



1211 Wellington Ave.
Grand Junction, CO 81501

**OFFERED FOR
SALE**
\$3,889,000 | 4.5% CAP



Confidential
Offering Memorandum

EXECUTIVE SUMMARY



A rare opportunity to acquire a fully leased, 15-year term, single-tenant Wells Fargo Bank branch.

This freestanding, purpose-built facility is situated just minutes from downtown Grand Junction, in a high-traffic corridor with excellent visibility and access.

The property is backed by an investment-grade tenant under an absolute NNN ground lease with no early termination rights, providing passive, long-term income with **zero** landlord responsibilities.

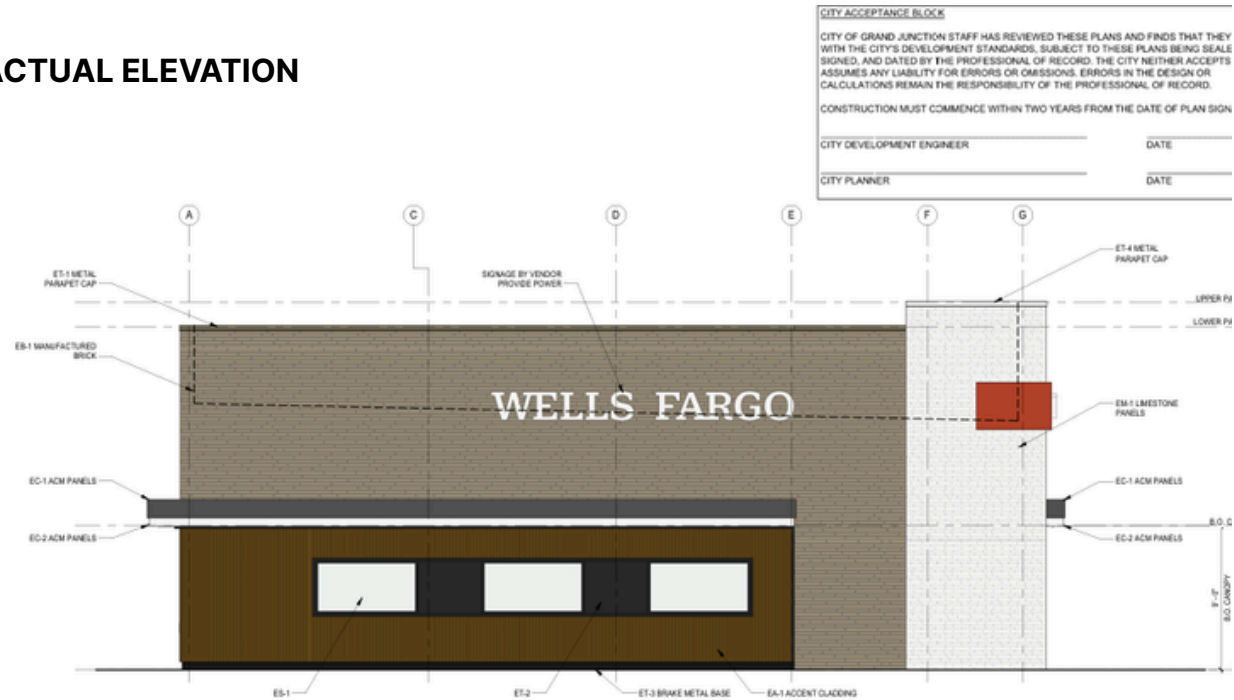
The lease includes 10% rent increases every five years, including four (4)- five-year renewal options, offering reliable income growth. Located in the most dynamic and growing market in Western Colorado, this asset is a strong addition to any investment portfolio.

LEASE (YRS.)	TERM	ANNUAL RENT
1-5	03/03/26 - 03/31/31	\$175,000.00
5-10	04/01/31 - 03/31/36	\$192,500.00
10-15	04/01/36 - 03/31/41	\$211,750.00

ASSET SNAPSHOT

Tenant Name: Wells Fargo	Rent Commencement Date: 03/03/26
Address: 1211 Wellington Ave.	Lease Expiration Date: 03/31/41
Building Size: 4,753 s/f	Rental Increases: 10% every 5 Yrs.
Land Size: 1.06 Acres	Remaining Term: 15 Years
Construction: 1.06 Acres	Monthly Rent: \$14,583.00
Rent Type: Absolute NNN (Ground Lease)	CAP: 4.5%
NOI/Current Annual Rent: \$175,000.00	Price: \$3,889,000.00

ACTUAL ELEVATION



2 SOUTH ELEVATION
1/4" = 1'-0"



Investment Highlights

- Prime location strategically positioned in a heavily trafficked retail corridor with excellent visibility and accessibility, this property benefits from strong daily vehicle counts. With close proximity to major national retailers, a heavily trafficked grocery store, and less than half a mile away from a major medical center operating with over 2,500 employees.
- Strong credit profile leased to Wells Fargo Bank, an investment-grade tenant, offering long-term financial security and stability. The lease includes no early termination rights, ensuring predictable cash flow.
- Long-term lease with structured rent growth features a strong 15-year primary lease term with 10% rent increases every five (5) years, providing reliable income growth while offsetting inflation. Equipped with four (4)- five year renewal options.
- A true absolute triple net (NNN) ground lease, with the tenant responsible for all maintenance, taxes, insurance, and capital expenditures. Offering passive, management free ownership ideal for out-of-state or hands off investors.
- High visibility & easy access located on a prominent corner the site enjoys excellent ingress/egress and consistent foot and vehicle traffic enhancing long term tenant success and property value.
- Central location in Grand Junction, Co positioned in the heart of Western Colorado, just down the street from Colorado Mesa University home to over 11,000 students. The site benefits from a growing regional market with strong demographics and increasing demand for financial services.





**WELLS
FARGO**

Wellington Ave.

N 12th Street

WOOD PIZZA



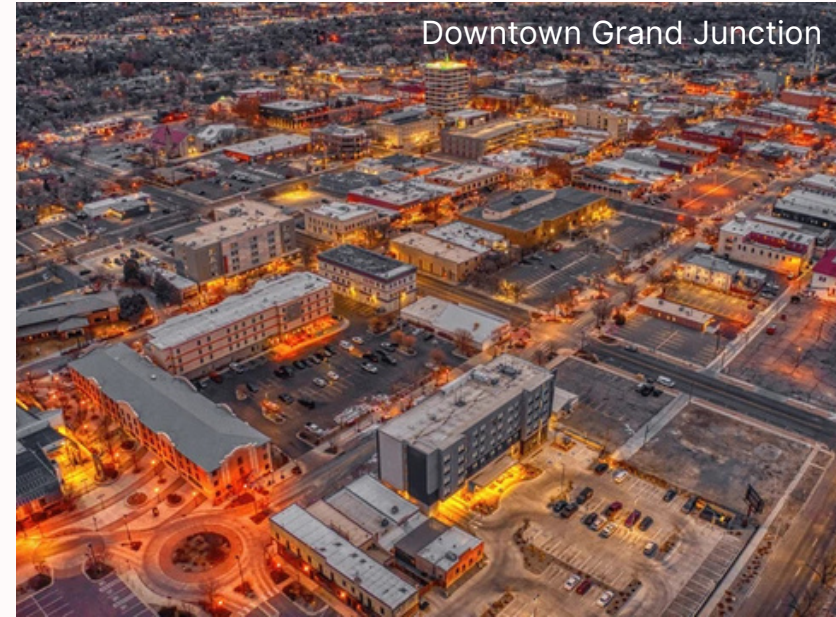
Grand Junction, CO

Grand Junction is the largest city on Colorado's Western Slope and serves as the commercial, cultural, and economic powerhouse of Mesa County. The city offers a unique blend of outdoor recreation, a growing business environment, and a thriving community.

With a population exceeding 72,000 and a metropolitan area of over 161,000, Grand Junction continues to experience steady growth supported by diverse economic drivers including healthcare, education, energy, agriculture, and tourism. The presence of Colorado Mesa University and several regional medical centers further fuels demand for housing and services, making it a stable market for investment.

The region benefits from its proximity to Interstate 70, providing direct access to Denver (approximately 250 miles east) and Salt Lake City (approximately 280 miles west), making it an important transportation and logistics corridor. The Grand Junction Regional Airport also provides vital commercial air service to major hubs.

Grand Junction's revitalized downtown, expanding wine country, and abundant recreational amenities, including the Colorado National Monument, Grand Mesa, and nearby ski resorts continue to attract new residents, retirees, and businesses seeking a balanced lifestyle and lower cost of living compared to Colorado's Front Range.



Tenant Summary

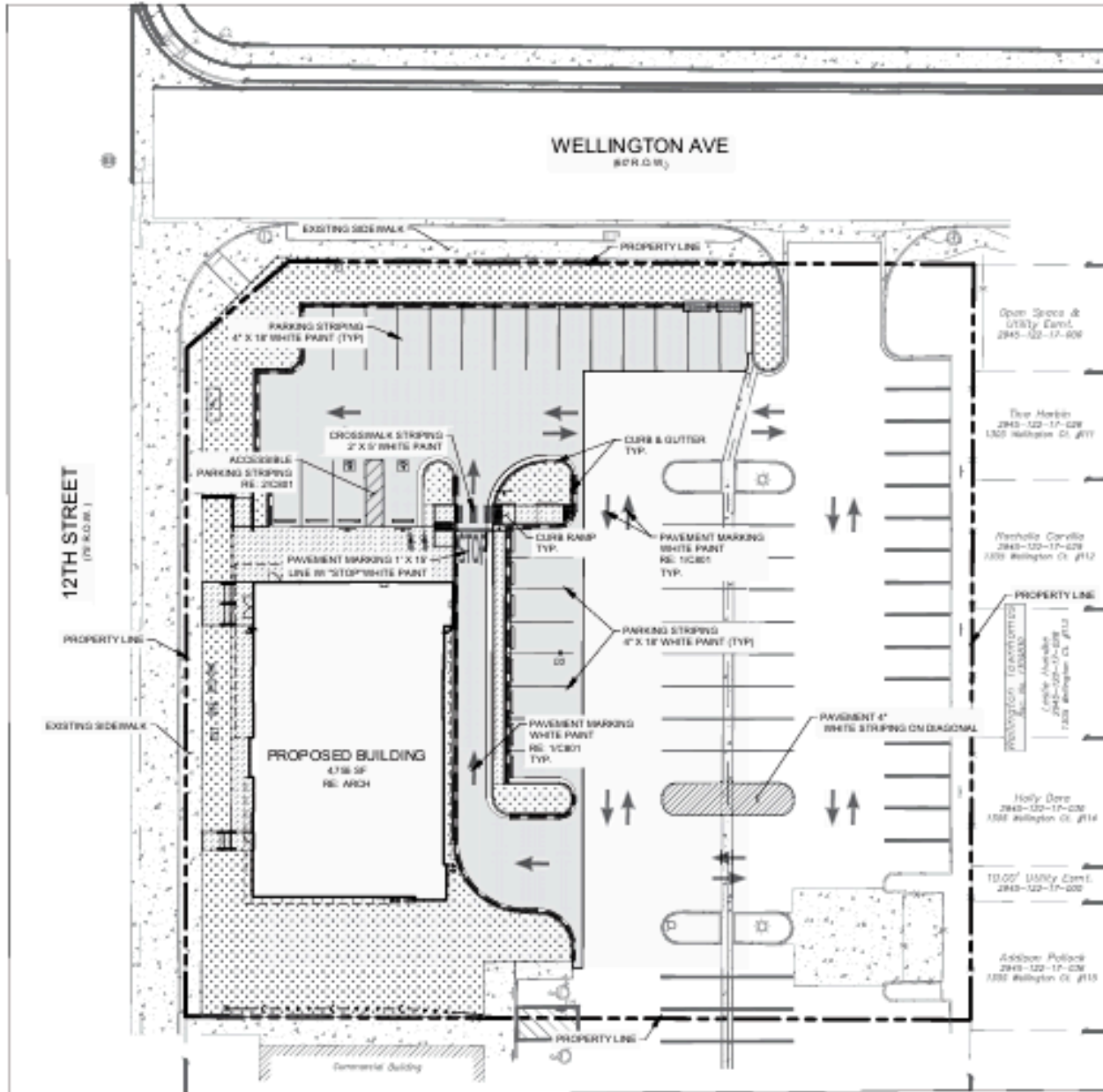


Wells Fargo Bank is a leading U.S. financial institution ranked 3rd overall among the largest banks with over \$1.71 trillion in assets and a long-standing presence dating back to 1852.

For an investment-grade tenant, Wells Fargo is a highly desirable occupant in triple net (NNN) lease properties. The bank typically signs long-term leases ranging from 10 to 20 years, often with renewal options and rent escalations, providing landlords with stable and predictable income.

Wells Fargo prefers hard-corner, high-visibility locations in well-trafficked retail corridors, usually with drive-thru access. Despite a trend toward branch consolidation due to increased digital banking, the company continues to maintain a significant national footprint of approximately 4,000 branches.

As an investor, partnering with Wells Fargo means securing a nationally recognized, investment-grade tenant with long-term stability and minimal management responsibility through a true NNN lease structure. With strong financials, consistent performance, and high brand trust, Wells Fargo adds significant value to any portfolio, offering both dependable income and peace of mind.



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXISTING CONCRETE
- LANDSCAPE
- VERTICAL CURBS WITH SPILL GUTTER DELINEATION
- PARKING SPACE COUNT

- CONCRETE PAVEMENT:**
1. CONCRETE PLACEMENT TO CONFORM TO AG 301 / 306 / 309 REQUIREMENTS.
 2. CONCRETE MATERIAL:
 - 2.1. 28 DAY COMPRESSIVE STRENGTH 4000 PSI MINIMUM
 - 2.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT 0.45
 - 2.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
 - 2.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-10 PERCENT
 3. STEEL:
 - 3.1. GRADE 60
 - 3.2. COMPLY WITH CRSI'S 'MANUAL OF STANDARD PRACTICE' FOR FABRICATED SUPPORT.
 4. JOINTS:
 - 4.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACE SURFACE PLANE OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
 - 4.2. FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS THE FULL WIDTH AND DEPTH OF PAVEMENT.
 - 4.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS
 - 4.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURBS AND GUTTER.
 5. JOINT SPACING:
 - 5.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (CONCRETE x 30 = 15 MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL BE USED BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN PANEL CANNOT BE WIDER THAN 12'.
 - 5.2. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
 6. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS:
 - 6.1. ON PANELS WITH RADIUS OR PANELS THAT TAPER TO A SHARP ANGLE, AND WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.50 PERCENT STEEL THE ENTIRE PANEL.
 - 6.2. WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND / OR EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT PANEL.
 7. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED SIDE PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH.
 8. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE NOTED.
 9. INSTALLATION TOLERANCES:
 - 9.1. ELEVATION: 1/8 INCH
 - 9.2. THICKNESS: PLUS OR MINUS 1/8 INCH
 - 9.3. SURFACE: 1/4 INCH IN 10 FEET

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMMUNITY DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SCALE AND THE PROFESSIONAL OF RECORD, REVIEW BY THE CITY DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE DESIGNER'S RESPONSIBILITY.

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CONTACT

ASKING: \$3,889,000

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