

WOODBRIAR PLACE OFFICE BUILDING



Multi-Tenant Investment
1610 29th Avenue Place
Greeley, Colorado

\$1,100,000 | 8,120 RSF

\$135 / RSF | 8.08% YR 1 Pro Forma Cap

15.23% 10 Year Leveraged IRR



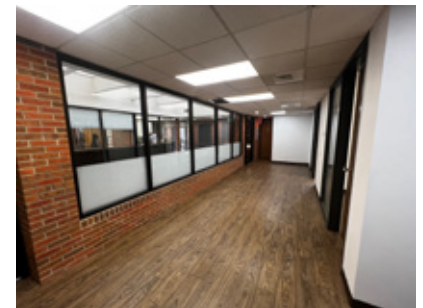
Woodbriar Place | Multi-Tenant Office Investment | Greeley, CO

\$1,100,000 | 8,120 SF Office / Medical Office | \$135/SF

LC Real Estate Group is pleased to offer this opportunity to purchase this 8,120SF multi-tenant office building in central Greeley. Current tenant(s) include Health Psychology Associates, Consultant's for Children, Inc., and Community Advantage Inc. Built in 1978, and updated since construction, the building is conveniently located in central Greeley just off of 16th Street and 29th Avenue Place, between nearby Bittersweet Park and Banner North Colorado Medical Center. This well appointed two story office building is elevator served and features mature landscaping, a garage/storage space, and two east facing balconies, making it a unique find in central Greeley for any investor looking for a small, easy to manage investment opportunity.

Investment Highlights

- Strong in-place income from three new leases provides stability while finishing lease up of the last remaining space
- All **NNN lease structures** at **\$12.50/SF on 3-year terms** with 3% increases and renewal options
- **\$88,826 Net Operating Income** in Year 1 of Pro Forma with lease up of last remaining space (suite 100), and garage / storage space
 - Ten Year IRR (Leveraged): **15.23%** | Ten Year IRR (Unleveraged): **10.46%**
 - Stabilized (Year 2) Cash-on-Cash Return: **9.26%**
 - Ten Year Average Cash-on-Cash Return: **10.23%**
- Cohesive medical tenant mix is perfect for this building and location in Greeley
- Well positioned asset with high quality finishes, and a solid tenant mix
- Recently updated suites providing little need for tenant improvement allowance at lease roll-over
- Additional lot adjacent to office building also available for sale offers opportunity for expansion, parking, or high density residential uses (optional add-on)



Also Available: Adjacent R-H Zoned Vacant Land

2940 16th Street., Greeley, CO 80631 | Residential High Density Zoned
\$300,000 | 1 Acre | 43,560 SF | Includes 3/4" Water Tap - \$100,000 Value

REGIONAL MAP

S **WOODBRIAR PLACE
MEDICAL OFFICE BLDG**

H **Banner North Colorado
Medical Center**
3 Minutes | 1 Mile E

H **UCHealth Greeley Hospital**
10 Minutes | 5 Miles SW

1 **Downtown Greeley**
5 Minutes | 2 Miles E

2 **Windsor**
20 Minutes | 14 Miles NW

3 **Johnstown**
21 Minutes | 15 Miles SW

4 **Fort Collins**
35 Minutes | 31 Miles NW

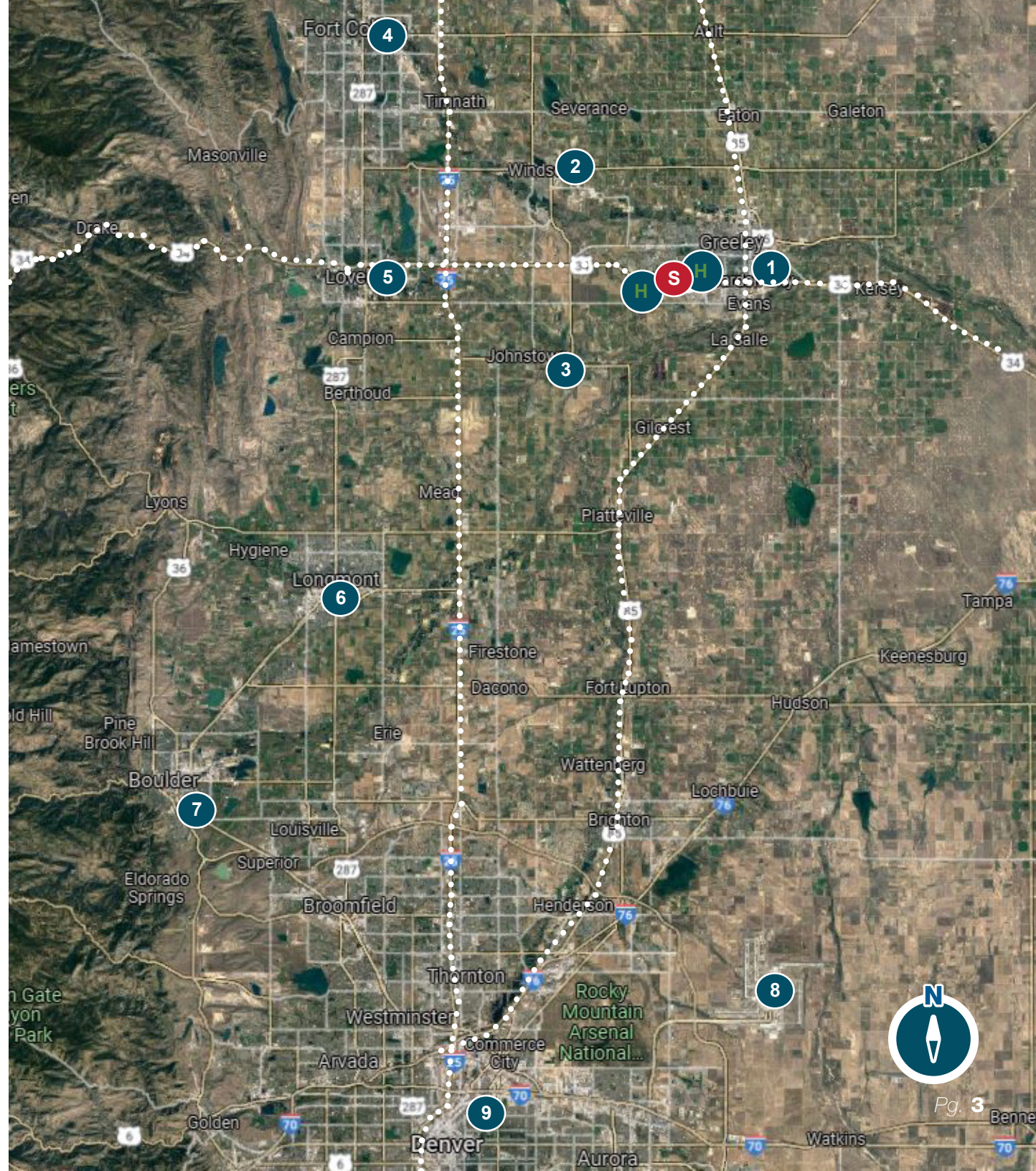
5 **Loveland**
26 Minutes | 20 Miles W

6 **Longmont**
42 Minutes | 39 Miles SW

7 **Boulder**
62 Minutes | 54 Miles SW

8 **Denver International
Airport (DIA)**
56 Minutes | 58 Miles S

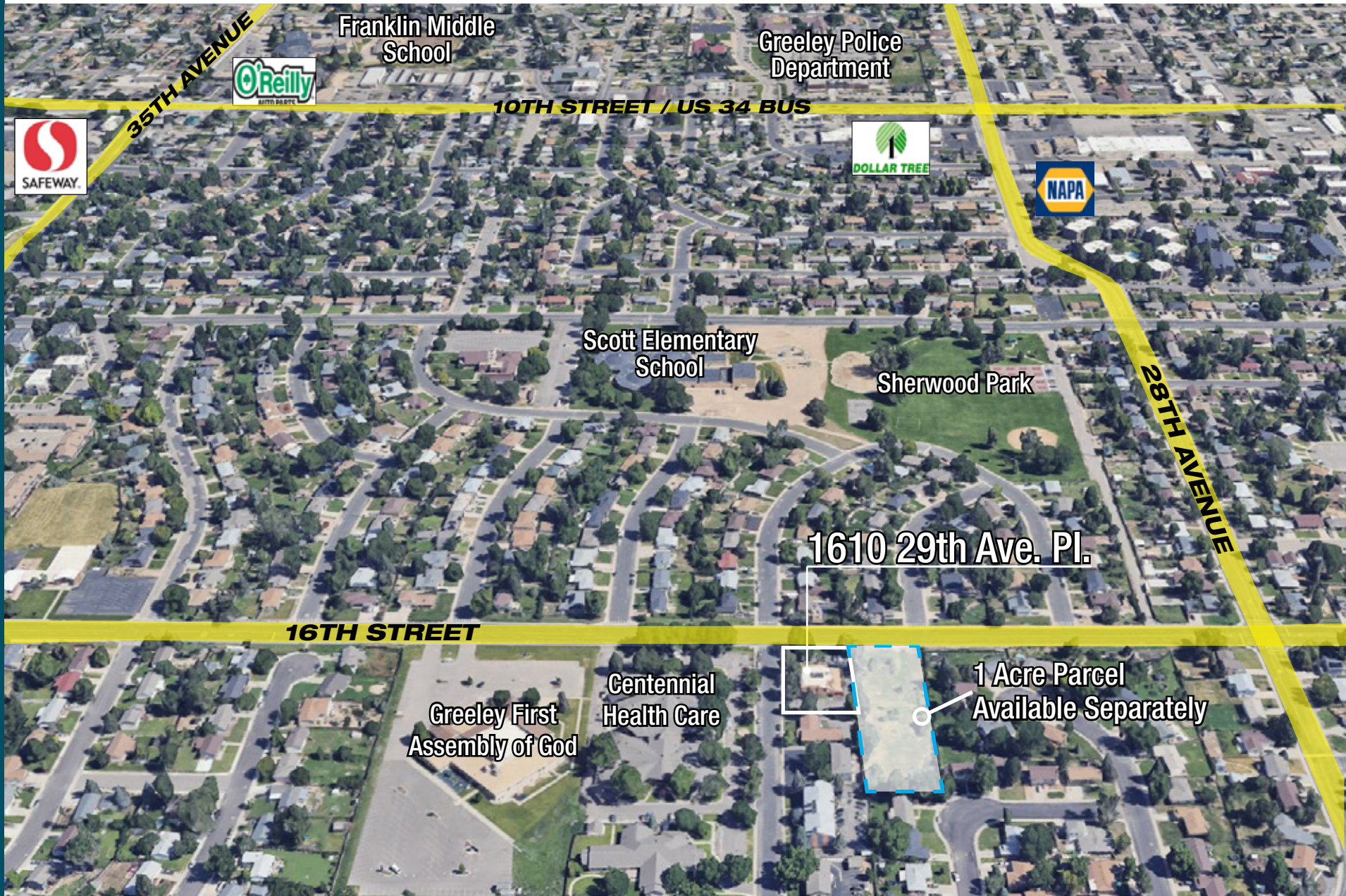
9 **Denver**
65 Minutes | 62 Miles SW





WOODBRIAR PLACE

1610 29th Avenue Pl.
Greeley, CO





WOODBRIAR PLACE

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DRIVING DIRECTIONS

From Interstate 25, take exit for US Highway 34 east to Greeley. In 8.1 mi. take the US-34 BUS exit and continue East for 6.5 mi. Turn right onto 35th Ave. In 0.6 mi. turn left onto W. 16th St.. In 0.4 mi. turn right onto 29th Ave. Place.

PROPERTY OVERVIEW

Parcel Property Address.....	1610 29th Avenue Pl., Greeley, CO 80631
Total Land.....	0.519 Acres
Building SF.....	8,120 SF
Year of Construction.....	1978
Year of Remodel.....	2019 / 2020
Property Type.....	Professional / Medical Office
Built As.....	Office
Zoning.....	Planned Unit Development (PUD)

PROPERTY TAXES

Parcel.....	095912334009
Legal.....	GR WH1-1 L1-2 BLK1 WEBHAN SUB
Mill Levy.....	80.87
Assessed Value (2024).....	\$328,490
Actual Value (2024).....	\$1,177,400
Current Year Tax Estimate.....	\$25,888

UTILITIES

Water.....	City of Greeley
Sanitary Sewer.....	City of Greeley
Storm Sewer.....	City of Greeley
Gas.....	Atmos Energy
Electricity.....	Xcel Energy
Telephone.....	Multiple Providers
Internet.....	Multiple Providers

PROPERTY PHOTOS | EXTERIOR



MAIN ENTRANCE



PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



OPEN COMMON AREA



MAIN LOBBY / COMMON SPACE



TYPICAL OFFICES / EXAM ROOMS



TYPICAL OFFICES / EXAM ROOMS

PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



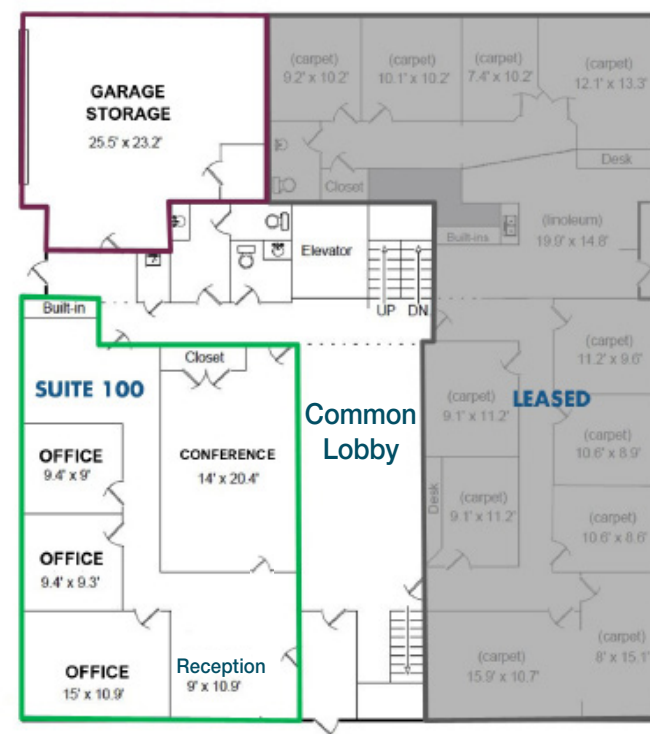
2ND FLOOR ADMIN OFFICE/AREA



EMPLOYEE BREAK AREA

Suite 100 | Available For Lease | \$12.50/SF NNN

PROPERTY PHOTOS



TENANT & LEASE OVERVIEWS





Consultants for Children, Inc.

Helping Children Reach Their Full Potential

WOODBRIAR PLACE

1610 29th Avenue Pl.

Greeley, CO

Tenant Overview: Consultants for Children, Inc.

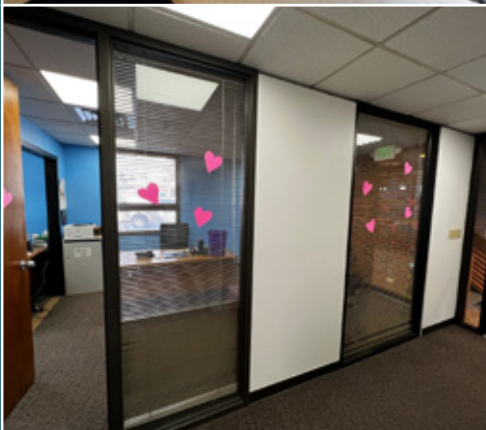
Suite(s)	1610 29th Avenue Pl. Suite 101
Lease Square Footage(s)	Suite 101: 2,716 RSF
Tenant	Consultants for Children, Inc.
Lessee	Consultants for Children, Inc.
Guarantor	Germaine Seufert, President

Business Overview

"Consultants for Children, Inc. accepts clients up to the age of 21 for Applied Behavior Analysis (ABA) and Children's Habilitation Residential Programming (CHRP). We accept clients of all ages for Mental Health counseling!" Consultants for Children offers a variety of services including:

APPLIED BEHAVIOR ANALYSIS PROGRAMS (CENTER, HOME AND COMMUNITY)
 WRAPAROUND SERVICES
 CHILDREN'S HABILITATION RESIDENTIAL PROGRAM WAIVER (CHRP)
 COUNSELING SERVICES
 RBT TRAINING
 CONTINUING EDUCATION
 ABC TRAINING CONSULTANTS

Source: <https://www.cfcico.com/>



WOODBRIAR PLACE
1610 29th Avenue Pl.
Greeley, CO

Lease Overview

Tenant

Address / Suite

Lease Contract Date

Lease Term

Lease Square Footage

Pro-Rata Share & Utility Detail

Remaining Base Rent Schedule

Option(s)

Security Deposit

PLEASE REQUEST & SIGN

CONFIDENTIALITY AGREEMENT TO

RECEIVE LEASE OVERVIEWS & ARGUS

FINANCIALS

CLICK BELOW FOR APPROPRIATE CA

CA FOR AGENTS AND BUYERS

CA FOR PRINCIPAL



Community Advantage

Tenant Overview: Community Advantage, Inc.

Suite(s)	1610 29th Avenue Pl. Suite 200
Lease Square Footage	Suite 201: 1,380 RSF
Tenant	Community Advantage, Inc.
Lessee	Community Advantage, Inc.

Business Overview

"Community Advantage, a member of ResCare Residential Services, provides services to individuals of all ages who have cognitive, intellectual, or developmental disabilities. Our mission is to provide quality supports to enhance lives and help individuals grow and develop. Our services and programs are designed to promote self-sufficiency, independence, and quality lifestyles from childhood to senior citizen."

"We provide these services in the home or apartment, as well as in group homes, residential facilities, vocational skills training and day programs, or anywhere that support is needed. Our community-based approach engages the client in addressing safety and health issues at home while promoting recovery, personal choice, individual responsibility, and community involvement. Our clinicians, direct support professionals, and residential managers are specially trained and are focused on assisting our clients to achieve their treatment goals and pursue their dreams."

Source: <https://cpfamilynetwork.org/resources/resources-guide/community-advantage/>



WOODBRIAR PLACE
1610 29th Avenue Pl.
Greeley, CO

Lease Overview

Tenant

Address / Suite

Lease Contract Date

Lease Term

Lease Square Footage

Pro-Rata Share & Utility Detail(s)

Remaining Base Rent Schedule

Option(s)

Security Deposit

PLEASE REQUEST & SIGN

**CONFIDENTIALITY AGREEMENT TO
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FINANCIALS**

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CA FOR AGENTS AND BUYERS

CA FOR PRINCIPAL



WOODBRIAR PLACE
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Tenant Overview: Health Psychology

Suite(s)	1610 29th Avenue Pl. Suite 200
Lease Square Footage	Suite 200: 1,709 RSF
Tenant	Health Psychology Associates
Lessee	Health Psychology Associates, P.C.

Business Overview

"Health Psychology Associates is a practice that specializes in psychological assessment and treatment of primarily medical patients." The office provides assessment and treatment for individuals with:

Physical Injuries | Post-Traumatic Stress Disorder | Chronic Pain | Chronic Illnesses | Insomnia
Eating Disorders | Anxiety | Depression | Adjustment Difficulties | Other Situations

The practice also provide pre-surgical evaluations for individuals seeking bariatric surgery or seeking placement of spinal cord stimulators, and treat both workers' compensation patients and personal insurance patients.

Health Psychology Associates considers themselves as "one part of the comprehensive treatment picture", with most of their patients also working with other doctors, nurses, surgeons, psychiatrists, speech therapists, vestibular therapists, cognitive therapists, neuropsychologists, speech therapists, massage therapists, chiropractors, acupuncturists, or any other combination of providers depending on the person's needs.

Source: <https://healthpsych.com/>



WOODBRIAR PLACE
1610 29th Avenue Pl.
Greeley, CO

Lease Overview

Tenant

Address / Suite

Lease Contract Date

Lease Term

Lease Square Footage

Pro-Rata Share & Utility Detail

Remaining Base Rent Schedule

Option

Security Deposit

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FINANCIALS

CLICK BELOW FOR APPROPRIATE CA

CA FOR AGENTS AND BUYERS

CA FOR PRINCIPAL

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



Property & Model Metrics

Analysis Begin Date

Gross Leasable Area (RSF)

Current Occupancy

Average Occupancy

Expense Inflation

Purchase Assumptions

Purchase Price

Rentable SF (RSF)

Purchase Price / SF

Closing Costs

Equity Outlay

Direct Cap Rate (Proforma Year 1)

Debt Financing Assumptions

Loan To Value

Loan Amount

Loan Costs

Rate

Loan Term

Amortization Term

Resale Assumptions

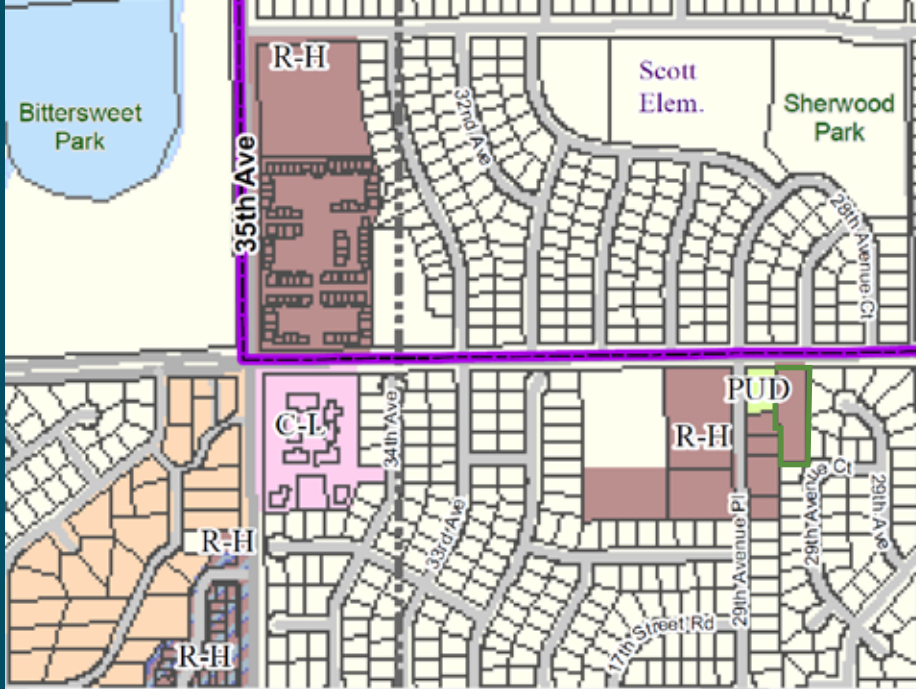
Holding Period

Resale Amount

Resale Cap Rate

Resale Date

**PLEASE REQUEST & SIGN
CONFIDENTIALITY AGREEMENT TO
RECEIVE LEASE OVERVIEWS &
ARGUS FINANCIALS / CASH FLOW**



Adjacent Parcel Also Available For Sale | 2904 W. 16th Street, Greeley, CO 80631
\$300,000 | 1 Acre | 43,560 SF

[LINK TO CITY OF GREELEY GEOGRAPHIC INFORMATION SYSTEMS](#)

ZONING

Office Building Parcel: Planned Unit Development (PUD)

Adjacent Parcel: Residential High Density Zoning (R-H)

The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between low-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.

[LINK TO CITY OF GREELEY MUNICIPAL CODE](#)

[LINK TO CITY OF GREELEY MUNICODE - CHAPTER 4 - ZONING DISTRICTS AND USES](#)

ACCESS / EASEMENT DETAILS

If adjacent parcel (2904 W. 16th Street, Greeley, CO 80631) is not purchased together with Office Building/Land, an access easement will be required across 1610 29th Avenue Place to 2904 W. 16th Street parcel.



GREELEY, CO

“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”

- Weld County’s most populous municipality with growth in several diverse industries
- 60 miles North of Denver, 1 hour from DIA, and 35 minutes from Fort Collins-Loveland, the City is easily accessed from all Northern Colorado and Denver Metro areas
- Ranked No. 6 in Jobs and Economy (WalletHub-2020)
- Home to both the University of Northern Colorado (UNC), and Aims Community College
- Greeley ranked No. 4 Best Place to Live in Colorado (Bankrate - 2021)
- Recently ranked No. 30 of the Fastest Growing Cities in the Nation (WalletHub - 2021), and No. 43 in the Best-Performing Cities Index (Milliken Institute - 2021)

POPULATION	1-Mile	City	County	State	US
2010	13,819	92,921	252,823	5,029,200	308,745,538
2024	15,851	116,186	368,063	6,009,761	338,440,954
Annual % Change	1.05%	1.79%	3.26%	1.39%	0.69%
Avg. Family Size	2.62	2.71	2.83	2.49	2.53
INCOME	1-Mile	City	County	State	US
Median HH Income	\$65,902	\$72,610	\$96,627	\$94,820	\$79,068
AGE	1-Mile	City	County	State	US
Median Age	36.4	33.0	35.4	38.0	39.3
Less than 18	23.6	24	25.6	20.8	21.0
18-24	9.5	13.3	10.1	9.5	9.5
25-34	15.1	15.8	13.8	15.2	13.5
35-64	33.6	32.8	37.3	38.2	37.7
65+	18.3	14	13.4	16.3	18.1

FOOTNOTES

Source: Esri Community Profile as of Q3 2024

EDUCATION	1-Mile	City	County	State	US
High School	86.4%	86.1%	90.1%	93.7%	90.6%
College	40.4%	39.5%	44.5%	56.2%	46.3%

Colorado is the #1 Most Educated State in America (US News | May 2024)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q3 2024

GREELEY, CO

“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”

- Greeley aims to promote growth and development with “creativity, critical thinking, and open communication”. (Greeley.gov - Economic Health and Housing)
- The City boasts many destinations and attractions including Downtown Greeley (a Colorado Certified Creative District), and Island Grove Regional Park (home of the Greeley Stampede)
- Greeley was ranked the No. 4 Best Place to Live in Colorado (Bankrate - 2021), No. 1 of the Best Cities for Pets (Rent.com - 2021), No. 6 in Jobs and Economy (WalletHub - 2020), and tied for No. 1 in Highest Regional Gross Domestic Product Growth (WalletHub - 2020)

Source: <https://greeleygov.com/government/cmo/rankings>

UNEMPLOYMENT

	Greeley	County	State	US
September 2024	4.20%	4.20%	4.00%	4.10%

Source: FRED Economic Data Unemployment Rates as of September 2024 (fred.stlouisfed.org)

EMPLOYMENT

	1-Mile	City	County	State	US
Non-Farm Payroll Total	11,082	52,433	112,527	2,936,599	160,403,925
Agriculture/Mining	0.13%	0.45%	2.51%	0.96%	0.73%
Construction	1.31%	4.84%	9.45%	5.70%	4.63%
Manufacturing	1.34%	3.49%	9.61%	5.46%	7.62%
Trade, Transportation, & Utilities	7.90%	15.72%	18.48%	16.77%	18.40%
Information	0.86%	1.29%	1.22%	3.25%	2.62%
Financial Activities	6.85%	6.79%	6.63%	10.31%	9.45%
Professional & Business Services	2.37%	4.61%	4.82%	8.57%	7.91%
Education and Health Services	61.86%	36.99%	25.51%	21.66%	24.10%
Leisure and Hospitality	9.15%	10.82%	10.09%	13.14%	11.23%
Other Services	5.90%	7.14%	5.99%	7.22%	7.00%
Government	2.34%	7.86%	5.70%	6.96%	6.31%
	1-Mile	City	County	State	US
Owner Occupied Housing	59.30%	54.40%	70.80%	57.90%	57.90%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q3 2024

WOODBRIAR PLACE MEDICAL OFFICE

Greeley, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com

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