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**REALTEC**

COMMERCIAL REAL ESTATE SERVICES

# INVESTMENT PROPERTY WITH NATIONAL TENANT

**4645 W. 18TH STREET | GREELEY, CO**



**Bruce Campbell**

970.231.6824

bruce@realtec.com

**Patrick O'Donnell**

970.231.5576

patricko@realtec.com

[WWW.REALTEC.COM](http://WWW.REALTEC.COM)

# PROPERTY SUMMARY

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970.231.6824  
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Patrick O'Donnell  
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patricko@realtec.com

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## PROPERTY TYPE

OFFICE

## SQUARE FOOTAGE

1,487 SF

## TENANT

EDWARD JONES

## TERM REMAINING

5.5 YEARS

## PRICE

\$358,000

## CAP RATE

6.75%

## FEATURES

- National Tenant
- High quality brick building
- Abundant parking
- Quality interior finishes
- Functional layout

<b>4645 18th St, Unit 100, Greeley</b>	
<b>Tenant - Edward Jones</b>	
Property Type	Office condo
SF	1,487
Lease commencement	Nov 1 2019
Lease expiration	Oct 31 2026
Time left on lease	5.5 years
Options	One, 5 year option
Lease Type	NNN
Current Base Rent	\$2,014
Rent/SF	\$16.25
Escalators	1.56%
Listing cap rate	6.75%
<b>Asking Price</b>	<b>\$358,000</b>

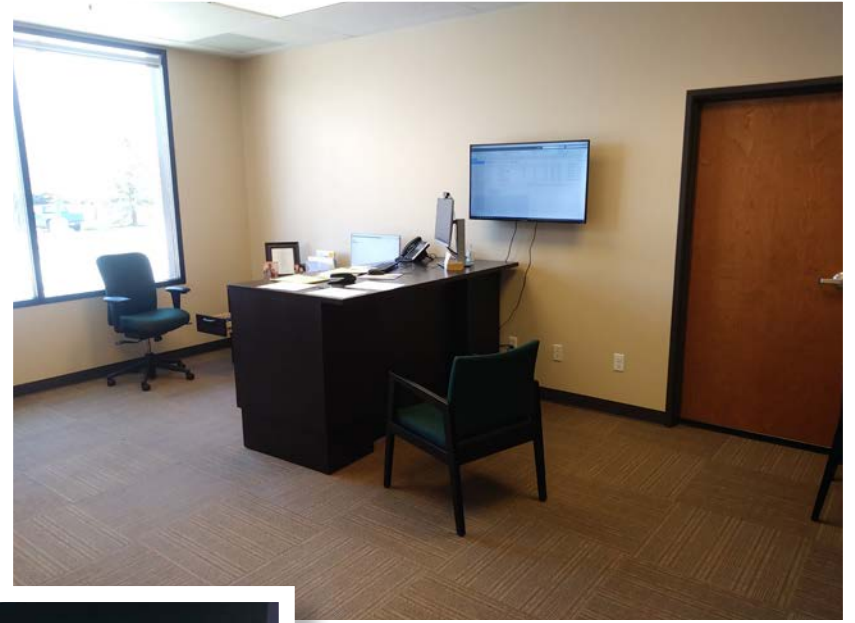


# INTERIOR PHOTOS

Bruce Campbell  
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## Edward Jones

### **About Edward Jones**

Founded in 1922, Edward D. Jones & Co., L.P., (since 1995, d.b.a. Edward Jones Investments) is a financial services firm headquartered in St. Louis, Missouri, United States. It serves investment clients in the U.S. and Canada, through its branch network of more than 15,000 locations and 19,000 financial advisors. The company currently has relationships with nearly 8 million clients and \$1 trillion in assets, under management worldwide. The firm focuses solely on individual investors and small-business owners. Edward Jones is a subsidiary of The Jones Financial Companies, L.L.L.P., a limited liability limited partnership owned only by its employees and retired employees and is not publicly traded. Edward Jones had the largest number of brokers and branch offices among brokerage firms in the United States

### **Awards and rankings**

J.D. Power and Associates designated Edward Jones Investments as the firm with the “Highest Investor Satisfaction” nine times between the years 2002 and 2019. The Canadian Arm of J.D. Power also designated the firm with “Highest Investor Satisfaction” for nine years between 2006 and 2019.

In 2020, Fortune magazine ranked Edward Jones Investments at number seven on their Fortune List of the Top 100 Companies to Work For in 2020 based on an employee survey of satisfaction.

# LOCATION DETAILS

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# AREA INFORMATION

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Close to many places and attractions Greeley is within an hour's drive of Denver, Denver International Airport, Fort Collins, Cheyenne, and the popular Rocky Mountain National Park near Estes Park, CO. This allows its residents to enjoy all the perks and attractions of the Colorado front range cities, mountain towns, and still be a great smaller-city community to live and raise a family.

In recent years Greeley and the surrounding Greeley metropolitan Statistical Area (MSA) has topped charts for growth in the nation by earning the distinctions of: 2017 3rd fastest-growing MSA, ranked 2nd best small cities for jobs and best small cities for business in 2014 by Forbes magazine.

Greeley's thriving economy is primarily fueled by a diverse mix of industries including: agriculture, food processing, energy production, construction services, business services, manufacturing, education, healthcare/wellness, and government services. The major employers in the area are listed below:

- JBS
- UC Health
- Leprino Foods
- Select Energy Services
- State Farm Insurance
- Colorado Premium Foods
- University of Northern Colorado
- Hensel Phelps Construction
- Tele Tech
- Roche Constructors
- Noble Energy
- City of Greeley
- DCP Energy
- LEED Fabrication
- Banner Health Animal Health International
- Helena Chemical Company
- Envirotech Services
- Burris-Steiner
- All American Pet Proteins

Greeley annually hosts the notable regional events of the Greeley Independence Stampede rodeo and parade which is the nation's largest 4th of July rodeo and festival celebration through a 10-day series of events/activities. Also, in June each year Greeley is home to the Greeley Blues Jam that attracts blues artists from around the country in a 2-day event concert festival in Island Grove Park. Both events together not only pull local fans to the events but also from around Colorado and neighboring states.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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970-229-9900

**Loveland**  
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**Greeley**  
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