

# REALTEC

COMMERCIAL REAL ESTATE SERVICES

# FOR SALE



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THREE OFFICES SERVING NORTHERN COLORADO  
FOR OVER 30 YEARS - FORT COLLINS, GREELEY,  
AND LOVELAND

# MULTI-TENANT MEDICAL OFFICE INVESTMENT

**7251 W. 20TH STREET, J & K | GREELEY, CO 80634**



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# PROPERTY SUMMARY

Realtec Greeley is pleased to provide you the opportunity to purchase this multi-tenant medical office building in west Greeley. Located in the Mountain Vista Center, a professionally managed office park. An investor can take advantage of the mix of medical and general office space. Located in close proximity to the UCHealth Hospital and Medical Clinic, Orthopedic Center of the Rockies Surgery Center, and Banner Health Clinic/Emergency Room.

The property is high quality brick construction with ample landscaping. There is plenty of nearby employee and patient or customer parking.



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## PROPERTY INFORMATION

<b>Address:</b>	7251 W. 20th Street, Building J & K Greeley, CO 80634
<i>Property has two building numbers on a single parcel and one building.</i>	
<b>Square Footage:</b>	9,771 SF
<b>Parcel Size:</b>	1.24 acres
<b>Zoning:</b>	Commercial Low (C-L), City of Greeley
<b>Parking:</b>	43 spaces (2 handicap)
<b>Year of Construction:</b>	2002
<b>Stories:</b>	Single, with 1,617 SF finished basement. Crawlspace throughout

## SALE INFORMATION

<b>Sale Price:</b>	\$1,800,000.00
<b>Sale Price Per Square Foot:</b>	\$184.22 SF
<b>Current Occupancy:</b> <b>(as of July 1, 2025)</b>	100%
<b>2025 Property Taxes:</b>	\$38,275
<b>2026 Cap Rate:</b>	6.67%

**Exclusions:** Tenants business and personal property. Mineral rights. Property will be sold "as-is, where-is".

## LEASE INFORMATION

<b>2024 NNN Estimate:</b>	(\$9.01/SF)
<b>Suite K - LEASED:</b>	6,704 SF - Centers for Gastroenterology
<b>Suite J-2 - LEASED:</b>	1,492 SF - Big Bear Behavior Health
<b>Suite J-I - LEASED:</b>	1,584 SF - State Farm, Nick Burgard Insurance Agency

Contact Broker for Rent Roll and lease details

# PROPERTY SUMMARY

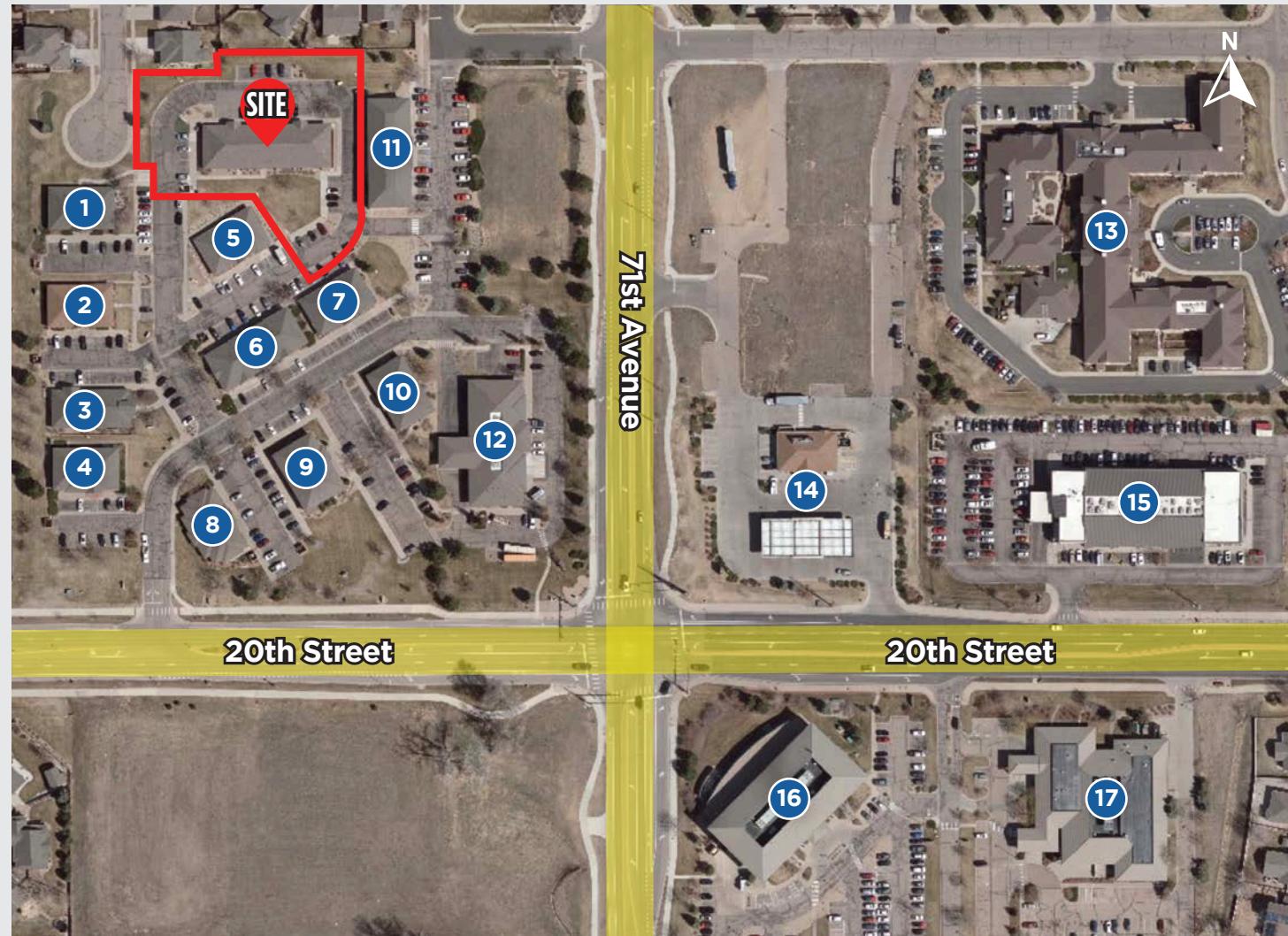
## MOUNTAIN VISTA CENTER

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### SURROUNDING BUSINESSES

1	Espire Dental
2	Edward Jones, Farmers Insurance, and the Law Office of Regina Walsh Adams
3	Brighi Chiropractic, Wildflower Beauty House, and Studio Evansesce
4	Castle Dermatology / Advanced Dermatology
5	Reynolds Oral & Facial Surgery, and Greeley Hearing Center
6	Colorado Clinic
7	Hanger Inc. and Transition Psychology Group
8	State Farm and Bartels & Co. CPA
9	North Range Behavioral Health
10	Bison Ridge Construction
11	Journey Homes, J&J Construction, Crow Creek Construction, Mountain Vista Real Estate, and Heritage Title Co.
12	Adams Bank & Trust and First American Title
13	Grace Pointe Assisted Living
14	Kum & Go
15	Family Physicians of Greeley, Points West Community Bank, The Point Sports Medicine, Front Range Dermatology, Allergy Partners of Northern Colorado, Caring Hearts Home Healthcare, NoCo Speech & Diagnostics, and Kaplan Morrell Attorneys at Law
16	Banner Health Clinics: Imaging, Family Medicine, OBGYN, Behavioral Health, Internal Medicine, Pediatrics, and Horizon Labs
17	Banner Health Emergency Room



# PROPERTY SUMMARY

## SITE PLAN

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# FEATURED PROPERTY EXTERIOR PHOTOS

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# PROPERTY SUMMARY

## BUILDING K INFO

**Tenant:** Centers for Gastroenterology

**Main Level:** 5,087 SF medical suite

**Lower Level:** 1,617 SF administrative office

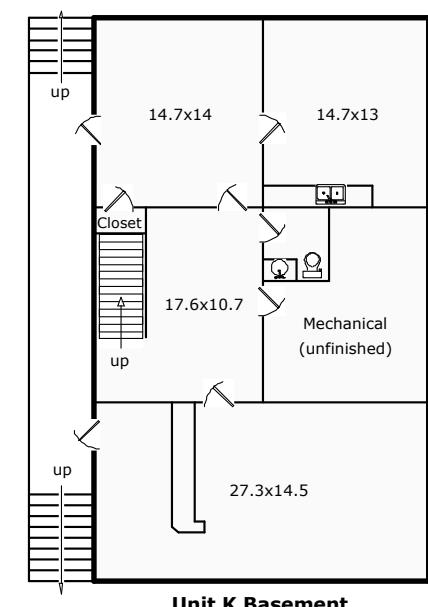
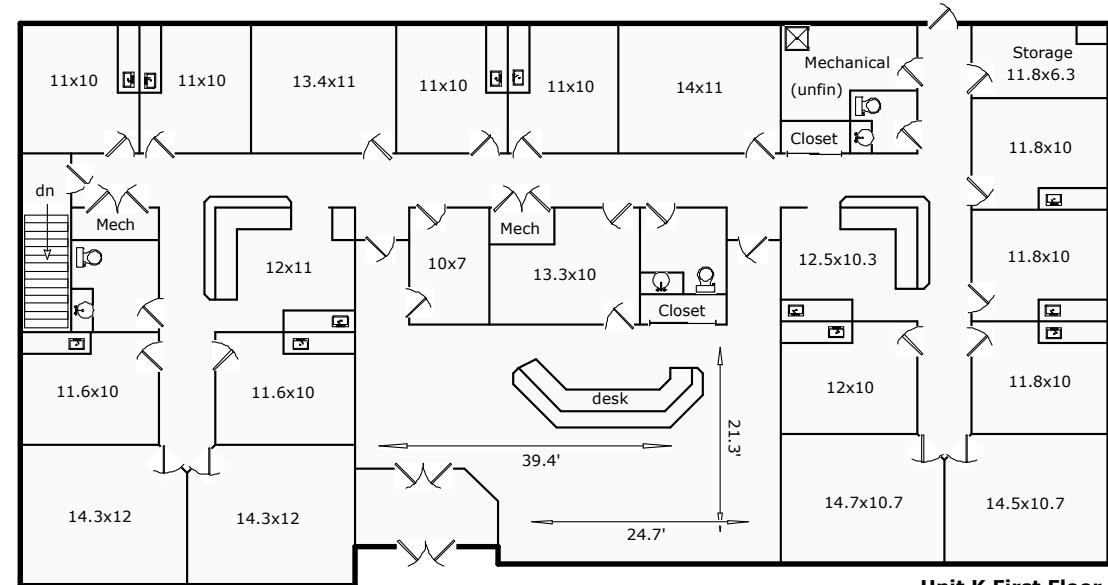
### Main Level Medical Suite Includes:

Ten exam rooms, large waiting area, two nurses stations, six doctor offices, and three restrooms.

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## FLOOR PLAN - BUILDING K



# PROPERTY SUMMARY

## BUILDING J INFO

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### Building J Includes:

Two suites with a common entryway and restrooms.

**Suite J-1:** 1,584 SF

Tenant: State Farm,  
Nick Burgard Insurance Agency

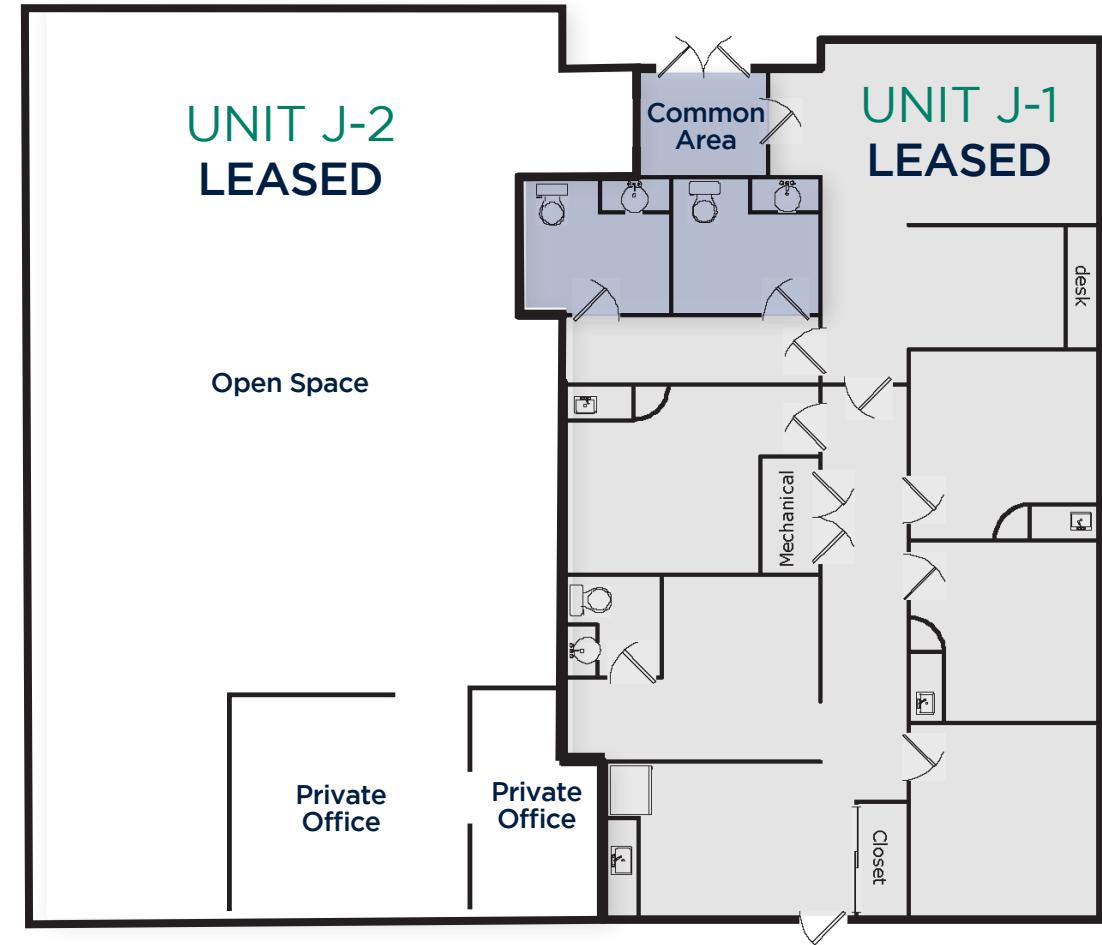
**Suite J-2:** 1,492 SF

Tenant: Big Bear Behavior Solutions

### SUITE J-2



## FLOOR PLAN - BUILDING J



# NEIGHBORHOOD INFO

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West Greeley is the primary growth path for Greeley both along Highway 34 and West 10th Street. The corridor in between has an abundance of vacant land and access to infrastructure to support continued development. Medical providers have made a major investment in west Greeley including UCHealth's \$180M hospital (2018) and Orthopedic Center of the Rockies' 46,934 sf surgery center (opening May 2024). West 20th Street has long been the primary location for professional office and medical users. This area has a strong demographic base that includes higher income levels. Convenient access to Highway 34 from West 20th Street allows users in this area to have easy regional travel for all of northern Colorado and the Front Range.



# LOCAL AERIAL MAP

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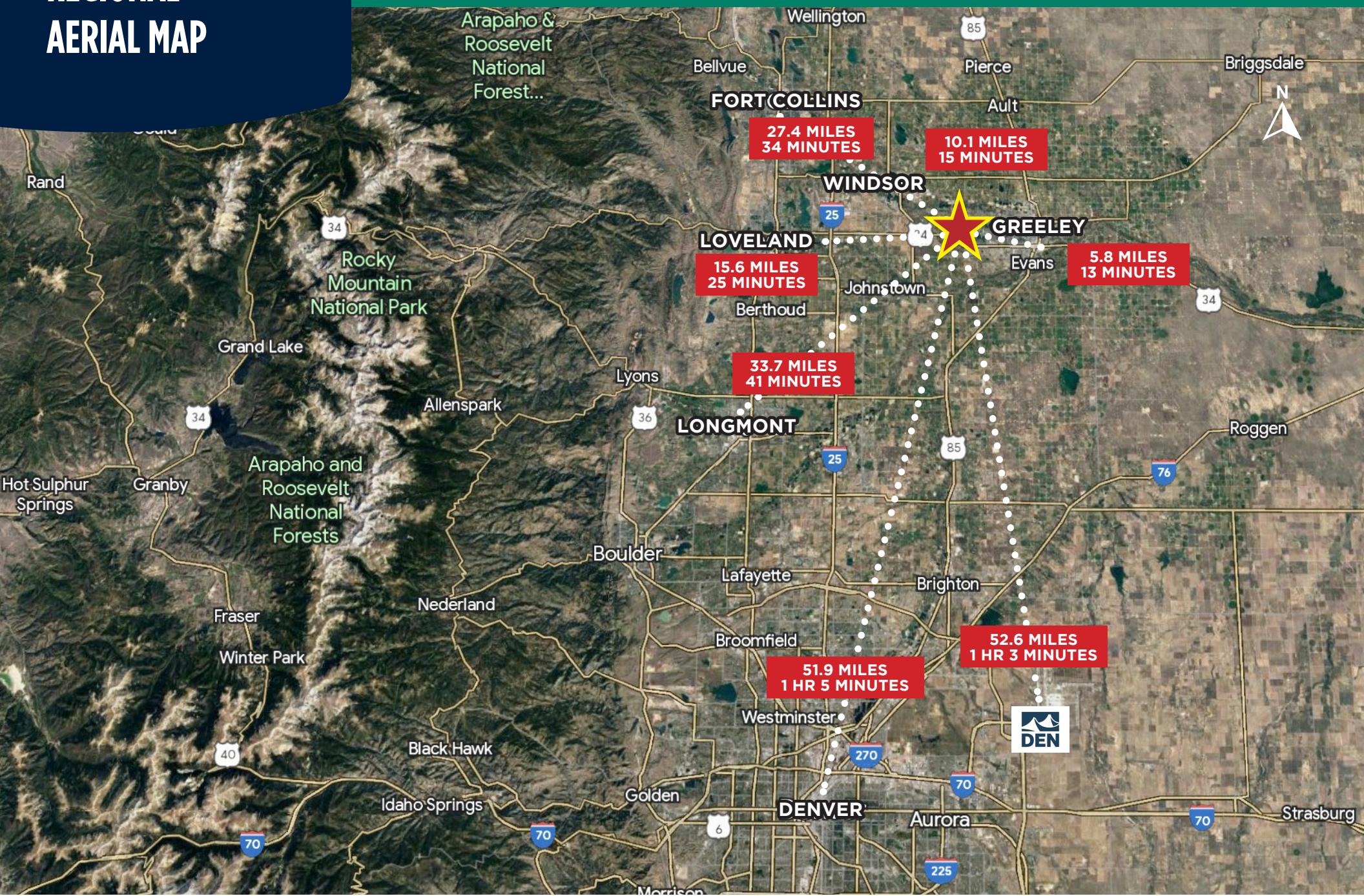
## MAJOR MEDICAL PROVIDERS

1	Northern Colorado Medical Center (Banner Health)
2	UCHealth Hospital and Medical Clinic
3	Banner Health Clinics and Emergency Room
4	Family Physicians of Greeley
5	UCHealth Emergency Room and Radiology
6	Orthopedic Center of the Rockies Surgery Center
7	Banner Health Surgery Center
8	UCHealth Peakview Medical Center
9	Kaiser Permanente
10	Family Physicians of Greeley

# REGIONAL AERIAL MAP

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# DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2023	2028	2023	2028	2023	2028
<b>Population</b>	5,724	7,281	24,713	27,522	69,448	72,947
<b>Households</b>	1,809	2,323	9,010	10,048	25,727	27,236
<b>Median HH Income</b>	\$105,251	\$117,952	\$103,297	\$114,687	\$89,213	\$103,416
<b>Average HH Income</b>	\$127,989	\$146,386	\$125,922	\$144,670	\$110,497	\$127,036
<b>Median Age</b>	34.4	32.9	37.7	37.2	37.5	37.6

(Source: Esri 2023)

# ABOUT GREELEY

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## GREELEY HIGHLIGHTS AND DEMOGRAPHICS

Situated between the Cache La Poudre and South Platte rivers, just east of I-25, Greeley is 55 miles north of Denver and 52 miles south of Cheyenne, Wyoming. Greeley is a vibrant and flourishing community in Weld County. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare, and technology. Annually, hosts the Greeley Independence Stampede, a ten-day event including rodeos, concerts, carnival, and 4th of July parade, which is the largest Independence Day celebration in the United States. It also hosts the annual Greeley Blues Jam that brings in artists and fans from far and wide for the 2-day event.

## EMPLOYMENT

Greeley's economy has a diverse mix of agricultural, manufacturing, healthcare, education, and service-related businesses. Some of the larger employers include JBS, Banner Health, State Farm, Colorado Premium Foods, Leprino Foods, Hensel Phelps, UC Health, University of Northern Colorado, AIMS Community College, and Chevron. Together these companies employ 14,447 people in the immediate area.

## WELD COUNTY

Greeley is the county seat and the most populated municipality in Weld County. Weld County is an agricultural and oil empire that covers 2.5 million acres (4,017 square miles) of which approximately 75 percent is devoted to farming and livestock. Weld County's agricultural products create over \$1 billion in market value annually, making it one of the richest in the nation. The county also accounts for 79 percent of the state's oil production and 54 percent of its gas production.

## DEMOGRAPHICS AND HOUSING

Greeley is a young thriving city with a population of 112,816 and an average age of 31.7. The average growth rate is 2.78 percent (1-22-10/23) and is predicted to stay strong through 2050. The unemployment rate is 3.3 percent with an average household income of \$74,300. The average home price is currently \$441,000 with 64 days on the market.

## UNIVERSITY OF NORTHERN COLORADO

Beginning as the State Normal School of Colorado in 1889 and after several name changes, they gained university status and became the University of Northern Colorado in 1970. Current enrollment at UNC is 9,067 with 6,616 being under-graduate students. UNC has a diverse curriculum offered in five (5) colleges with 100 different undergraduate programs supported by 1,448 faculty and staff members. For more information, refer to the UNC website [www.unco.edu](http://www.unco.edu). Athletics are an important aspect of the University of Northern Colorado with the Bears competing in (football, basketball, volleyball, baseball, wrestling and many other sports). They are proud members of the Big Sky Conference.

## CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity, and moderate winters. Average temperatures are 84 degrees during the summer and 45 degrees in the winter. Annual rainfall is 16 inches and winters average 57 inches of snow per year.

## ACCOLADES

- #10 fastest growing metro (2022-23, Site Seer)
- Fastest growing Colorado county (2010-20, Census)
- Ranked the 4th best place to live in Colorado (February 2021)

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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