

CONFIDENTIAL OFFERING MEMORANDUM

6904 W 10TH AVE

GREELEY, CO

verizon^v



OFFERED BY:

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UNIQUE PROPERTIES
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CONFIDENTIALITY & CONDITIONS

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

VERIZON WIRELESS

6904 W 10TH AVE
GREELEY, CO

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INVESTMENT HIGHLIGHTS

Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase a Verizon Wireless store in Greeley, Colorado. The lease commenced September 1st, 2020 and was a 10 year initial term. The lease is guaranteed by Wireless Communications Inc dba Cellular Plus. Cellular Plus has 60 locations throughout 5 states in the county. This is a value-add opportunity with the additional land to develop on. Currently, only half of the property is being utilized. With the addition of another building, an investor could significantly increase the NOI of the property and capitalize on their investment when they sell the Property. This is a fantastic opportunity to own a partially developed pad site in one of the most desirable shopping centers in town.

- **Long Term Corporate Guaranteed NNN Lease:** 6+ years of primary term with 6% rent increase on 9/1/2025.
- **Prime Mixed-Use Location:** The Property is well trafficked just off of Business US 34 (W. 10th Street). This location provides easy access to US 34, which is the major east - west thoroughfare in Greeley. The Property is situated in NorthGate Village. NorthGate Village is a large mixed-use shopping center that features a King Soopers Marketplace and UC Health Emergency Room.
- **Strong Retail and Real Estate Demographics:** Strategically located along Business US 34 (W. 10th Street) visible to more than 29,000+ VPD. Three-mile demographics: avg. household income of \$107,184, a population of 44,843 individuals, and 15,649 employees.
- **Strong Guarantor:** The lease is guaranteed by Wireless Communications, Inc. 60+ store operator across 5 states.
- **7+ Years of Existing Tenancy:** The Verizon store operator originally built the property and sold to the current ownership in 2020. A new 10 year lease commenced in September 2020.



INVESTMENT OVERVIEW



ADDRESS

6904 W. 10th Street
Greeley, Colorado 80634



PRICE

\$2,200,000



CURRENT NOI

\$102,000



GUARANTEE

WIRELESS COMMUNICATIONS, INC.



LEASE EXPIRATION

AUGUST 31, 2030



RENTAL ESCALATIONS

6% Increase on 9/1/2025
(\$108,120 Annual Rent)

BUILDING SIZE

2,060 SF

PURCHASE PRICE

\$2,200,000

NET OPERATING INCOME

\$102,000

LEASE COMMENCEMENT DATE

SEPTEMBER 1, 2020

TERM REMAINING

6+ YEARS

YEAR BUILT

2017

TENANT

WIRELESS COMMUNICATIONS, INC

OWNERSHIP | GUARANTEE

WIRELESS COMMUNICATIONS, INC

LEASE TYPE

TRIPLE NET

LANDLORD RESPONSIBILITIES

NONE

PARKING

21 SPACES

LAND SIZE

38,420 SF

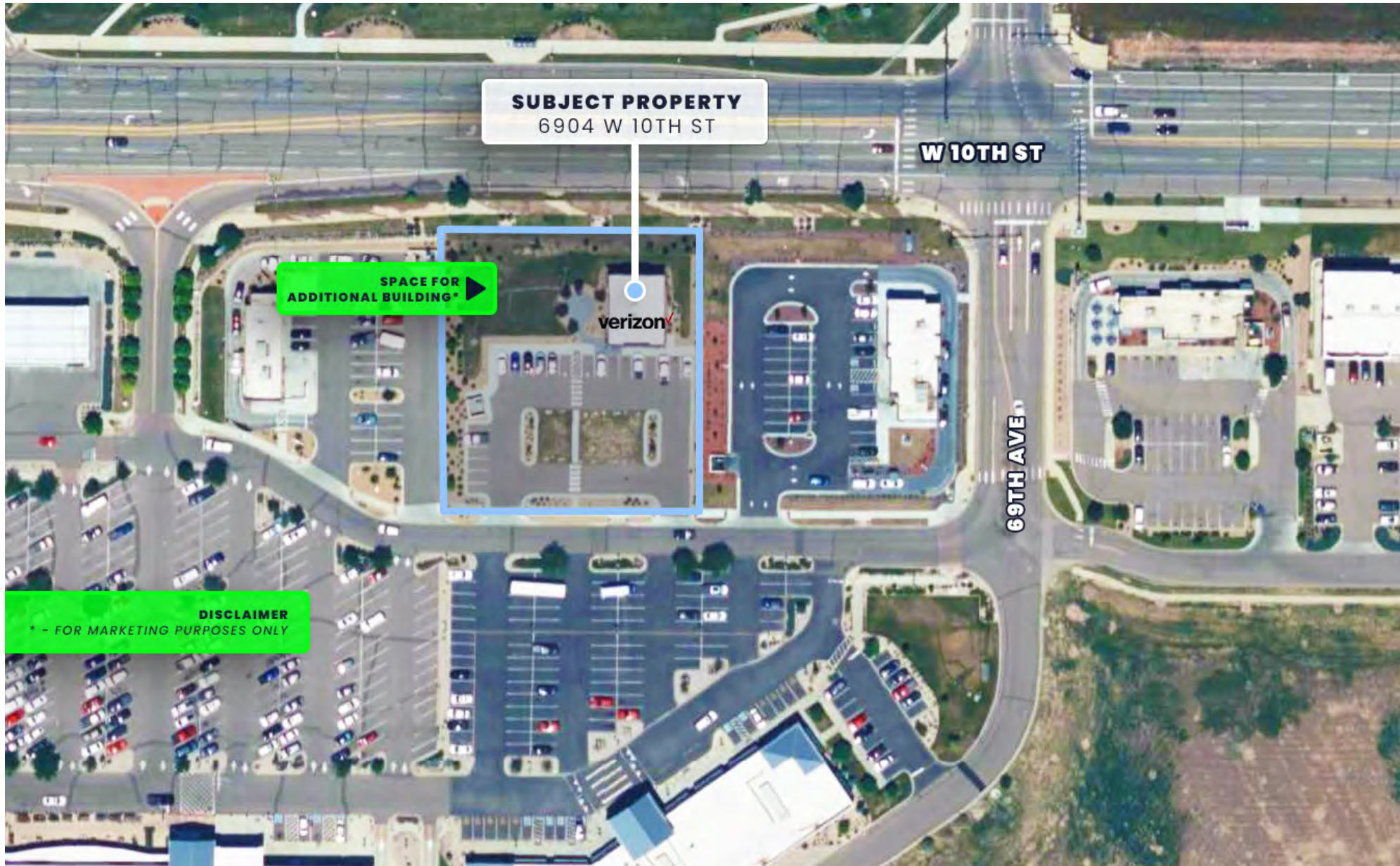
ZONING

C-H

PROPERTY HIGHLIGHTS

- Additional Income from Mineral Rights
- 6% Rent Increase at the beginning of Year 6.
- Corporate Guarantee by Wireless Communications, Inc (dba Cellular Plus)
- 60+ Locations in 5 States
- Extra land to potentially develop

PROPERTY **AERIAL**



PROPERTY **AERIAL**



SPACE FOR ADDITIONAL BUILDING*

DISCLAIMER
**FOR MARKETING PURPOSES ONLY*

RETAIL MAP

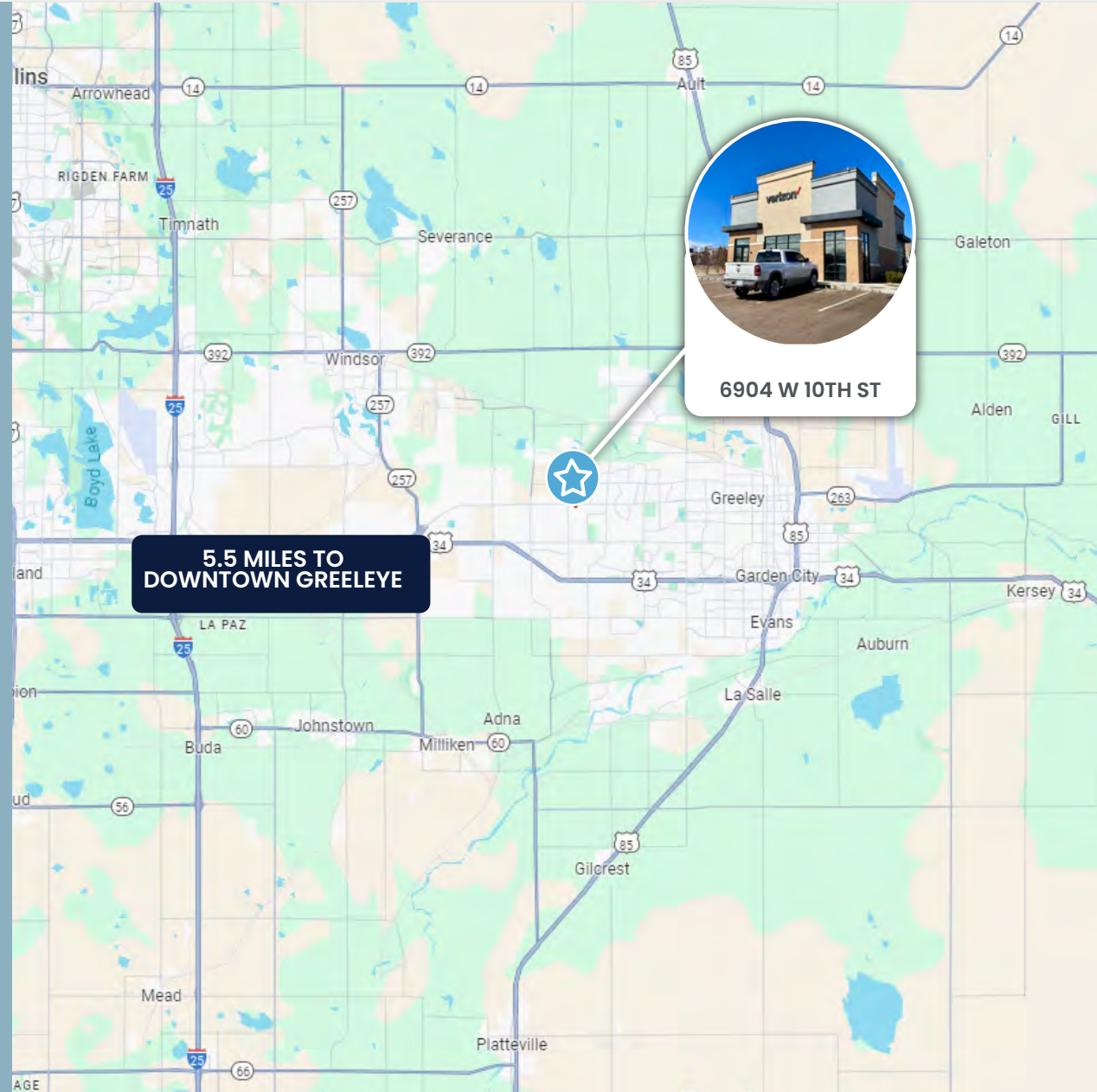


MAP & DEMOGRAPHICS

DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| 2023 Population | 5,158 | 24,208 | 104,638 |
| 2028 Population Projection | 5,641 | 26,083 | 111,172 |
| Median Age | 39.9 | 38.2 | 35.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2023 Households | 1,983 | 8,785 | 38,453 |
| Avg Household Income | \$117,858 | \$118,107 | \$87,279 |
| Median Household Income | \$105,333 | \$104,875 | \$69,772 |
| Median Home Value | \$432,937 | \$404,703 | \$331,847 |



6904 W 10TH ST

5.5 MILES TO DOWNTOWN GREELEY

PROPERTY PHOTOS



TENANT OVERVIEW



60+ Locations in the U.S.



1998 Year Founded

Founded in 1998 by Montana entrepreneur Adam Kimmet, they are your source for local-and-devoted Verizon Wireless experts.

Cellular Plus is not only committed to providing the best hands-on support and care for our customers, they are also dedicated to giving back to the communities they serve through their 60+ locations in Montana, Wyoming, Colorado, Washington, and Oregon.

Website www.cellularplus.com/

Headquarters Billings, MT



LOCATION OVERVIEW **GREELEY**

The city of Greeley is located approximately 50 miles north of Denver and is the second-largest community in Northern Colorado. Greeley is known for its historic, small-town atmosphere and is a burgeoning college town, with an abundance of outdoor recreational activities and modern amenities. The city has an estimated population of nearly 111,000 residents and is the seat of Weld County, which comprises the Greeley, CO Metropolitan Statistical Area (MSA)– one of

#3 Fastest- Growing Metro Area in U.S.

–Greeley MSA
U.S. Census, 2018

the fastest-growing metro areas in the nation. The metro area is included in the broader Denver–Aurora, CO Combined Statistical Area (CSA) – comprised of 12 counties with an estimated population exceeding 3.4 million residents. This bustling metropolis, set against the backdrop of the Colorado Rocky Mountains, is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban, as well as natural, amenities.

Greeley is the economic hub of Weld County, with key industries in agriculture; manufacturing; energy production; education and health care; and professional and business services. About 90% of all oil production in the state is focused in Weld County, and the county became the largest producer of natural gas in the state as of 2017. Greeley is home to a number of major corporations including JBS USA; Leprino Foods Company; State Farm Insurance Companies; TeleTech; Banner Health; and a broad spectrum of businesses associated with agribusiness; food production; business services; construction; energy; and water resources.



RECREATION / ENTERTAINMENT

Greeley offers a variety of recreational and entertainment venues, including over 300 acres of parks at more than 40 locations; outdoor recreation; museums and culture; unique specialty shopping; historical sites; and a vibrant entertainment and nightlife scene. Some prominent attractions are:

- Downtown Greeley
- Greeley Creative District
- Historic Lincoln Park
- Greeley Ice Haus
- Moxi Theater
- Sunrise Splash Park
- Bank of Colorado Arena / UNC Sports
- Greeley Recreation Center
- Island Grove Regional Park



HEALTH CARE

North Colorado Medical Center (NCMC) – This 223-bed, full-service facility is operated by Banner Health and is Greeley's second-largest employer with approximately 3,560 employees. The center is nationally recognized for excellence in numerous areas and is a designated Level II Trauma Center.



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