



5801 W 11th St

Greeley

SALE / LEASEBACK
OPPORTUNITY

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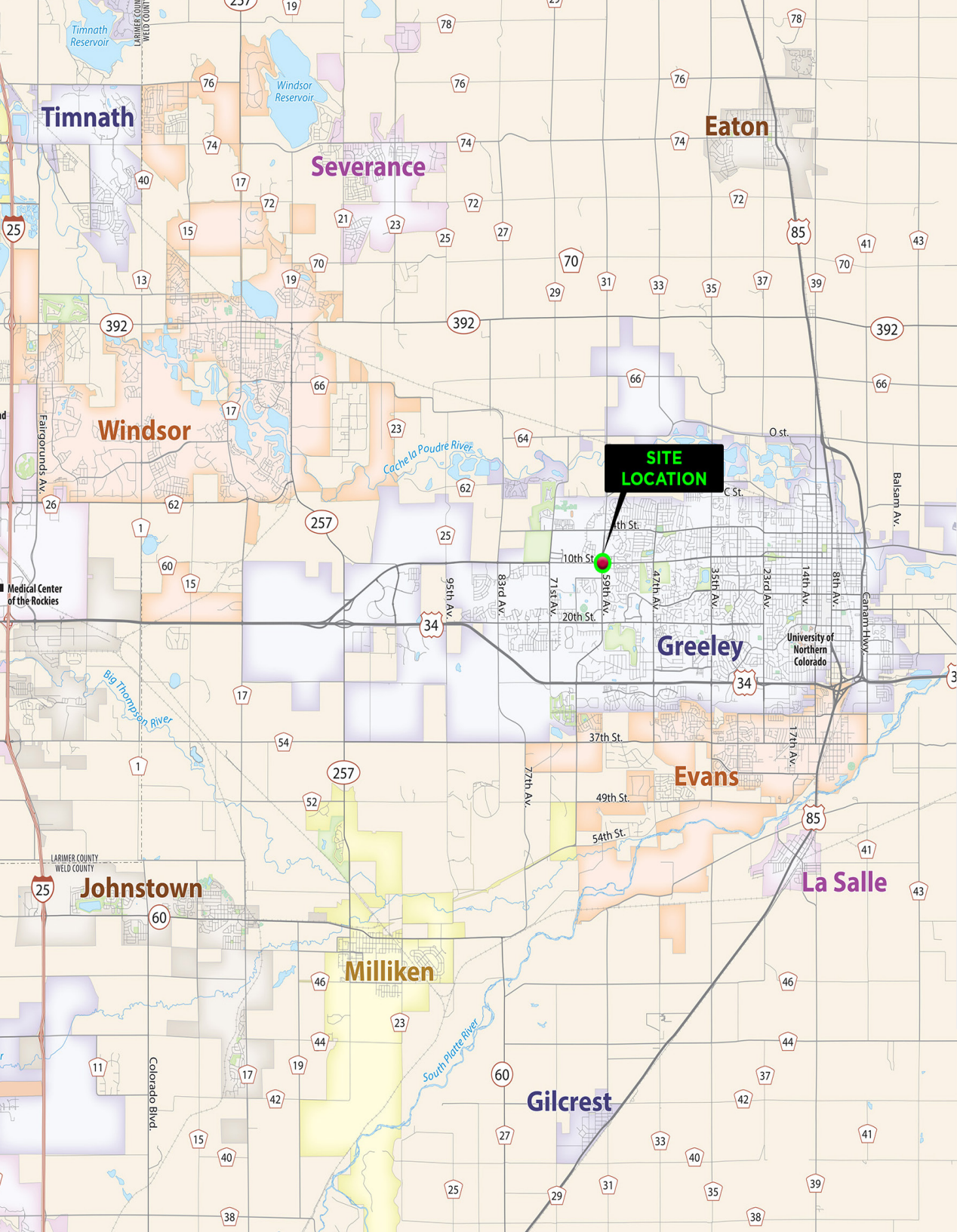
Greeley

THE OPPORTUNITY

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This sale / lease back opportunity is located at 5801 W. 11th St. in Greeley, Colorado. The existing building has housed a bank branch with additional tenants since it was constructed in 1998.

The building consists of three stories with the bank branch on the first level. The building also has four bank drive up lanes and a drive up ATM. The building is the most high profile office building in the high growth area of western Greeley.



Lot Size:	4.32 AC
Existing Use:	Multi-tenant office / bank building
Building Size:	<i>Lower Level:</i> 12,238 SF <i>First Floor:</i> 12,238 SF <i>Second Floor:</i> 11,601 SF <i>Total:</i> 36,077 SF
YOC:	1998

Issued on behalf of Wells Fargo Bank N.A. by Crosbie Real Estate Group.



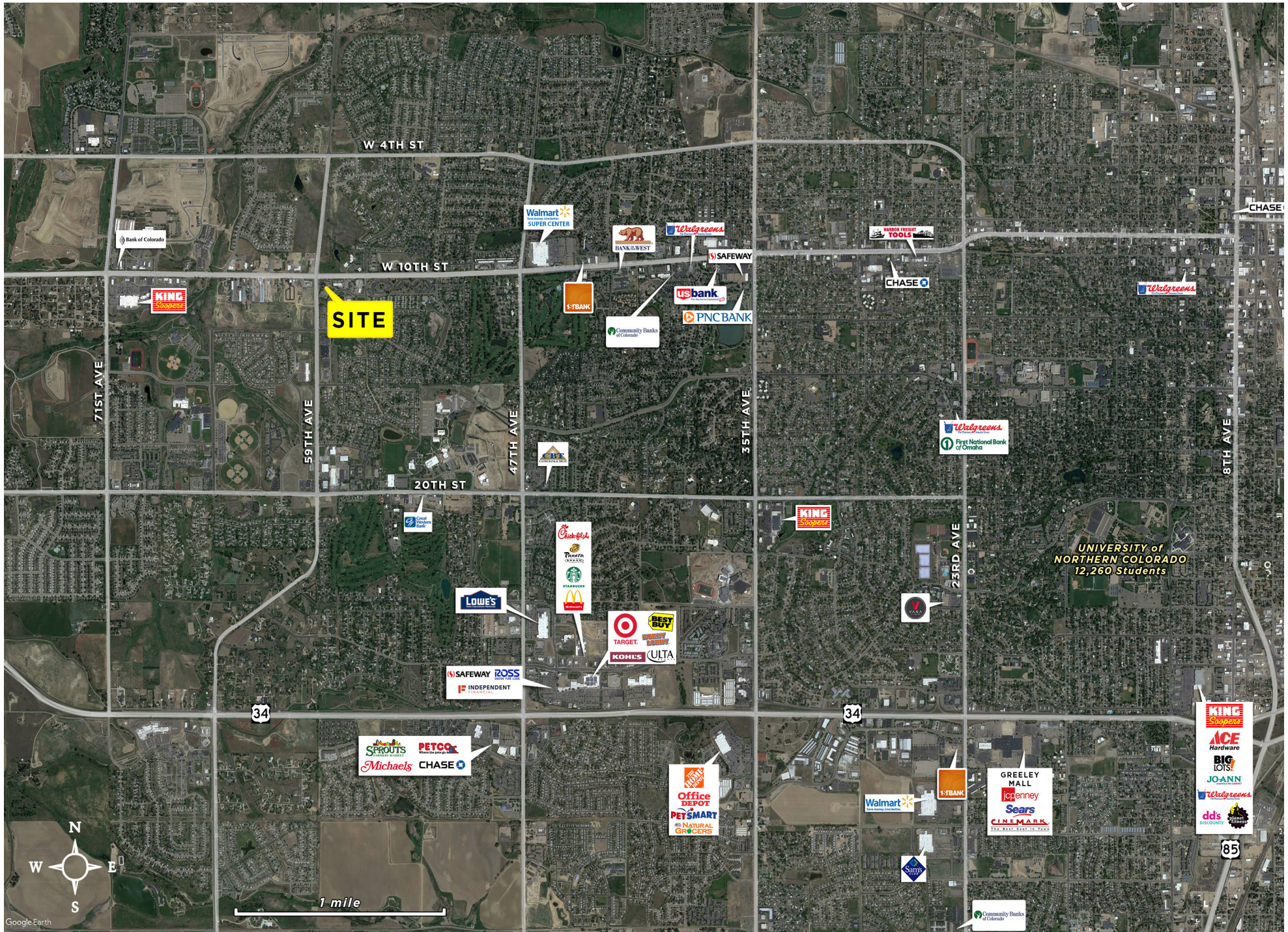
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LOCATION



Google Earth

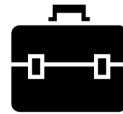


DEMOGRAPHICS



POPULATION

1/2 Mile: **2,377**
 1 Mile: **7,928**
 3 Mile: **60,725**
 Weld County: **343,644**



DAYTIME POPULATION

1/2 Mile: **1,015**
 1 Mile: **2,645**
 3 Mile: **15,198**
 Weld County: **85,803**



HOUSEHOLDS

1/2 Mile: **942**
 1 Mile: **3,025**
 3 Mile: **23,216**
 Weld County: **121,679**



AVG. HH INCOME

1/2 Mile: **\$98,738**
 1 Mile: **\$101,156**
 3 Mile: **\$90,286**
 Weld County: **\$96,382**



AVG. AGE

1/2 Mile: **40.9**
 1 Mile: **40.3**
 3 Mile: **39.4**
 Weld County: **38.0**



TRAFFIC COUNTS

On 10th east of 59th Ave : **22,656 vpd**
 On 10th west of 59th Ave : **20,530 vpd**
 On 59th Ave south of 10th : **13,131 vpd**



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EXISTING TENANTS

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**WELLS
FARGO**

Wells Fargo Bank will occupy a portion of the 1st floor. Specifics of that lease to follow in the Objectives section.



Anderson & Whitney occupies the entire 2nd floor and has a lease that runs through December 31, 2026. They are currently paying \$15,641.15 per month.

Anderson & Whitney (<https://awhitney.com/>) is an accounting firm that has been a part of the Greeley community since 1968.



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OBJECTIVES

In creating this proposal please keep in mind that Wells Fargo has certain needs as part of the overall development that must be incorporated into the RFP, and ultimately the purchase and sale agreement, the CCR's and actual development of the property. These items will be critical in its evaluation of proposals.

Wells Fargo is selling the property in as-is / where-is condition with no representations and / or warranties.

NEW BRANCH

Wells Fargo will occupy a portion of the first floor (Northeastern side of the building.) Wells Fargo will lease approximately 4000 s.f. of building space plus the drive up ATM lanes. Terms of the lease will be at market rate as determined by asking rates and actual leases that have been completed in like properties within the last year. Please see the attached form letter of intent for specifics.

Wells Fargo will not be using the drive up banking lanes and as such would be open to relocating the ATM to a mutually agreed upon location on site should Buyer have a need.

SIGNAGE

Wells Fargo will continue to have rights to the amount of signage that is currently displayed on the building and property. This includes all building, monument, and directional signage. Should the Buyer increase the amount of signage allowed, Wells Fargo will have the first right to that signage.

RESTRICTED USES

The proposed development shall be treated as a first class project. As such, all uses within the development will be of a first class nature. Additionally, the sale of the property will be subject to a restrictive covenant prohibiting the use or occupancy of such property by any tenants or owners, other than Wells Fargo that provide any Financial Services (as defined below) to the public. The restrictive covenant will be incorporated into the deed conveying the subject property. The term "Financial Services" shall mean the operation of any bank, savings and loan organization, credit union, federal savings bank, automatic teller machines, mortgage company and finance company, which services may include, among other things, the sale of securities and other investments, the sale of insurance and annuities, the acceptance and processing of consumer loans (but not credit card transactions), the acceptance of deposits from consumers, providing stock brokerage, mortgage brokerage and financial planning services to consumers, and the provision of other similar financial services or products which may from time to time be legally permitted to be provided by banks and financial services facilities; provided, however, the limitation shall not apply to any mortgage company, insurance company, or stock brokerage that is not a part of a bank, saving and loan organization, credit union, federal savings bank or any of its holding companies. No portion of the proposed development shall be used by any cannabis business until such time as the federal laws change making cannabis legal federally.



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TERMS

In order for Wells Fargo to pick a Buyer, we are asking that the buyer submit and offer with the following minimum amount of information.

I. History of similar transactions in and around the northern Colorado Market

II. Summary of financial capabilities

III. Current relationships with Wells Fargo Bank (Banking, Finance & Other)

IV. Purchase Price & Terms

V. Earnest money amount & Terms

VI. Brokers:

- Should the Respondents utilize the services of a broker in connection with this Request for Proposal, the Respondents shall pay all fees and/or commissions associated with its Brokers compensation.

Branch is open and operating. Any showings must be coordinated with CREG.

Disclaimer.

This RFP is not intended as, and does not constitute, a binding obligation for Wells Fargo or CREG to proceed with the contemplated development project nor a commitment to enter into a binding agreement with any party. Under no circumstances shall this RFP be construed to include all of the material terms and conditions that would be included in any transaction documents. No party may claim any legal rights against Wells Fargo or CREG by reason of responding to this RFP. Furthermore, any costs incurred or action taken by any party in responding to this RFP will be borne by such party at its sole cost and expense. All of the information contained herein is taken from various reliable sources but should not be relied upon as true or accurate. Each party should conduct its own independent investigation of the information set forth in the RFP. Wells Fargo and CREG reserve the right to change any information contained in this RFP at any time in its sole and absolute discretion. Wells Fargo and/or CREG may terminate this RFP at any time for any reason whatsoever. No party shall be obligated contractually hereunder unless and until mutually satisfactory definitive agreements are fully executed by, and delivered to, all parties.

In compliance with C.R.S. 12-61-808, regarding disclosure requirements, Crosbie Real Estate Group, LLC advises all parties hereto that it is acting as Seller's agent in this transaction. As such Crosbie Real Estate Group, LLC owes duties of trust, loyalty and confidence to Seller only. While Crosbie Real Estate Group, LLC has duty to treat Buyer honestly, Crosbie Real Estate Group, LLC is acting on behalf of the Seller and not the Buyer. BUYER HEREBY ACKNOWLEDGES TIMELY DISCLOSURE BY CROSBIE REAL ESTATE GROUP, LLC THAT IT IS SELLER'S AGENT. Please be advised that "DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE THAT INCLUDE TENANT AGENCY, SELLER AGENCY, OR STATUS AS A TRANSACTION BROKER.

All respondents will adhere to the terms and conditions that are contained within the RFP and subsequent correspondence and agreements. Wells Fargo will determine the finalists of the RFP through its own selection process as determined by Wells Fargo in its sole and absolute judgment. Numerous finalists may be selected and asked to provide additional information.



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