

6925 W. 10th Street, Greeley, CO 80634

OFFERING MEMORANDUM

MULTI-TENANT NNN LEASED RETAIL INVESTMENT | CONTACT BROKER FOR PRICING & CAP RATE



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Executive Summary & Investment Highlights

Executive Summary & Investment Highlights

Cushman & Wakefield is pleased to present a modern 5,850 SF retail property built in 2019, positioned on 0.83 acres with excellent frontage along a high-traffic corridor. Grocery-anchored by King Soopers Marketplace, the site offers strong visibility and ample parking. Tenants include Bank of Colorado, McDonald's, T-Mobile, and Jimmy John's—providing diversified, creditworthy income through long-term net leases. With newer construction minimizing capital needs and Greeley's continued growth, this asset represents a conservative investment opportunity focused on stable cash flow and long-term value preservation.



T-MOBILE

is the second-largest U.S. wireless carrier, recognized as the "Un-carrier" for disrupting the industry with nationwide 5G coverage and customer-first innovations.



JIMMY JOHN'S

is a fast-growing sandwich chain known for its fast delivery and fresh, hand-sliced ingredients, with more than 2,600 locations worldwide.



LOS PANCHOS MEXICAN RESTAURANT

in Greeley is a family-owned, local favorite known for authentic, scratch-made Mexican cuisine and a warm, inviting atmosphere. It offers a menu with dishes like breakfast burritos, pork green chili, tacos, enchiladas, and tamales, along with vegetarian and gluten-free options. The restaurant features colorful murals and traditional decorations, creating a casual and cozy dining experience.



NOI (*Projected for 2026)
\$231,875



OCCUPANCY
JIMMY JOHN'S
T-MOBILE
LOS PANCHOS



LEASE COMMENCEMENT
JIMMY JOHN'S **MARCH 7, 2019**
T-MOBILE **MARCH 6, 2019**
LOS PANCHOS **MARCH 4, 2022**



RENT COMMENCEMENT
JIMMY JOHN'S **OCTOBER 1, 2019**
T-MOBILE **JUNE 1, 2019**
LOS PANCHOS **JUNE 1, 2022**



LEASE EXPIRATION
JIMMY JOHN'S **SEPTEMBER 30, 2029**
T-MOBILE **MAY 31, 2029**
LOS PANCHOS **MAY 31, 2027**



BUILDING SIZE
5,850 SF



YOC
2019



PARKING
45 SPACES



BUILDING TYPE
FREESTANDING BUILDING



Property & Tenancy Overview

Property Overview



GROSS LEASABLE AREA
5,850 SF



LOT SIZE
0.83 ACRES



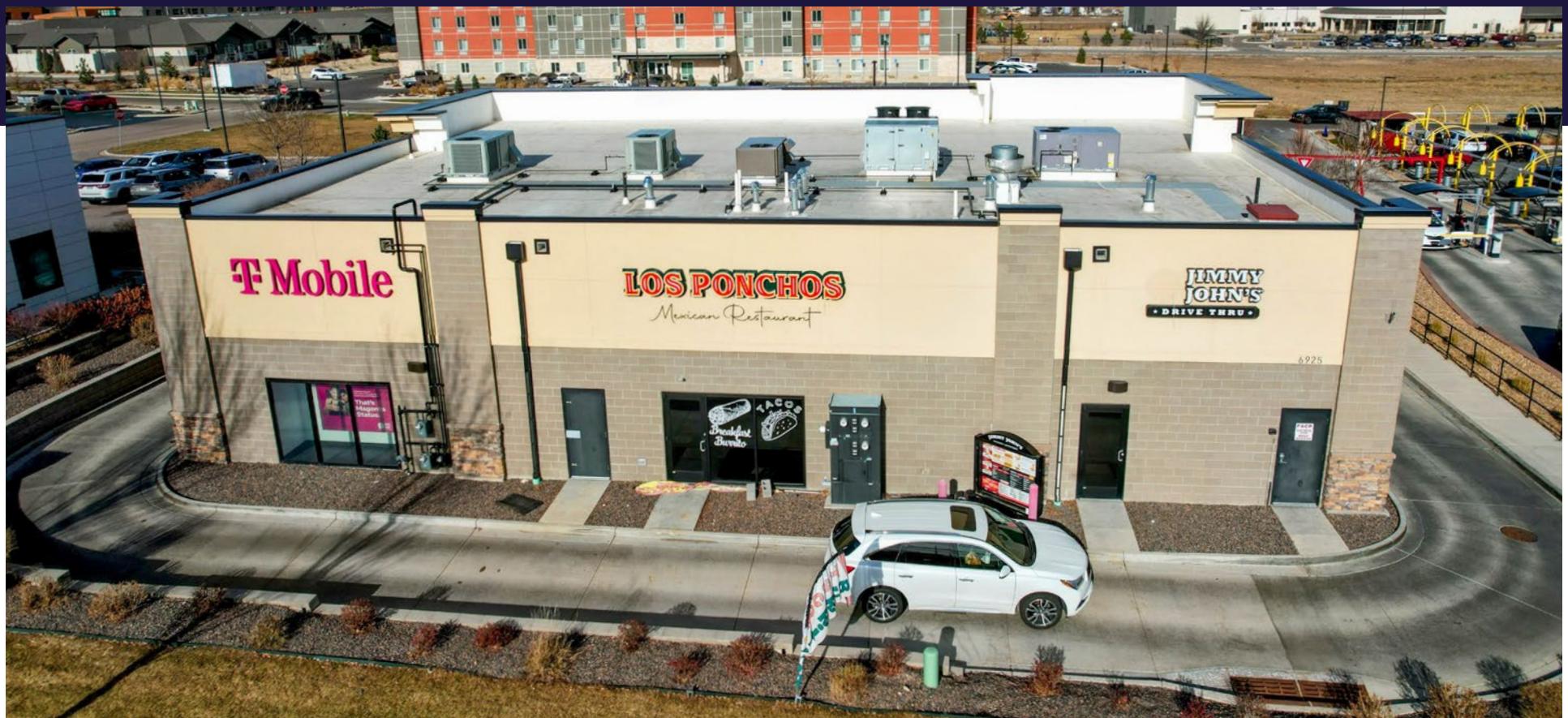
YOC
2019



NOI
\$231,875



PRICING
**CONTACT BROKER FOR
PRICING & CAP RATE**



City Center Shops

This shopping center is a relatively new retail hub, built in 2019, and strategically located at the intersection of 10th Street and 71st Avenue, directly across from King Soopers Marketplace.

The property located at 6925 W 10th Street in Greeley, Colorado is positioned along one of the city's primary commercial corridors, offering strong visibility and accessibility. This location benefits from steady traffic counts and proximity to a mix of national and local retailers, creating a vibrant retail environment.

The property is currently occupied by three established tenants: T-Mobile, a nationally recognized wireless carrier; Jimmy John's, a popular fast-casual sandwich chain; and Los Ponchos Mexican Restaurant, a well-known local dining destination. Together, these tenants provide a diverse mix of services and dining options that draw consistent customer activity. Situated within the growing Northern Colorado region, the property is supported by expanding residential developments and a robust employment base, making it a highly attractive retail destination with long-term market strength.



Tenancy Overview



JIMMY JOHN'S

OVERVIEW

Founded in 1983, Jimmy John's is a fast-casual sandwich chain headquartered in Champaign, Illinois.

SCALE

Operates 2,600+ locations worldwide, primarily franchised.

BRAND STRENGTH

Known for "Freaky Fast" delivery, fresh-baked bread, and hand-sliced meats.

OWNERSHIP

Subsidiary of Inspire Brands, which also owns Arby's, Dunkin', and Sonic.

TENANT APPEAL

Strong national recognition and reliable franchise model provide stable occupancy and customer traffic.



T-MOBILE

OVERVIEW

T-Mobile US, Inc. is the second-largest wireless carrier in the United States, headquartered in Bellevue, Washington.

SCALE

Serves over 100 million customers nationwide with 70,000+ employees.

FINANCIALS

Reported \$81.4 billion in revenue (2024) and is publicly traded on NASDAQ under TMUS.

BRAND STRENGTH

Marketed as the "Un-carrier," T-Mobile is recognized for disrupting the telecom industry with nationwide 5G coverage and customer-first innovations.

TENANT APPEAL

As a Fortune 100 company, T-Mobile offers long-term stability and draws consistent foot traffic.



LOS PONCHOS MEXICAN RESTAURANT

OVERVIEW

A locally owned restaurant in Greeley, CO, located at 6925 W 10th Street, Suite 200.

BRAND STRENGTH

Voted one of Greeley's best new Mexican restaurants, known for its authentic recipes and community appeal.

MENU

Offers breakfast burritos, enchiladas, tamales, tacos, and vegetarian/gluten-free options.

ATMOSPHERE

Cozy, welcoming environment with colorful murals and traditional decor, creating a strong neighborhood presence.

TENANT APPEAL

Local popularity and cultural authenticity make Los Ponchos a strong community anchor, complementing national tenants.



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Financial Overview

Lease Summary



| TENANT | Jimmy John's | Los Ponchos Mexican Restaurant | T-Mobile |
|--------------------|---|--|--|
| TENANT | Colorado Black Gold, LLC | DCRB Greeley, LLC | T-Mobile West, LLC |
| ADDRESS | 6925 10th Street Unit #102, Greeley, CO 80634 | 6925 10th Street Unit #101, Greeley CO 80634 | 6925 10th St Unit#100, Greeley, CO 80634 |
| SF | 1,400 SF | 1,890 SF | 2,200 SF |
| LEASE TERM | 10 Years | 5 Years | 10 Years |
| LEASE COMMENCEMENT | March 7, 2019 | March 4, 2022 | March 6, 2019 |
| RENT COMMENCEMENT | October 1, 2019 | June 1, 2022 | June 1, 2019 |
| LEASE EXPIRATION | September 30, 2029 | May 31, 2027 | May 31, 2029 |
| LEASE TYPE | NNN | NNN | NNN |
| OPTION | 3 (5 Year Options) at 5% Annual Escalations | 4 (5 Year Options) at \$0.25/SF Annual Escalations | 3 (5 Year Options) at 10% Escalations |

Rent Summary



| JIMMY JOHN'S | | | | |
|------------------------|-----------|------------|-------------|--------|
| PERIOD | PER SQ FT | MONTHLY | ANNUAL | % BUMP |
| Years 1-5 | \$40.00 | \$4,666.67 | \$56,000.00 | - |
| Years 6-10 | \$42.00 | \$4,900.00 | \$58,800.00 | 5% |
| Years 11-15 (Option 1) | \$44.10 | \$5,145.00 | \$61,740.00 | 5% |
| Years 16-20 (Option 2) | \$46.31 | \$5,402.25 | \$64,827.00 | 5% |
| Years 20-25 (Option 3) | \$48.62 | \$5,672.36 | \$68,068.35 | 5% |



| LOS PANCHOS MEXICAN RESTAURANT | | | | |
|--------------------------------|-----------|------------|-------------|--------|
| PERIOD | PER SQ FT | MONTHLY | ANNUAL | % BUMP |
| Months 1-3 | \$- | \$- | \$- | Abated |
| Months 4-15 | \$37.03 | \$5,827.50 | \$69,930.00 | \$0.25 |
| Months 16-27 | \$37.26 | \$5,866.88 | \$70,420.50 | \$0.25 |
| Months 28-39 | \$37.50 | \$5,906.25 | \$70,875.00 | \$0.25 |
| Months 40-51 | \$37.75 | \$5,945.63 | \$71,347.50 | \$0.25 |
| Months 52-63 | \$38.00 | \$5,985.00 | \$71,820.00 | \$0.25 |



| T-MOBILE | | | | |
|------------|-----------|-------------|--------------|--------|
| PERIOD | PER SQ FT | MONTHLY | ANNUAL | % BUMP |
| Years 1-5 | \$43.00 | \$7,883.33 | \$94,600.00 | Annual |
| Years 6-10 | \$47.00 | \$8,617.67 | \$104,600.00 | 10% |
| Option 1 | \$52.03 | \$9,538.83 | \$114,466.00 | 10% |
| Option 2 | \$57.23 | \$10,497.20 | \$125,972.60 | 10% |
| Option 3 | \$62.95 | \$11,540.83 | \$138,490.00 | 10% |

Debt Guidance

| | LIFE COMPANY | BANK/CREDIT UNION |
|--------------------------|--------------------------|---------------------|
| EST. LOAN TO VALUE | 55% - 60% | 60% - 65% |
| INITIAL TERM | 5 - 10 Years | 5 - 10 Years |
| INTEREST ONLY | Up to 2 Years | N/A |
| AMORTIZATION | 25 Years | 25 - 30 Years |
| RECOURSE | Partial to Full Recourse | Full Recourse |
| PREPAYMENT PENALTY | Yield Maintenance | Flexible Prepayment |
| EST. INTEREST RATE RANGE | 5.90% - 6.15% | 6.25% - 6.50% |



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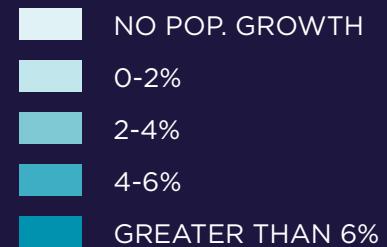
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Location & Market Overview

Location Overview



POPULATION GROWTH (2023-2028)



2025 POPULATION

49,376
3 MILES **110,033**
5 MILES **235,383**
10 MILES

ANNUAL POPULATION GROWTH (2025-2030)

2.29%
3 MILES **1.93%**
5 MILES **2.10%**
10 MILES

2025 HOUSEHOLDS

18,392
3 MILES **39,711**
5 MILES **83,882**
10 MILES

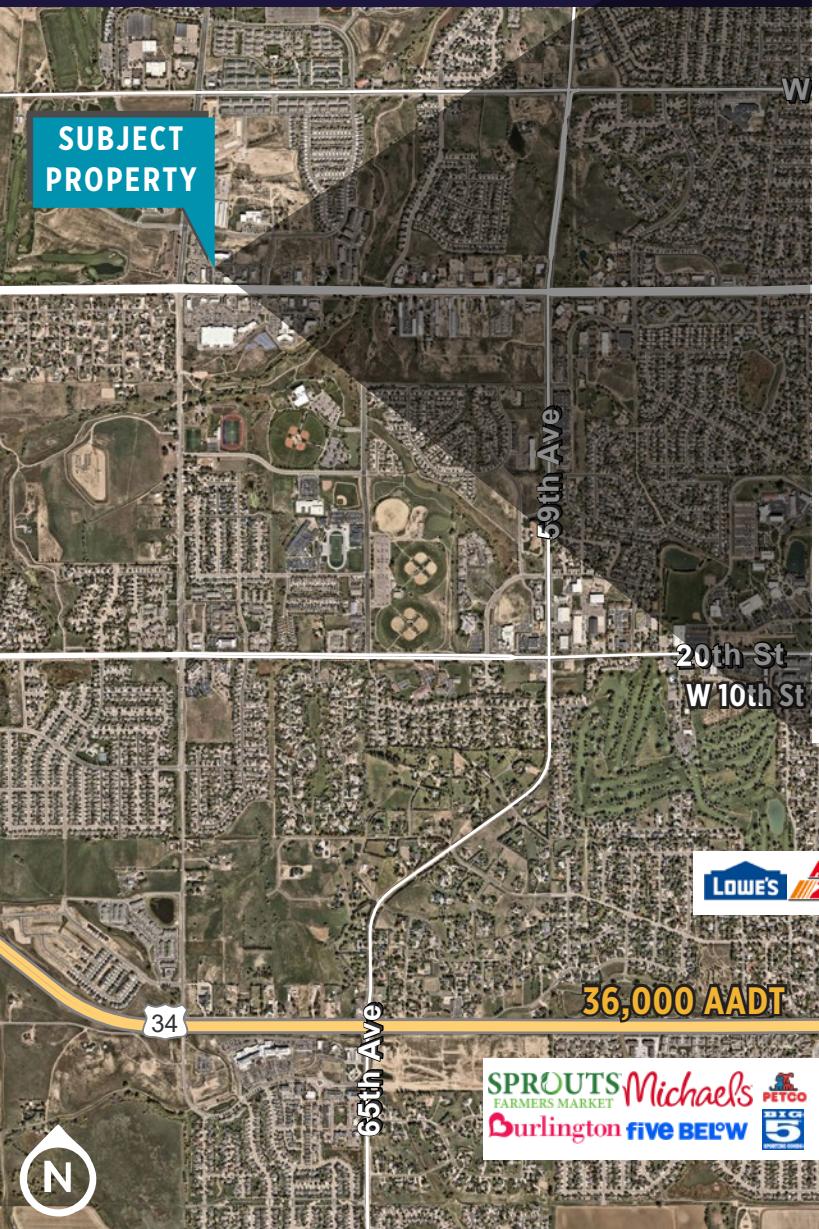
AVERAGE HOUSEHOLD INCOME

\$133,934
3 MILES **\$112,251**
5 MILES **\$121,983**
10 MILES

DRIVE TIMES

31 MINS TO LOVELAND
43 MINS TO FORT COLLINS
63 MINS TO DIA
75 MINS TO DENVER

Location Map





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