

3 UNIT HOUSE FOR SALE



Arlington Heights \$550,000

**1825 7th Avenue
Greeley, Colorado**

8.24% Cap Rate | 8.86% Cash on Cash

9.55 Gross Rent Multiple



MINDFULLY CREATING COMMUNITY



Table of Contents

- OFFERING OVERVIEW.....3
- FINANCIAL OVERVIEW.....4-5
- REGIONAL MAP.....6
- AREA MAP.....7
- AERIAL OVERVIEW.....8
- PROPERTY OVERVIEW.....9-10
- PROPERTY MEDIA.....11
- FLOORPLANS.....12-14
- UNIT PHOTOS.....15-16
- FINANCIAL OVERVIEW.....17
- RENT ROLL.....18
- UNIT MIX & POTENTIAL RENT.....19
- FINANCIAL STATEMENTS.....20-21
- AREA OVERVIEW.....22
- COMMUNITY AMENITIES.....23
- RETAIL AMENITIES.....24
- AREA SCHOOLS.....25
- AREA DEMOGRAPHICS.....26-27
- OFFER PROCESS.....28



MINDFULLY CREATING COMMUNITY
 Copyright LC Real Estate Group, LLC © 2026

Exclusively Marketed For Sale By



Wayne Lewis
 Senior Partner | Senior Broker
 (303) 588.8808
 wlewis@lcrealestategroup.com



Dallas Landry
 Broker Associate
 (970) 581.0679
 dallas@lcrealestategroup.com

Confidentiality Agreement & Offering Disclosure

The information contained herein is proprietary and strictly confidential, and is intended to provide general information that prospective purchasers may use to determine whether to pursue negotiations to acquire the subject property. This information should not be made available to any other persons without the express written consent of LC Real Estate Group, LLC. The information included herein has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. LC Real Estate Group, LLC makes no representation or warranty, expressed or implied, in regard to all material information regarding the subject property, and it is not a substitute for a thorough investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence of any environmental conditions or hazards, the property's compliance or lack thereof with respect to any local, city, county, state or Federal regulation, or any other aspect of the property.



Arlington Heights

1825 7th Avenue | Greeley, Colorado

3,008 SF | 3 Unit House

\$550,000 | 8.24% Cap Rate | 8.86% Cash on Cash | 9.55 Gross Rent Multiple

LC Real Estate Group is pleased to present the opportunity to purchase **Arlington Heights, a three unit house in Greeley, Colorado.**

- **Location Overview:** The Arlington Heights multi-unit house is conveniently located one block from the University of Northern Colorado with easy access to the rest of Greeley one block US Highway 34 Business Route, which goes from 8th Avenue (N/S) and heads east at 18th Street.
- **Property Construction:** Built in 1910, Arlington Heights has been updated several times, most recently in 2025, is priced well below replacement cost, and is an excellent value for a historic infill property.
- **Unit Mix:** Three unit two story house with desirable unit mix including: One 3 Bedroom, 1 Bathroom, One 1 Bedroom, 1 Bathroom non-conforming rear entry main floor unit, and One 2 Bedroom, 1 Bathroom basement unit.
- **Rent Summary:** Average rents of \$1.41/SF and overall average rent of \$708 per bedroom, and detached parking garage asking rent of \$100/month.
- **Financial Summary:** 8.24% Annual all cash return (Cap rate) and excellent 9.55 year return of purchase price to annual gross rents (Gross Rent Multiple)
- **Property Amenities:** Large 0.22 acre lot with mature landscaping, private fully fenced backyard, and separately rented detached two car garage.
- **Unit Amenities:** Unit(s) include central air conditioning and/or ceiling fans, walk-in closets, double pane windows, programmable thermostats, wood burning fireplace, and patio.
- **Unit Finishes:** Unit(s) include two door refrigerator, built-in microwave, dishwasher, electric range/oven, oak cabinets, HD Formica and solid surface counters, and laminate wood flooring.
- **Location Amenities:** Walking distance to University of Northern Colorado (UNC) campus, soccer and baseball fields and minutes from Downtown Greeley restaurants, bars, and entertainment.



RETURNS WITHOUT FINANCING

	PRO FORMA
Purchase Price	\$550,000
Gross Income	\$57,600
Gross Income Multiplier (2)	9.55
Net Operating Income	\$45,332
Capitalization Rate (3)	8.24%
Plus: Property Improvements (Additional Equity)	\$25,000
Updated Property Basis	\$575,000
Stabilized Gross Income Multiplier (4)	9.98
Stabilized Capitalization Rate (4)	7.88%

***Excludes annual return from rental growth and/or price appreciation**

Footnotes

- (1) Pro Forma is based on current in-place income plus rental of garage.
- (2) Gross Income Multiplier (GIM) is the Purchase Price divided by the Net Rental Income. It is the number of years it would take for you to pay back the Purchase Price excluding expenses.
- (3) Capitalization Rate (Cap Rate) is the Purchase Price divided by the Net Operating Income. It is the annual rate of return if you were to purchase a property in cash without the use of debt.
- (4) Estimated cost of additional repairs to property added to property basis



RETURNS WITH FINANCING

Scenario One: Credit Union 30 Year Amort. With Balloon PRO FORMA LTV

Purchase Price						\$550,000	
Plus: Property Improvements (Additional Equity)						\$25,000	
Investor Property Basis						\$575,000	
New Loan (2)						\$440,000	80.0%
Net Operating Income	Amort.	Interest	Term	Adjustment		\$45,332	
Annual Debt Service	360	6.500%	10	Year 6		\$33,373	
Cash Flow After Debt Service						\$11,959	
Total Equity						\$135,000	
Cash-On-Cash Return (3)						8.86%	
Year One Principal Reduction (4)						\$4,918	
Total Return \$ (5)						\$16,877	
Total Return % (5)						12.50%	

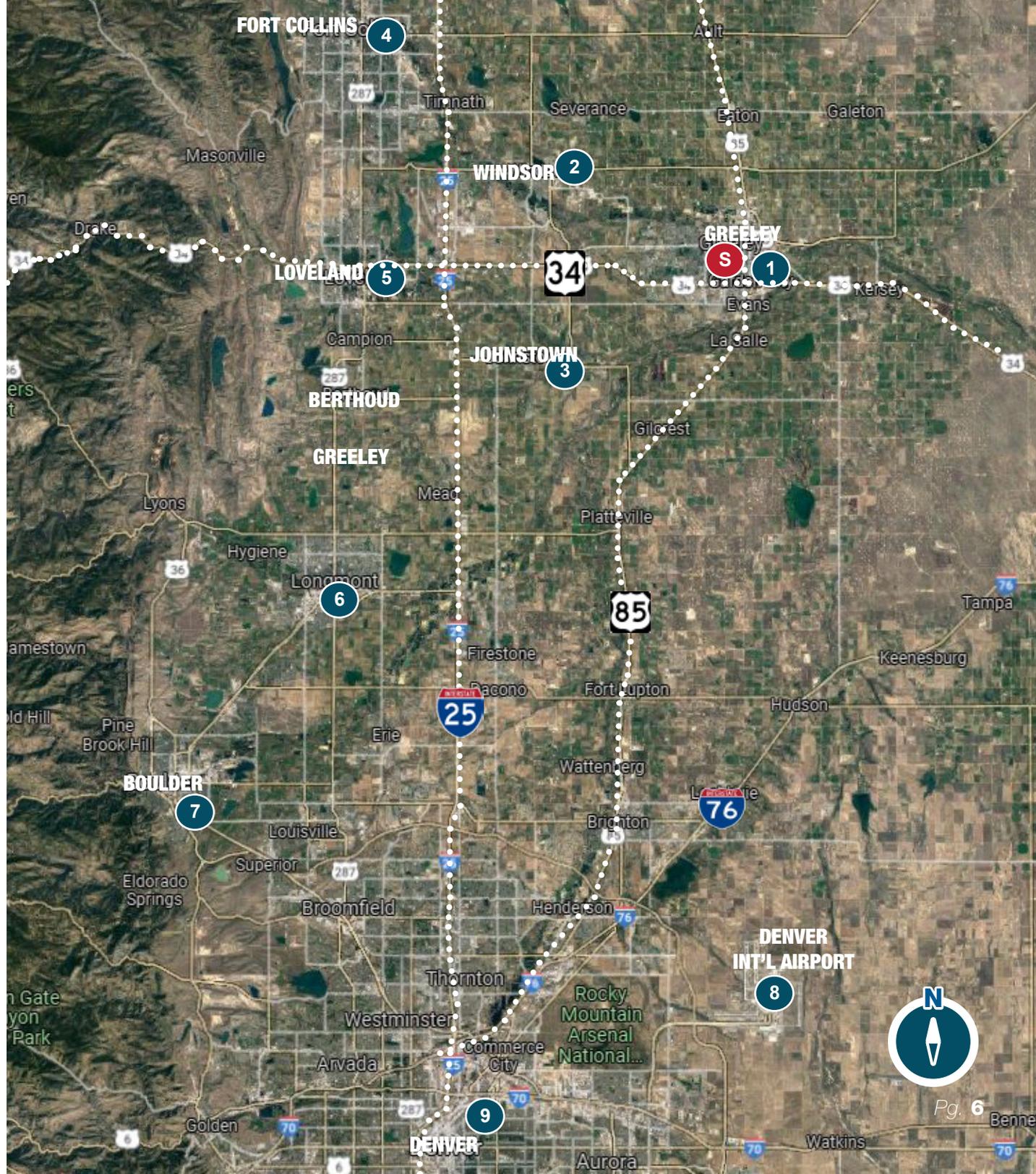
*Excludes annual return from rental growth and/or price appreciation

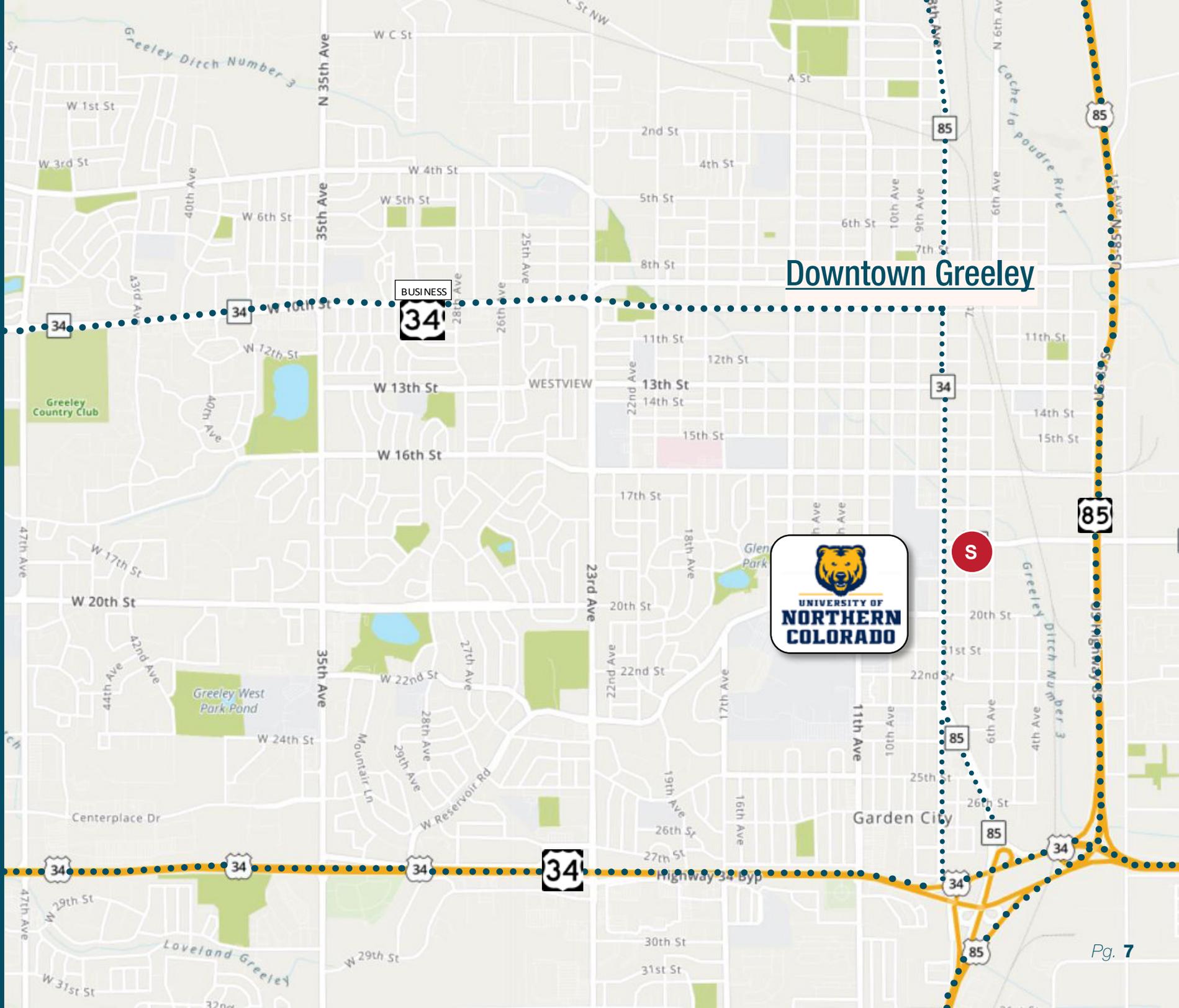
Footnotes

- (1) Pro Forma is based on current in-place income plus rental of garage.
- (2) Proposed New Loan Terms: Amort. is the loan amortization stated in months, divide this number by 12 to get loan amortization in years, LTV means Loan-To-Value and is based on the loan amount divided by the Purchase Price.
- (3) Cash-On-Cash Return is the Cash Flow After Debt Service divided by Equity. It is the annual rate of return if you were to purchase a property with the use of debt.
- (4) Principal Reduction is the annual amount of principal repayment on the loan for the next twelve months.
- (5) Total Return is the Cash Flow After Debt Service plus Principal Reduction divided by Equity. It is the investment return excluding property price appreciation or the return attributable to annual rental rate growth.

REGIONAL MAP

- S Arlington Heights**
- 1 Downtown Greeley**
4 Minutes | 1.0 Miles SE
- 2 Windsor**
21 Minutes | 17 Miles NW
- 3 Johnstown**
23 Minutes | 19 Miles SW
- 4 Fort Collins**
37 Minutes | 31 Miles NW
- 5 Loveland**
30 Minutes | 24 Miles W
- 6 Longmont**
40 Minutes | 34 Miles SW
- 7 Boulder**
59 Minutes | 41 Miles SW
- 8 Denver International Airport (DIA)**
58 Minutes | 56 Miles S
- 9 Denver**
59 Minutes | 54 Miles SW





Downtown Greeley



AERIAL OVERVIEW



UNC Gunter Hall



UNC Brown Hall

UNC Bond Hall

18TH STREET

1825 7TH AVE.

19TH STREET

10TH AVENUE

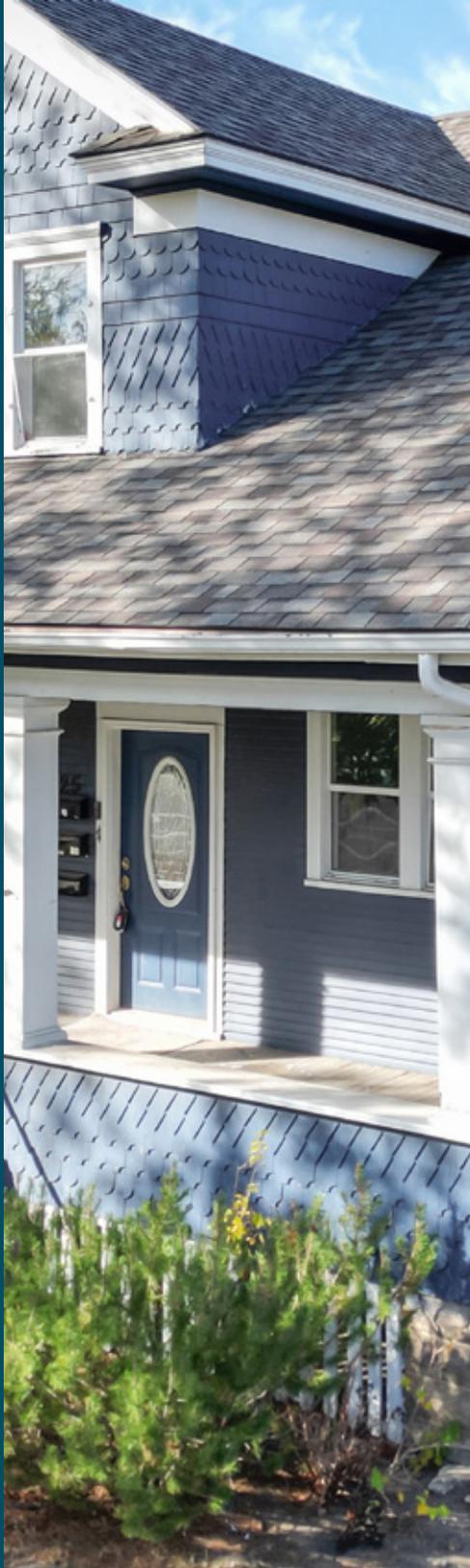
8TH AVENUE

7TH AVENUE

W. 20TH STREET



PROPERTY OVERVIEW



ARLINGTON HEIGHTS

1825 7TH AVENUE
GREELEY, CO 80631

DRIVING DIRECTIONS

From I-25, Exit 257 (US-34 E) toward Greeley. After 6.8 mi, take the US-34 BUS exit, and continue on US-34 BUS E. turning right onto 7th Ave. Drive approx. 8 1/2 blocks. Property is in between 17th and 18th St. on the west side of the street.

PROPERTY OVERVIEW

Property Address	1825 7th Avenue, Greeley, CO 80631
Building Square Footage	+/- 3,008 SF (Floor Plan) 2,638 SF (Assessor)
Years of Construction	Built 1910, Renovated 2025
Parking	2 Car Detached 484 SF
Acres	0.22 Acres (9,500 SF) (Assessor)
Zoning	Residential High Intensity (R-H)
Flood Plain	Area of Minimal Flood Hazard - Zone X

UNIT MIX

Total Units	3 Units (Non-conforming basement unit)
Net Rentable Square Footage	+/- 3,008 SF (Floor Plan)
Average Unit Size	1,003 SF
Unit Types	One (1) 3 Bed, 1 Bath Unit, One (1) 1 Bed, 1 Bath Unit, One (1) 2 Bed, 1 Bath Unit

PROPERTY & UNIT AMENITIES

Common Area Amenities	Detached Garage, Fenced Yard/Pet Area
Landscaping Improvements	Enclosed Fenced Area, Wood Fence, Mature Landscaping
Laundry	Individual Unit Washer/Dryer
Kitchen Appliances	Refrigerator, Electric Range & Oven, Microwave, Dishwasher, Disposal
Finishes	Oak Cabinets, Laminate Countertops, Carpet, Tile
Unit Amenities	Blinds, Ceiling Fan, Double Pane Windows, Programmable Thermostat, Wood Fireplace

PROPERTY TAXES

County	Weld
Legal	GR 3401 L13-14 BLK9 ARLINGTON HEIGHTS
Parcel Account Number	096108311018 R3298286
Mill Levy	80.870
Assessed Value Assessment Rate	\$30,250 6.7%
Current Year Tax Estimate	\$2,147.92 (2025)



ARLINGTON HEIGHTS

1825 7TH AVENUE
GREELEY, CO 80631

BUILDING FEATURES

Building Style	Two Story (Multi-unit house)
Stories	2
Exterior Construction	Wood (Type 5)
Siding & Fascade	Wood Siding
Framing	Wood Framing (Type V)
Basement	Full Finished Basement 854 SF
Roof	Composition Shingle I (Unknown Age)
Heating System	Forced Air
Cooling System	Central Air Conditioning 2013
Electrical	Split-Phase (110/120v & 220/240v) TBD Wiring Type
Plumbing	TBD Piping Material
Gas Meter	Master Metered

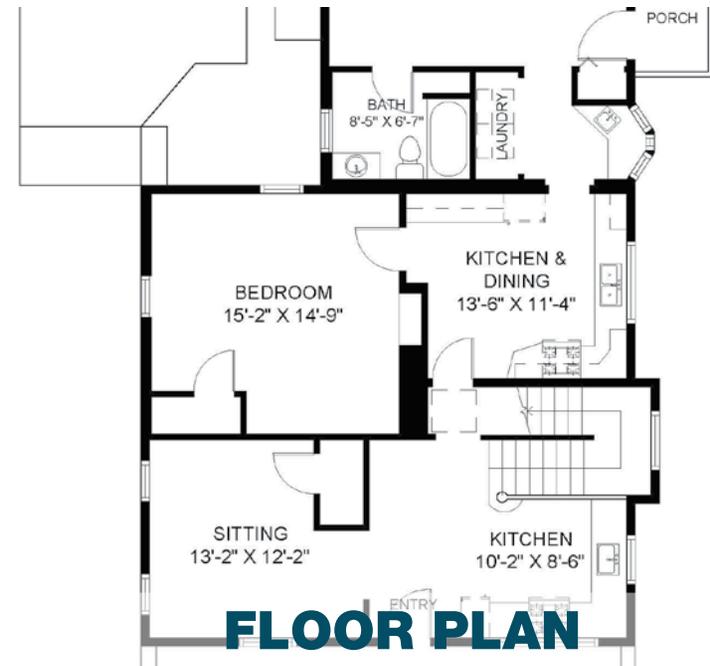
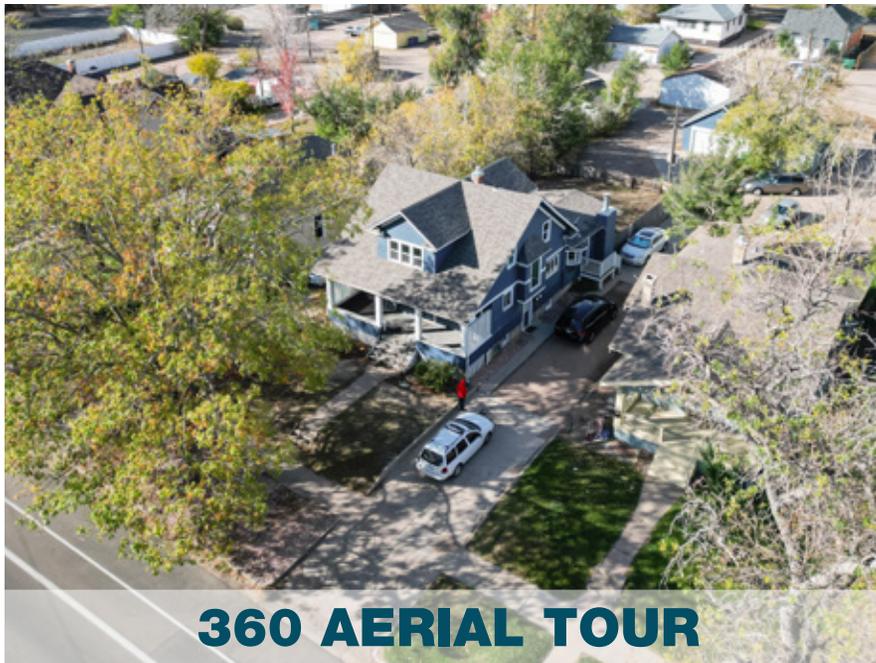
UTILITIES

Tenant Paid Utilities	Trash
Tenant Reimbursed Utilities	Electric, Gas, Water, & Sewer
Water, Sanitary Sewer, and Storm Sewer	City of Greeley: One Meter
Gas	Atmos Energy: One Meter
Electricity	Xcel Energy: Two Meters

COMMUNITY RESOURCES

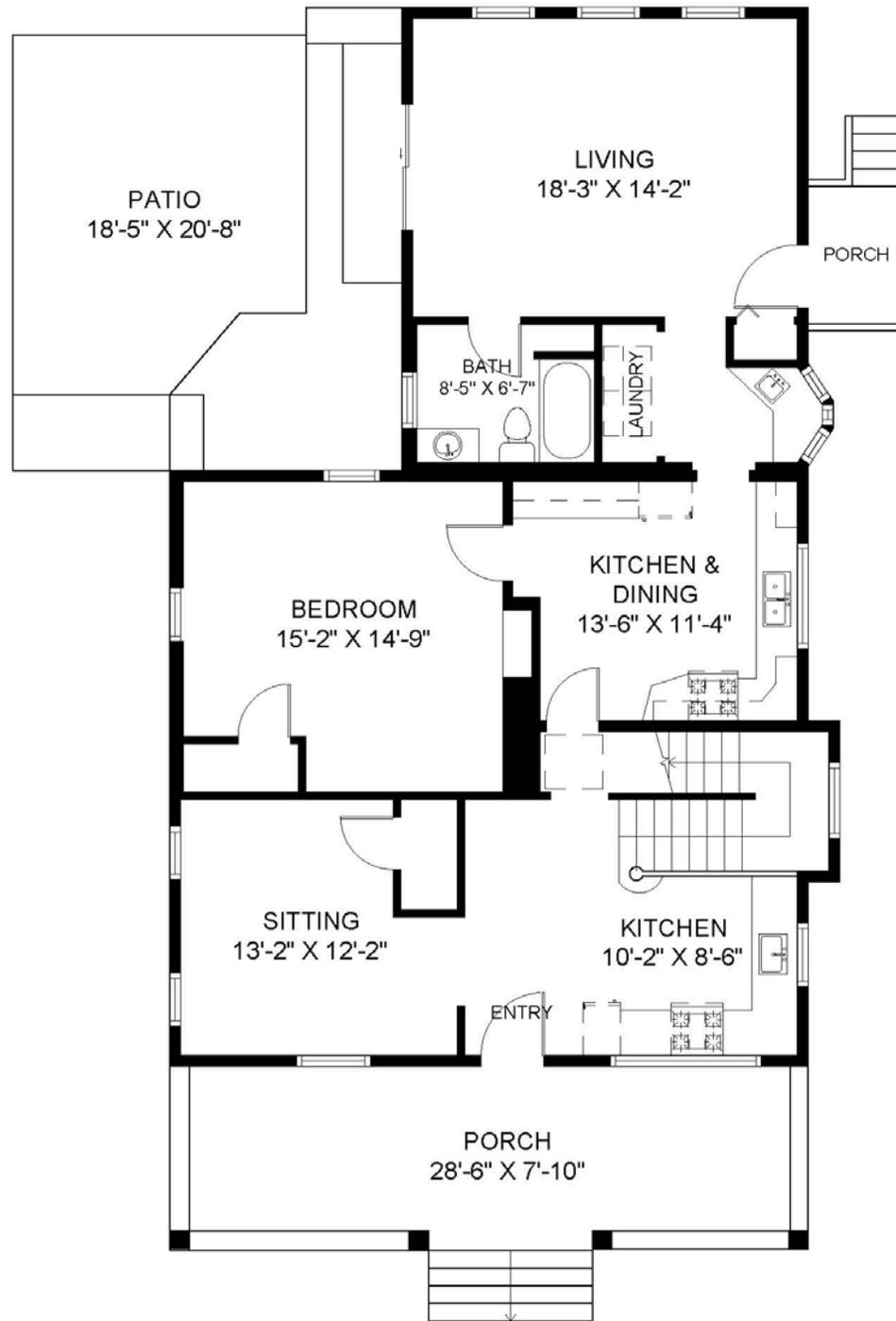
School District	Greeley-Evans School District 6
Elementary School	Maplewood
Middle School	Heath
High School	Greeley Central

CLICK IMAGE OR TEXT BELOW FOR LINKS TO MEDIA CONTENT



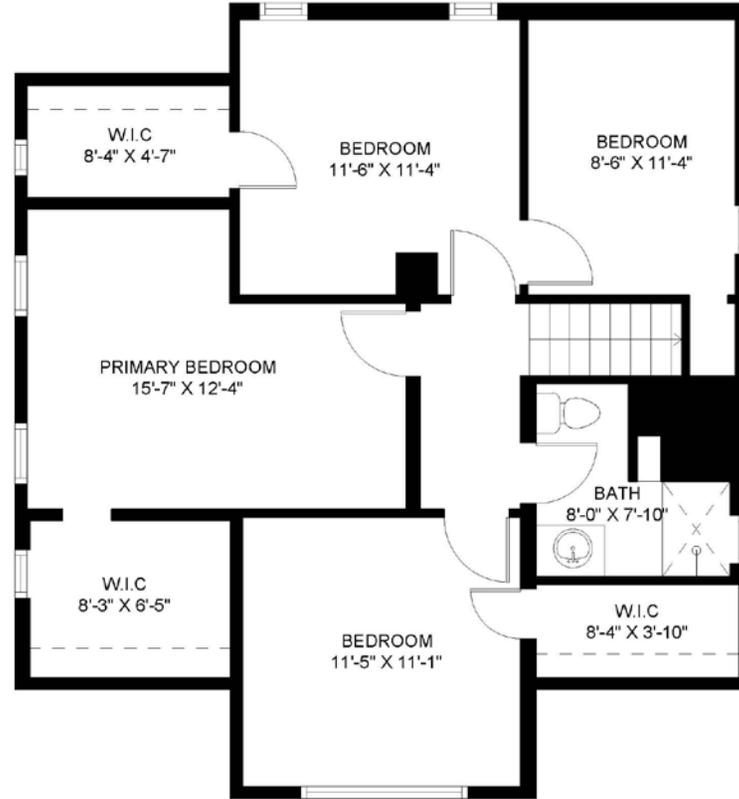
PROPERTY MEDIA

MAIN FLOOR PLAN



SECOND FLOOR PLAN

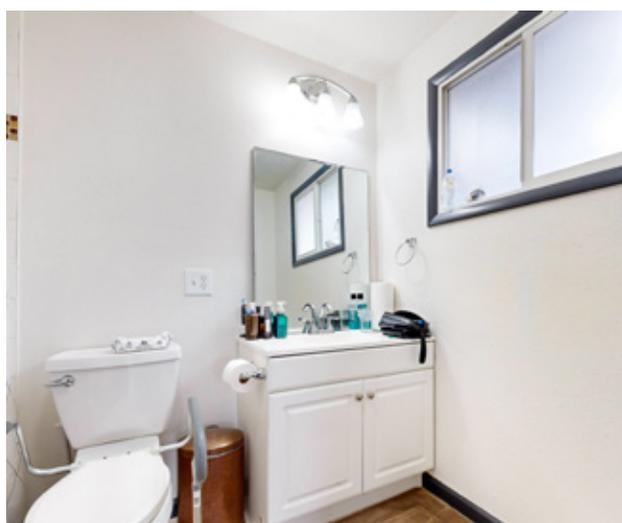
ARLINGTON HEIGHTS
1825 7TH AVENUE
GREELEY, CO 80631



BASEMENT PLAN



UNIT PHOTOS



UNIT PHOTOS



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



RENT ROLL

Status	Unit #	Lease Ending	Floor	Unit Type	Total Unit SF	Current Monthly	\$ / SF	Current Annual	Market Monthly	\$ / SF	Lease Utilities (3)
Occupied	A	5/29/2026	1	3Bd/1Ba	1,304	\$1,950	\$1.50	\$23,400	\$2,000	\$1.53	\$450
Occupied	B	4/11/2026	1	1Bd/1Ba	854	\$1,100	\$1.29	\$13,200	\$1,150	\$1.35	\$150
Occupied	C	10/28/2026	B	2Bd/1Ba	850	\$1,050	\$1.59	\$12,600	\$1,100	\$1.29	\$0
Vacant	G		-	Garage	510 Excl.	\$100		\$1,200	\$150		
Monthly	3			100%	3,008	\$4,200	\$1.40	\$50,400	\$4,400	\$1.46	\$600
Occupied	3			100%	3,008	\$4,100	\$1.36	\$49,200	\$52,800		\$7,200
Vacant	-			0%	0	\$100	-	\$1,200	\$0		\$0
Annual Total		\$57,600		100%	3,008	\$50,400	\$16.76	\$50,400	\$52,800	\$17.55	\$7,200

Footnotes

- (1) Detached garage is not counted as a separate rental unit in occupancy percentages above.
- (2) Square footage is an estimate from V6D. Assessor total square footage is 2,638 SF. Buyer responsible for independently verifying the accuracy of unit and property square footage.
- (3) Tenants in Unit A & B reimburse for gas, electric, water, sewer, and sewer. Tenant in Unit C is a gross lease. Tenants pay for trash directly. Current lease reimbursements are \$450/month 3 Bd, \$150/month 1 Bed, and \$0/month 2 Bed.
- (4) Only Unit B is allowed to have a pet and such pet rent is included in base lease amount.
- (5) Garage unit is pro forma income and could be lease for between \$100 to \$150/month and is estimated to be 510 SF from V6D floor plan measurements.

UNIT MIX & GROSS POTENTIAL RENT

Unit Mix Overview			Occupied Units				Vacant Units @ Owner Asking			Scheduled Rental Revenue		
Floorplan	Total Units	Avg. Unit SF	Occupied Units	Avg. Current Rent	Current \$/SF	Current Monthly Rent	Vacant Units	Asking Rent	Vacants at Asking Rent	Asking Monthly Rent	\$/SF	Potential Monthly Income
3Bd/1Ba	1	1,304	1	\$ 1,950	\$ 1.50	\$ 1,950	0	\$ -	\$ -	\$ 1,950	\$ 1.50	\$ 1,950
1Bd/1Ba	1	854	1	\$ 1,100	\$ 1.29	\$ 1,100	0	\$ -	\$ -	\$ 1,100	\$ 1.29	\$ 1,100
2Bd/1Ba	1	850	1	\$ 1,050	\$ 1.24	\$ 1,050	0	\$ -	\$ -	\$ 1,050	\$ 1.24	\$ 1,050
Garage	1	-	0	\$ -	\$ -	\$ -	1	\$ 100	\$ 100	\$ 100	\$ -	\$ 100
MONTHLY/AVG.	3	3,008	3	\$ 1,367	\$ 1.36	\$ 4,100	1	\$ 100	\$ 100	\$ 1,400	\$ 1.40	\$ 4,200
Annual Total/Avg.		1,003	100.00%			\$ 49,200	33.33%		\$ 1,200	Scheduled Rent		\$ 50,400
						\$ 820				Other Income (4)		
										Utility Reimb.		\$ 7,200
										Eff. Gross Income		\$ 57,600

Footnotes:

- (1) Rent Roll as of September, 2025. CURRENTLY 2 Bd/1 Ba is being renovated.
- (2) Current Annualized Rent is Occupied Units rent plus Vacant Units at Owner Asking Rents.
- (3) Square footage is an estimate provided by V6D. Assessor total square footage is 2,638 SF and assessor finished square footage is 2,638 SF.
- (4) See Rent Roll detail for Other Income

PRO FORMA PROFIT & LOSS

	2026	%	Monthly		
	Pro Forma	EGI	Per Month	Per SF	Per Unit
Income					
Potential Market Rent (1)	\$ 52,800		\$ 4,400	\$ 1.46	\$ 1,467
Loss-To-Lease	(2,400)		(200)	(0)	(67)
Scheduled Rental Revenue	\$ 50,400		\$ 4,200	\$ 1.40	\$ 1,400
Other Revenue	\$ 7,200	12.5%	\$ 600	\$ 0.20	\$ 200
Utility Reimbursement (2)(6)	\$ 7,200		\$ 600	\$ 2.39	\$ 200
Unit A - 3 Bd/1Ba	\$ 5,400		\$ 450	\$ 1.80	\$ 150
Unit B - 1 Bd/1Ba	\$ 1,800		\$ 150	\$ 0.60	\$ 50
Unit C - 2 Bd/1Ba Bsmt	\$ -		\$ -	\$ -	\$ -
Adjust to Estimated Billable	\$ (586)				
Effective Gross Income	\$ 57,600		\$ 4,800	\$ 1.60	\$ 1,600
Annual Per SF/Unit	\$ 6,614			\$ 19.15	\$ 19,200
		%			Annual
Operating Expenses		EGI	Per Month	Per SF	Per Unit
Property Tax (3)	\$ 2,452		\$ 204	\$ 0.82	\$ 817
Insurance (4)	\$ 3,202		\$ 267	\$ 1.06	\$ 1,067
Utilities (2)(6)	\$ 5,934		\$ 495	\$ 1.97	\$ 1,978
Gas - Master Meter (Atmos)	\$ 1,452		\$ 121	\$ 0.48	\$ 484
Electric - Combined (Xcel)	\$ 2,966		\$ 247	\$ 0.99	\$ 989
Water Service - Master Meter	\$ 1,516		\$ 126	\$ 0.50	\$ 505
Contract Services	\$ 680		\$ 57	\$ 0.23	\$ 227
Trash (5)	\$ 680		\$ 57	\$ 0.23	\$ 227
Total Operating Expenses	\$ 12,268	21.3%	\$ 1,022	\$ 4.08	\$ 4,089
Net Operating Income	\$ 45,332		\$ 3,778	\$ 15.07	\$ 15,111
Price	\$ 550,000				
Gross Rent Multiple	10.9				
Gross Income Multiple	9.5				
Capitalization Rate	8.24%				

Footnotes

- 1) POTENTIAL MARKET RENT & SCHEDULED RENTAL REVENUE. Includes all units fully leased per Unit Mix & Gross Potential worksheet. Scheduled rental revenue assumes garage is leased out to a third party or one of the existing tenant at \$100 per month but is currently vacant.
- 2) UTILITY REIMBURSEMENT REVENUE & UTILITIES. Owner pays all utilities and bills back utilities per bedroom. Electricity is split between main level and basement, while gas and water/sewer are on one meter. Current lease reimbursements are \$450/month 3 Bd, \$150/month 1 Bed, and \$0/month 2 Bed for a total of \$7,200 per year. Utility Reimbursement overcollected based on broker proforma utilities and trash expenses and has down to reflect estimated billable actual expenses.
- 3) PROPERTY TAX. Broker estimate of 2025 Taxes Payable in 2026 of \$2,451.79 per Weld County Assessor.
- 4) INSURANCE. Estimated insurance premium of \$3,201.53 includes a \$2,916.28 base premium with general liability of \$300,000.
- 5) TRASH. Tenants pay directly for trash service. There are no other contract services.
- 6) BROKER ESTIMATE.

PRO FORMA PROFIT & LOSS

	2026	Front	Rear	Basement	Detac
	Pro Forma	3 Bd/1 Ba	1 Bd/1 Ba	2 Bd/1 Ba	Gar:
Income		1,304	854	850	
Potential Market Rent (1)	\$ 52,800	\$ 24,000	\$ 13,800	\$ 13,200	\$ 1
Loss-To-Lease	\$ (2,400)	\$ (600)	\$ (600)	\$ (600)	\$
Scheduled Rental Revenue	\$ 50,400	\$ 23,400	\$ 13,200	\$ 12,600	\$ 1
Other Revenue	\$ 7,200	\$ 5,400	\$ 1,800	\$ -	\$
Utility Reimbursement (1)(6)	\$ 7,200	\$ 5,400	\$ 1,800	\$ -	\$
Unit A - 3 Bd/1Ba	\$ 5,400	\$ 5,400	\$ -	\$ -	\$
Unit B - 1 Bd/1Ba	\$ 1,800	\$ -	\$ 1,800	\$ -	\$
Unit C - 2 Bd/1Ba Bsmt	\$ -	\$ -	\$ -	\$ -	\$
Adjust to Estimated Billable	\$ (586)	\$ (439)	\$ (329)		
Effective Gross Income	\$ 57,600	\$ 28,800	\$ 15,000	\$ 12,600	\$ 1
<i>Annual Per SF/Unit</i>					
Operating Expenses					
Property Tax (3)	\$ 2,452	\$ 929	\$ 742	\$ 781	\$
Insurance (4)	\$ 3,202	\$ 1,214	\$ 968	\$ 1,019	\$
Utilities (2)(6)	\$ 5,934	\$ 2,967	\$ 989	\$ 1,978	\$
Gas - Master Meter	\$ 1,452	\$ 726	\$ 242	\$ 484	\$
Electric - Unit A - 3Bd/1Ba	\$ 2,966	\$ 1,483	\$ 494	\$ 989	\$
Water Service - Master Meter	\$ 1,516	\$ 758	\$ 253	\$ 505	\$
Contract Services	\$ 680	\$ 340	\$ 113	\$ 227	\$
Trash (5)	\$ 680	\$ 340	\$ 113	\$ 227	\$
Total Operating Expenses	\$ 12,268	\$ 5,450	\$ 2,813	\$ 4,005	\$
Net Operating Income	\$ 45,332	\$ 23,350	\$ 12,187	\$ 8,595	\$ 1
Price	\$ 550,000				
Gross Rent Multiple	10.9				
Gross Income Multiple	9.5				
Capitalization Rate	8.24%				

PRO FORMA PROFIT & LOSS

Footnotes

1) **POTENTIAL MARKET RENT & SCHEDULED RENTAL REVENUE.** Includes all units fully leased per Unit Mix & Gross Potential worksheet. Scheduled rental revenue assumes garage is leased out to a third party or one of the existing tenant at \$100 per month but is currently vacant.

2) **UTILITY REIMBURSEMENT REVENUE & UTILITIES.** Owner pays all utilities and bills back utilities per bedroom. Electricity is split between main level and basement, while gas and water/sewer are on one meter. Current lease reimbursements are \$450/month 3 Bd, \$150/month 1 Bed, and \$0/month 2 Bed for a total of \$7,200 per year. Utility Reimbursement overcollected based on broker proforma utilities and trash expenses and has down to reflect estimated billable actual expenses.

2) **PROPERTY TAX.** Broker estimate of 2025 Taxes Payable in 2026 of \$2,451.79 per Weld County Assessor.

4) **INSURANCE.** Estimated insurance premium of \$3,201.53 includes a \$2,916.28 base premium with general liability of \$300,000.

5) **TRASH.** Tenants pay directly for trash service. There are no other contract services.

6) **BROKER ESTIMATE.**

AREA OVERVIEW

AREA OVERVIEW



COMMUNITY AMENITIES

S Arlington Heights Triplex

1 Greeley Mall

3.0 Miles | 8 Minutes
Cinemark theater-anchored center with 65 stores and restaurants

2 University of Northern Colorado

0.5 Miles | 1 Minutes
Public university and graduate school

3 Highland Hills Golf Course

5.0 Miles | 11 Minutes
18-hole championship golf course

4 Union Colony Civic Center

2.0 Miles | 5 Minutes
Multipurpose performance venue featuring a theatrical stage & concert hall

5 City of Evans Recreation Center

3.0 Miles | 6 Minutes
Public gymnasium and cardio/weight room

6 UC Health Greeley Med Ctr & Hospital

1.5 Miles | 4 Minutes
Outpatient multi-specialty medical office building and 50-bed, acute-care hospital

7 Greeley-Weld County Airport

4.0 Miles | 7 Minutes
Regional airport servicing all general and business aviation users

8 Northern Colorado Medical Center

2.0 Miles | 5 Minutes
Medical center with excellence in burn and trauma care and highly rated cancer care program

9 Island Grove Regional Park

3.0 Miles | 7 Minutes
145 acre public park with multi-use events complex and fairgrounds

10 Evans City Park

3.0 Miles | 5 Minutes
Park with picnic pavilion, barbeque's, playground and basketball court



RETAIL AMENITIES

S Arlington Heights Triplex

1 Family Dollar

1.5 Miles | 4 Minutes
Groceries, household items & beauty products

2 Walgreen's

1.0 Miles | 4 Minute
Pharmacy and quick groceries

3 Murdochs

2.0 Miles | 4 Minutes
Ranch supply, animal feed & tack, tools, clothing & shoes, hardware, fencing

4 Natural Grocers

1.0 Miles | 2 Minutes
Natural & organic groceries, supplements & household products

5 Bittersweet Plaza

3.0 Miles | 6 Minutes
Safeway anchored power center with Target, Kohls, Best Buy, Ulta and restaurants

6 University Square

3.0 Miles | 7 Minutes
King Soopers anchored center with Ace Hardware, JoAnn Fabrics, Planet Fitness and multiple fast food retailers

7 Greeley Mall

3.0 Miles | 8 Minutes
Cinemark theater-anchored center with 65 stores and many restaurants

8 Sam's Club

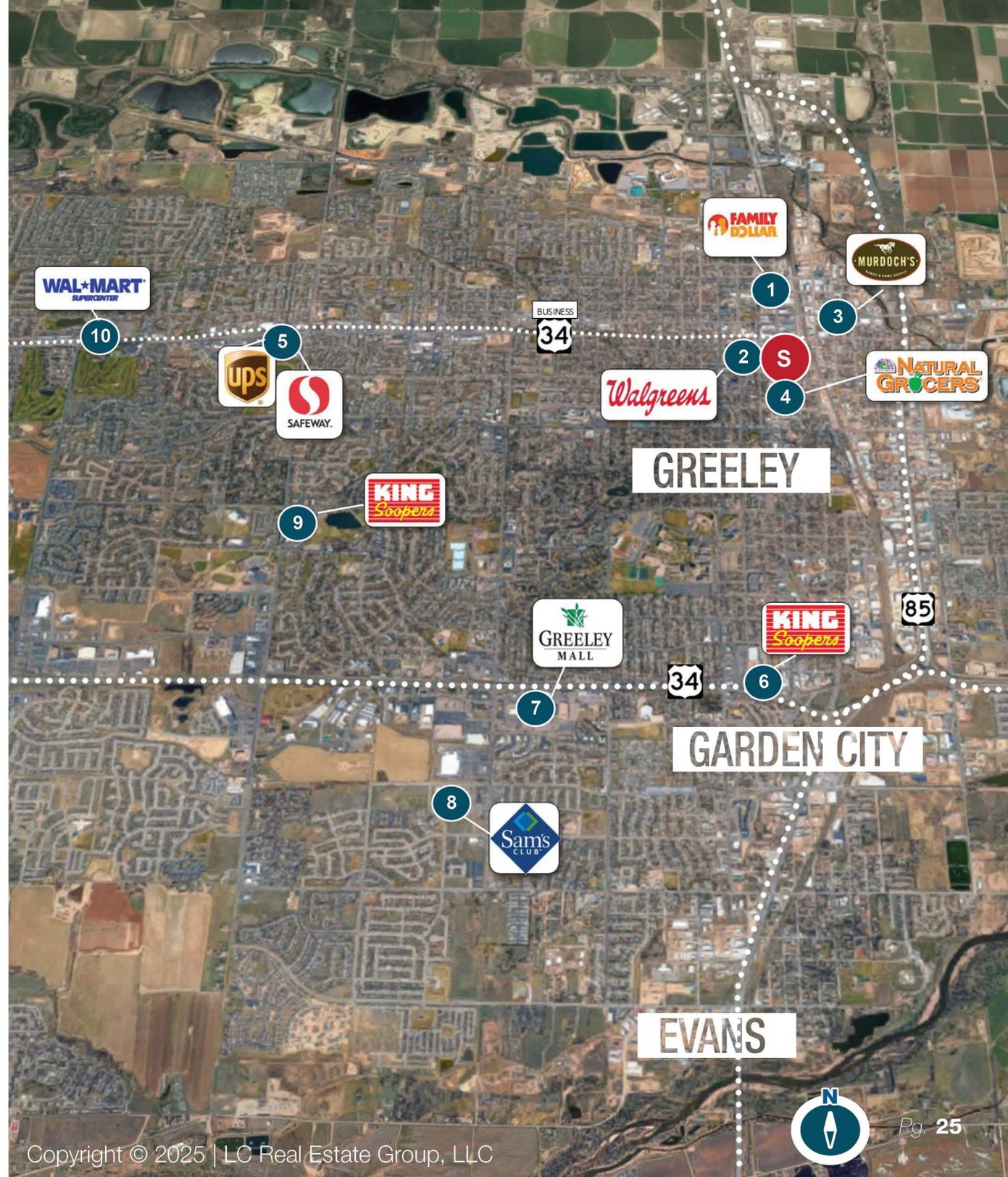
3.0 Miles | 8 Minutes
Sam's Club discount bulk shopping

9 Northgate Village Shopping Center

7.0 Miles | 14 Minute
King Soopers anchored shopping center with fuel station and many restaurants, fast food and other retailers

10 Westmoor Commons I

4.0 Miles | 9 Minutes
Walmart supercenter near multiple other small retailers and fast food





Schools Greeley-Evans School District 6

PUBLIC SCHOOLS

	Grades
Maplewood Elementary School	K-5
Heath Middle School	6-8
Greeley Central High School	9-12

PRIVATE-CHARTER SCHOOLS

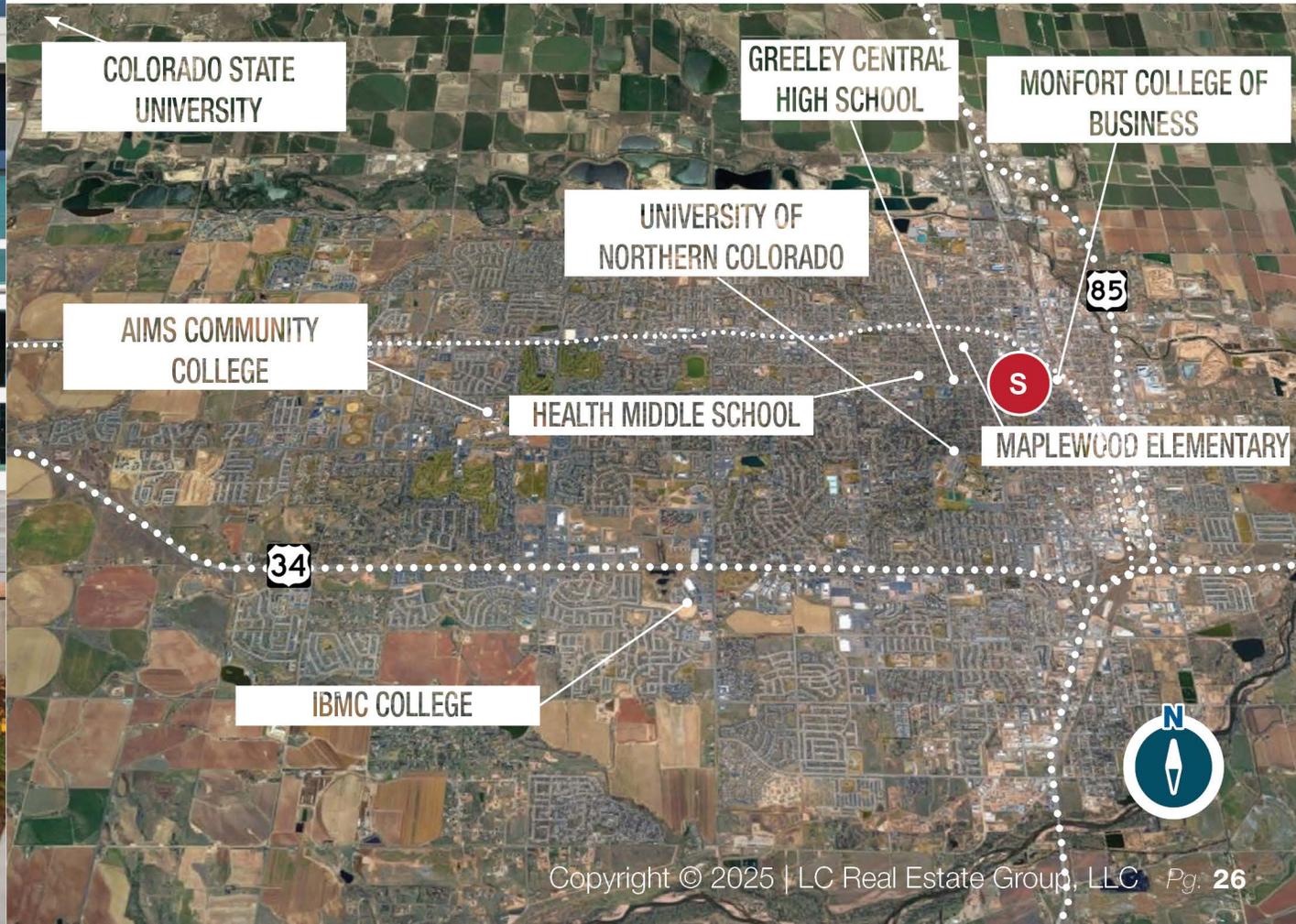
	Grades
Chappelow K-8 Arts Magnet School	K-8
Frontier Academy Elementary	K-5

COLLEGES

	Distance	Drive
Aims Community College	4.7	10
IBMC College - Greeley	4.2	10
Monfort College of Business	1.4	3

UNIVERSITIES

	Distance	Drive
University of Northern Colorado	0.5	1
Colorado State University	32	41



GREELEY, CO “GARDEN CITY OF THE WEST”

- Weld County’s most populous municipality with growth in several diverse industries
- 60 miles North of Denver, 1 hour from DIA, and 35 minutes from Fort Collins-Loveland, the City is easily accessed from all Northern Colorado and Denver Metro areas
- Home to both the University of Northern Colorado (UNC), and Aims Community College
- Greeley’s economy is based heavily in Agriculture, Food Processing, Energy, Health Care, and Education, seeing impressive rankings related to business and career opportunity
- Recently ranked No. 30 of the Fastest Growing Cities in the Nation (WalletHub - 2021), and No. 43 in the Best-Performing Cities Index (Milliken Institute - 2021)

POPULATION	City	County	State	US
2010	92,921	252,823	5,029,200	308,745,538
2025	116,186	368,063	6,009,761	338,440,954
Annual % Change	1.79%	3.26%	1.39%	0.69%
Avg. Family Size	2.71	2.83	2.49	2.53
INCOME	City	County	State	US
Median HH Income	\$72,610	\$96,627	\$94,820	\$79,068
AGE	City	County	State	US
Median Age	33.0	35.4	38.0	39.3
Less than 18	24	25.6	20.8	21.0
18-24	13.3	10.1	9.5	9.5
25-34	15.8	13.8	15.2	13.5
35-64	32.8	37.3	38.2	37.7
65+	14	13.4	16.3	18.1

FOOTNOTES

Source: Esri Community Profile as of Q3 2025

EDUCATION	City	County	State	US
High School	86.1%	90.1%	93.7%	90.6%
College	39.5%	44.5%	56.2%	46.3%

Colorado is Ranked as the 2nd State in the United States for Educational Attainment (US News | May 2023)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q3 2025

GREELEY, CO “GARDEN CITY OF THE WEST”

- Greeley aims to promote growth and development with “creativity, critical thinking, and open communication”. (Greeley.gov - Economic Health and Housing)
- The City boasts many destinations and attractions including Downtown Greeley (a Colorado Certified Creative District), and Island Grove Regional Park (home of the Greeley Stampede)
- Greeley was ranked the No. 4 Best Place to Live in Colorado (Bankrate - 2021), No. 1 of the Best Cities for Pets (Rent.com - 2021), No. 6 in Jobs and Economy (WalletHub - 2020), and tied for No. 1 in Highest Regional Gross Domestic Product Growth (WalletHub - 2020)

Source: <https://greeleygov.com/government/cmo/rankings>

UNEMPLOYMENT

	City	County	State	US
August 2025	3.30%	4.5%	4.00%	4.10%

Source: FRED Economic Data Unemployment Rates as of August 2025 (fred.stlouisfed.org)

EMPLOYMENT

	City	County	State	US
Non-Farm Payroll Total	52,433	112,527	2,936,599	160,403,925
Agriculture/Mining	0.45%	2.51%	0.96%	0.73%
Construction	4.84%	9.45%	5.70%	4.63%
Manufacturing	3.49%	9.61%	5.46%	7.62%
Trade, Transportation, & Utilities	15.72%	18.48%	16.77%	18.40%
Information	1.29%	1.22%	3.25%	2.62%
Financial Activities	6.79%	6.63%	10.31%	9.45%
Professional & Business Services	4.61%	4.82%	8.57%	7.91%
Education and Health Services	36.99%	25.51%	21.66%	24.10%
Leisure and Hospitality	10.82%	10.09%	13.14%	11.23%
Other Services	7.14%	5.99%	7.22%	7.00%
Government	7.86%	5.70%	6.96%	6.31%

HOUSING

	City	County	State	US
Owner Occupied Housing	54.40%	70.80%	57.90%	57.90%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q3 2025



PRICING

The Seller is offering the property for sale at **\$550,000**

OFFER PROCESS

Seller shall review and respond to all offers as they are received. In the event of multiple offers, a response deadline shall be set and seller shall respond with a best and final to one or more offers with the best price and terms. The Seller reserves the right to accelerate any response deadline for strong credible offers at any time.

OFFER WRITING INSTRUCTIONS

Seller	JAG Investments LLC
Property Address	1825 7th Avenue, Greeley, CO 80631
Property Legal	GR 3401 L13-14 BLK9 ARLINGTON HEIGHTS
Earnest Deposit	\$10,000 or greater
Title Company	Land Title Guarantee
Seller Contingencies	1031 Exchange (Seller). Seller shall have the option of structuring the Closing of this transaction as a 1031 tax-deferred exchange. If Seller elects a 1031 exchange, the Buyer agrees to cooperate with the Seller and to execute such documents at the Closing as may be reasonably necessary to complete said exchange, so long as the 1031 exchange will not delay the Closing or cause the Buyer to incur any additional liability or expense.



MINDFULLY CREATING COMMUNITY

LC REAL ESTATE GROUP IS FOCUSED ON CREATING OPPORTUNITIES AND WEALTH FOR THOSE WE TOUCH THROUGH OUR WORK.

INVESTMENT SALES

Our brokerage team has completed over \$300 million in investment sales and transactions and have an extensive investor base , including local, national, public and private investors, owner-users and developers.

Our team has assisted investors in a variety of transaction types including but not limited to:

- ✓ Apartments
- ✓ Industrial buildings
- ✓ Medical and multi-tenant office
- ✓ Retail shopping and strip centers
- ✓ Self-storage facilities



WAYNE LEWIS

*Senior Partner,
Senior Broker*



DALLAS LANDRY

Broker Associate



CHRIS JOHNSTON

*Senior Financial Analyst,
Broker Associate*



SABRENA TREGO

*Partner, Licensed Broker
Assistant*

MINDFULLY CREATING COMMUNITY

LC Real Estate Group is built on over 25 years of community building in Northern Colorado. We focus on thoughtfully and intentionally creating great places for people to work, play, learn, and raise their families. Our strategy is to serve the community and help it thrive by creating opportunities and wealth for those we touch through our work.

With our roots in Loveland, the company was originally founded in 1996 with a focus on development in Loveland. Since that time, the company has grown in depth and become a regional player with the growth of its commercial and residential brokerage, investment property, property management, home building, liquor store, and other local businesses. The company has grown in breadth with regional activities and investments in Northern Colorado, Metro Denver, Colorado Springs, and neighboring states.



**1712 Topaz Drive
Loveland, CO 80537
LCRealEstateGroup.com
(970) 667-7000**

Arlington Heights

Greeley, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com

1712 Topaz Drive, Loveland, CO 80537



Wayne Lewis

Senior Partner | Senior Broker

303.588.8808

wlewis@lcrealestategroup.com



Dallas Landry

Broker Associate

970.581.0679

dallas@lcrealestategroup.com