current Total Rentable SF (RSF)				20,252	Sq. Ft	$ 190,235.85	$ 15,852.99					$ 284,919.85	$ 23,743.32	$ 156,370.17	
	Total Building Sq. Ft				20,252	Sq. Ft	$ 190,235.85	Current Base Rent				Proforma NOI	$ 284,919.85		$ 3,312,193.26	Proforma Value
	County Assessor Total Building Sq. Ft				20,848	Sq. Ft	$ 206,088.84	Current Base Rent + Exp. Recoveries				Vacancy Factor	7%		$ 163.55	/RSF
												NOI (w/Vacancy)	$ 264,975.46		$ 125.21	/ Assessor SF
												Proforma Cap Rat	8.00%			

Suite A - Current Lease extension ends 3/31/27 - New Lease extension begins 4/1/27 with Base Rent flat at $28.50/SF for the entire new 10 year option term with additional lease extensions ending 3/31/2057.

Suite B - Year 1 Base Rent is $18.00/SF then increase to $20.00/SF in Year 2, every year after has 3.0% annual increases.

Suite D - Year 1 to Year 2 rent increase is flat, after Year 2 rent increases $1.00/sf every year after of the primary lease term.

2025 CAM Budget	Annual	20,252 RSF
Interior Building Expenses	$ 41,845	$ 2.07
Exterior Expenses	$ 5,000	$ 0.25
Utility Expenses	$ 17,820	$ 0.88
Water/Sewer Expenses	$ 13,000	$ 0.64
Prof/Admin Expenses	$ 18,400	$ 0.91
Insurance	$ 15,500	$ 0.77
Property Taxes	$ 45,000	$ 2.22
Total	**$ 156,565**	**$ 7.73**

Current in-place income ($160,181.85) with upside in below market rent and lease up potential.

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Demographics

807 17th St, Greeley, Colorado, 80631 3

Ring of 1 mile

INCOME

$23,868
Per Capita Income

$51,818
Median Household Income

$25,658
Median Net Worth

KEY FACTS

17,466
Population

25.7
Median Age

6,080
Households

$41,998
Median Disposable Income

BUSINESS

26.1%
2026 Pop Age 25+: Some College/Associate's Degree

10.5%
2026 Retail Trade Businesses (NAICS) (%)

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HOUSING

$401,897
Median Home Value

$1,108
Median Contract Rent

$36,513,095
Average Spent on Mortgage & Basics

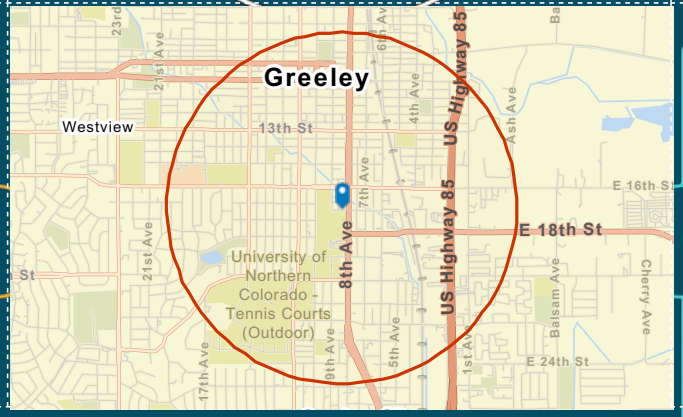
EMPLOYMENT

50.9%
White Collar

26.7%
Blue Collar

22.4%
Services

6.6%
Unemployment Rate



COMMUTERS

19.9%
Spend 7+ hours commuting to and from work per week

69.1%
Drive Alone to Work

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UNIVERSITY CENTER

Greeley, Colorado

$2,490,000| $118/RSF

20,252 TOTAL SF | 12,270 RSF Available $4.95 -12/SF

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