

CENTRAL LOVELAND PROFESSIONAL OFFICE FOR SALE



Single Tenant Credit Investment

**1073 N.Lincoln Avenue
Loveland, CO**

\$805,000

4,334 SF | \$185/SF

7.80% Pro Forma Cap Rate



Single Tenant Investment | Loveland, CO

\$805,000 | 4,334 SF Office | \$185/SF | 7.80% Pro Forma Cap

LC Real Estate Group is pleased to offer this opportunity to purchase this quality 4,334 s.f. investment office building in central Loveland to qualified investors. Long term tenant Wells Fargo Clearing Services (Wells Fargo Advisors) has recently exercised a renewal option extending its lease through December 31, 2028 providing stable income from a national tenant that has been in the building since 2010.

Initially constructed in 1985 and expanded in 2000, the building is conveniently located on Lincoln Avenue (Highway 287) just four blocks south of Highway 34 (Eisenhower Blvd.). This convenient location is proximate to dozens of restaurants, grocery stores, a pharmacy and a short drive from Lake Loveland and multiple City parks.

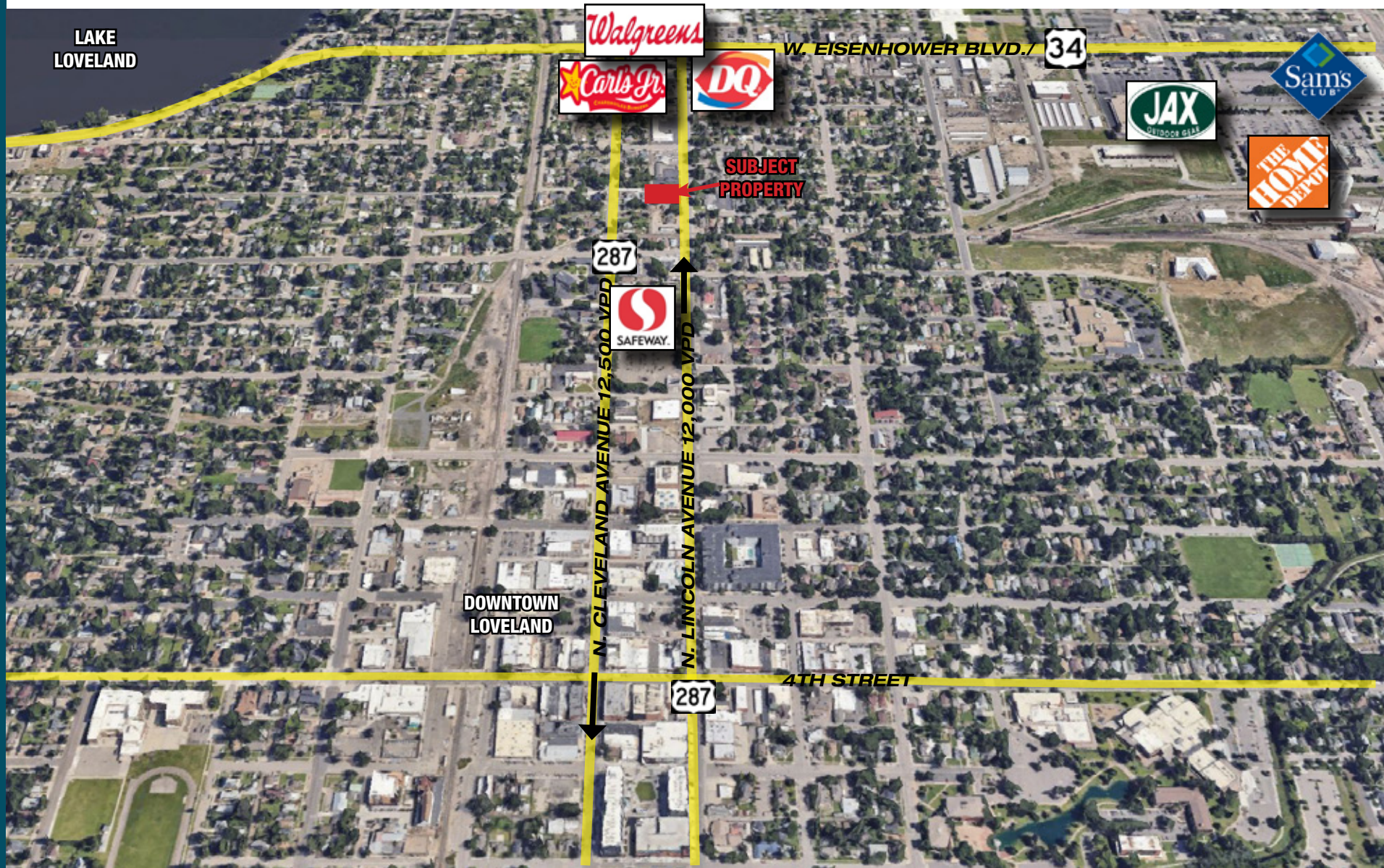
- Sturdy and timeless brick construction with excellent natural light from floor to ceiling windows on all sides of the building
- In-place income from long term tenant who has recently extended its lease for the building
- Rare standalone office building with professional appearance in a location that is convenient to downtown Loveland and Highway 34

Investment Highlights

- Recently extended lease from long term, national tenant through December 31, 2028
- 7.80% Pro forma cap rate from in-place rents starting January 2026
- Below market rents at \$21/SF Gross starting in January 2026
- High quality and well maintained finishes throughout building
- Affordably priced at approximately 50% of replacement cost
- Future upside through conversion of lease to triple net structure and increasing rents to market rates

SINGLE TENANT INVESTMENT OPPORTUNITY

1073 N. LINCOLN AVENUE
LOVELAND, CO 80537



- 1 Patina Flats - 155 unit premium designed apartments, ground level retail
- 2 ArtSpace Loveland Arts Campus - community arts campus with two buildings; the historic Feed & Grain and the new Artspace Loveland Lofts live/work unit
- 3 The Pullium Building - Revitalization of the 1938 community center into an updated public auditorium
- 4 Metrolux Dine-In Theater High-tech projection, seven screens, reclining seats and restaurant/bar
- 5 The Foundry - Residential, parking garage, commercial and retail spaces, and event courtyard
- 6 Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities





SINGLE TENANT INVESTMENT OPPORTUNITY

1073 N. LINCOLN AVENUE
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PROPERTY OVERVIEW

Property Address	1073 N. Lincoln Avenue, Loveland, CO 80537
Total Land	0.48 Acres
Building SF	4,476 SF (Assessor) 4,334 (Lease)
Year of Construction	1985
Year of Remodel	2000
Property Type	Commercial
Built As	Office Building
Zoning	B-Developing Business (Link: Municipal Development Code) (Link: Loveland DDA)

PROPERTY TAXES

Parcel	9513289001
Legal	LOT 1, LOVELAND HEIGHTS 3RD, LOV
Mill Levy	76.970
Assessed Value (2024)	\$234,332
Actual Value (2024)	\$839,900
Taxes (2024)	\$18,701.34

UTILITIES

Water	City of Loveland
Sanitary Sewer	City of Loveland
Storm Sewer	City of Loveland
Gas	Xcel Energy
Electricity	City of Loveland
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics

SINGLE TENANT INVESTMENT OPPORTUNITY1073 N. LINCOLN AVENUE
LOVELAND, CO 80537**Tenant Overview: Wells Fargo Advisors**

Suite(s)	1073 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	4,334 SF
Tenant	Wells Fargo Clearing Services, LLC d/b/a Wells Fargo Advisors, LLC
Remaining Term	Expiration 12/31/2028
Lease Rate	1/1/2025 - 12/31/2025: \$19.04/RSF 1/1/2026 - 12/31/2026: \$21.00/RSF 1/1/2027 - 12/31/2027: \$21.63/RSF 1/1/2028 - 12/31/2028: \$22.28/RSF
Lease Structure	The lease is structured as a Modified Gross lease with Tenant separately responsible for all utilities associated with building. Landlord is responsible for Property Taxes, exterior building maintenance including snow removal, and landscape maintenance and building insurance; provided, however, that the lease does provide annual protection to the Landlord from property tax increases
Use	General office, brokerage and related financial purposes

Business Overview

“Our team of Financial Advisors can provide a full range of financial products and services, from helping you select individual investments to developing a retirement plan. We have access to a broad array of company resources -- including research analysts and economic and market experts who help us make informed investment recommendations based on your needs.”

Source: https://home.wellsfargoadvisors.com/001_PLVC

FINANCIAL OVERVIEW

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FINANCIAL OVERVIEW

Income	YE 9/26	YE 12/26	Per Month	Per SF
	CURRENT	PRO FORMA		4,334
Net Effective Lease Income	\$ 88,890	\$ 91,014	\$ 7,585	\$ 1.75
Annual Per SF/Unit	\$ 20.51		1.7091667	\$ 21.00

Current Lease Agreement

Operating Expenses	PRO FORMA	PRO FORMA	%	Per Month	Per SF
					4,334
Property Taxes	\$ 18,098	\$ 18,098	20.4%	\$ 1,508	\$ 4.18
Real Property Taxes	\$ 18,098	\$ 18,098	20.4%	\$ 1,508	\$ 4.18
Subtotal Non-Controllable Expenses	\$ 18,098	\$ 18,098	20.4%	\$ 1,508	\$ 4.18
Insurance	\$ 2,878	\$ 2,878	3.2%	\$ 240	\$ 0.66
Property Insurance	\$ 2,878	\$ 2,878	3.2%	\$ 240	\$ 0.66
Contract Services	\$ 5,056	\$ 5,056	5.7%	\$ 421	\$ 1.17
Landscaping	\$ 3,856	\$ 3,856	4.3%	\$ 321	\$ 0.89
Snow Removal	\$ 1,200	\$ 1,200	1.3%	\$ 100	\$ 0.28
Repairs & Maintenance	\$ 2,222	\$ 2,222	2.5%	\$ 185	\$ 0.51
General Repairs & Maintenance	\$ 2,222	\$ 2,222	2.5%	\$ 185	\$ 0.51
Subtotal Controllable Expenses	\$ 10,157	\$ 10,157	11.4%	\$ 846	\$ 2.34
Total Operating Expenses	\$ 28,255	\$ 28,255	31.8%	\$ 2,355	\$ 6.52
Net Operating Income	\$ 60,636	\$ 62,759	68.2%	\$ 5,053	\$ 13.99
Capitalization (Cap) Rate	7.53%	7.80%			

Property Notes

2024 Property taxes payable 2025

Actual 7/15/24-7/15/25

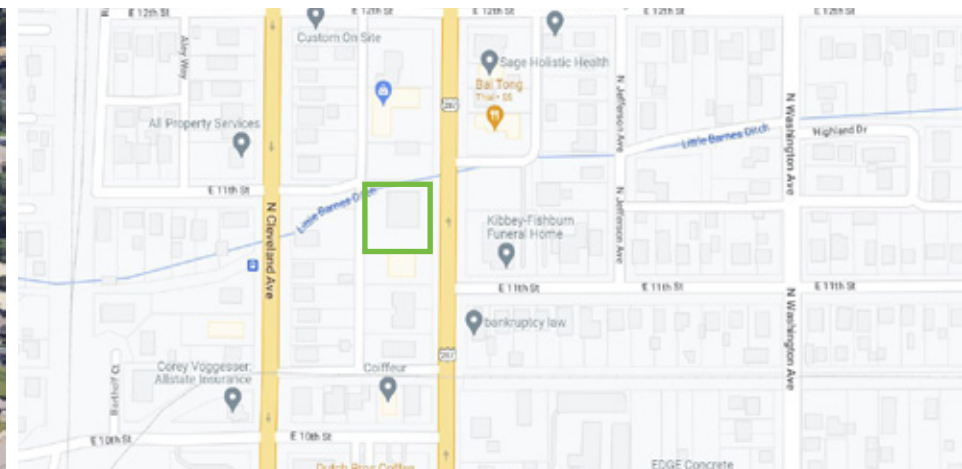
2024 Expense w/ 3% inflation
Average 2023, 2024 actual expense

Budget

SUBJECT PROPERTY
OFFICE BUILDING WITH TOTAL OF 4,476 SF ON 0.48 ACRES

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PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS





RECEPTION / WAITING AREA



CONFERENCE ROOM



KITCHENETTE / BREAK AREA

PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



REGIONAL MAP

**S SINGLE TENANT
INVESTMENT OPPORTUNITY**

**H Banner McKee
Medical Center**
4 Minutes | 2 Miles NE

**H UCHealth Medical Center
of the Rockies**
9 Minutes | 4.8 Miles NE

1 Downtown Loveland
3 Minutes | 1 Mile S

2 Fort Collins
19 Minutes | 12 Miles N

3 Windsor
19 Minutes | 15 Miles NE

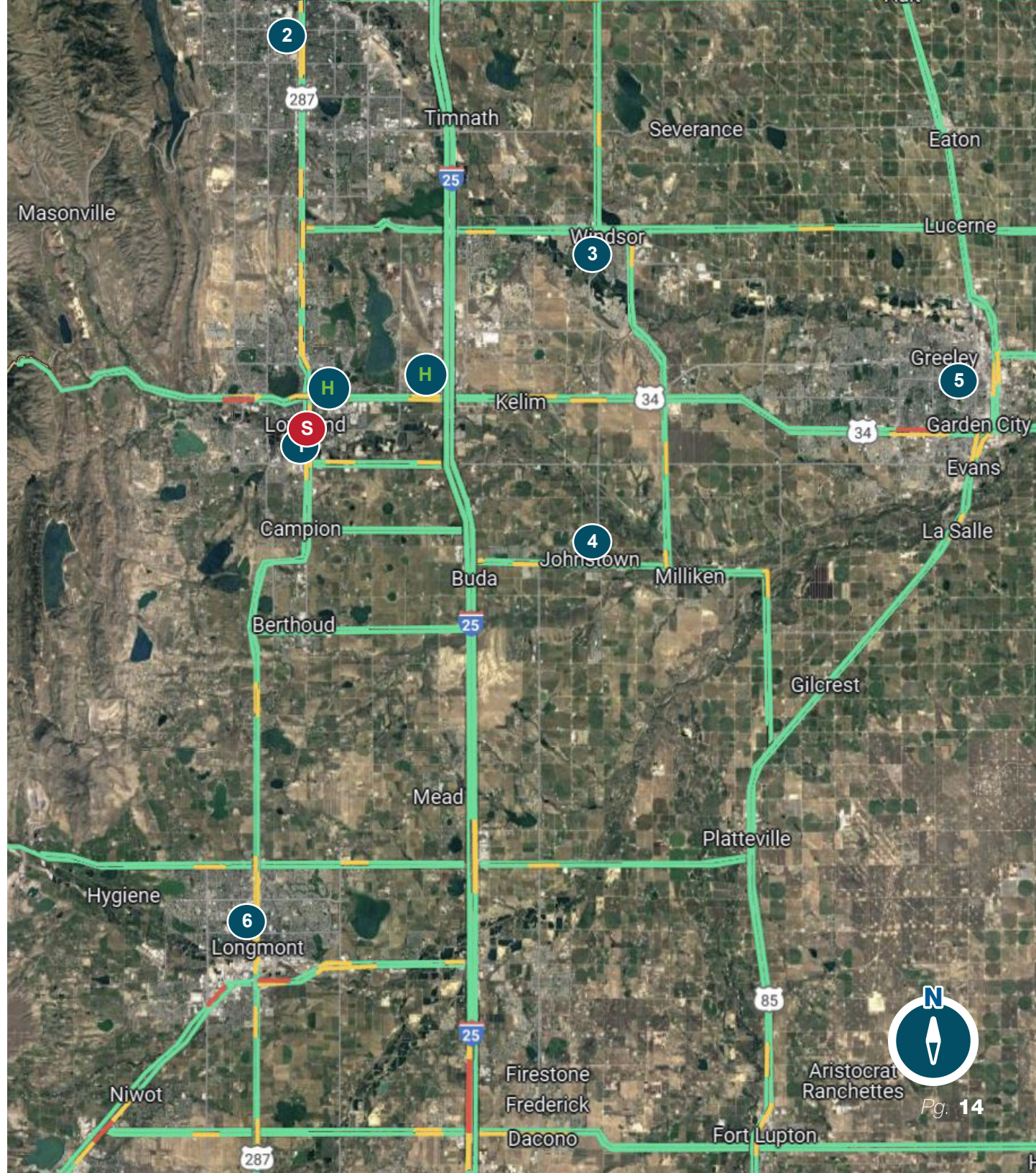
4 Johnstown
18 Minutes | 13 Miles SE

5 Greeley
26 Minutes | 21 Miles E

6 Longmont
23 Minutes | 18 Miles SW

**Denver International
Airport (DIA)**
51 Minutes | 57 Miles SE

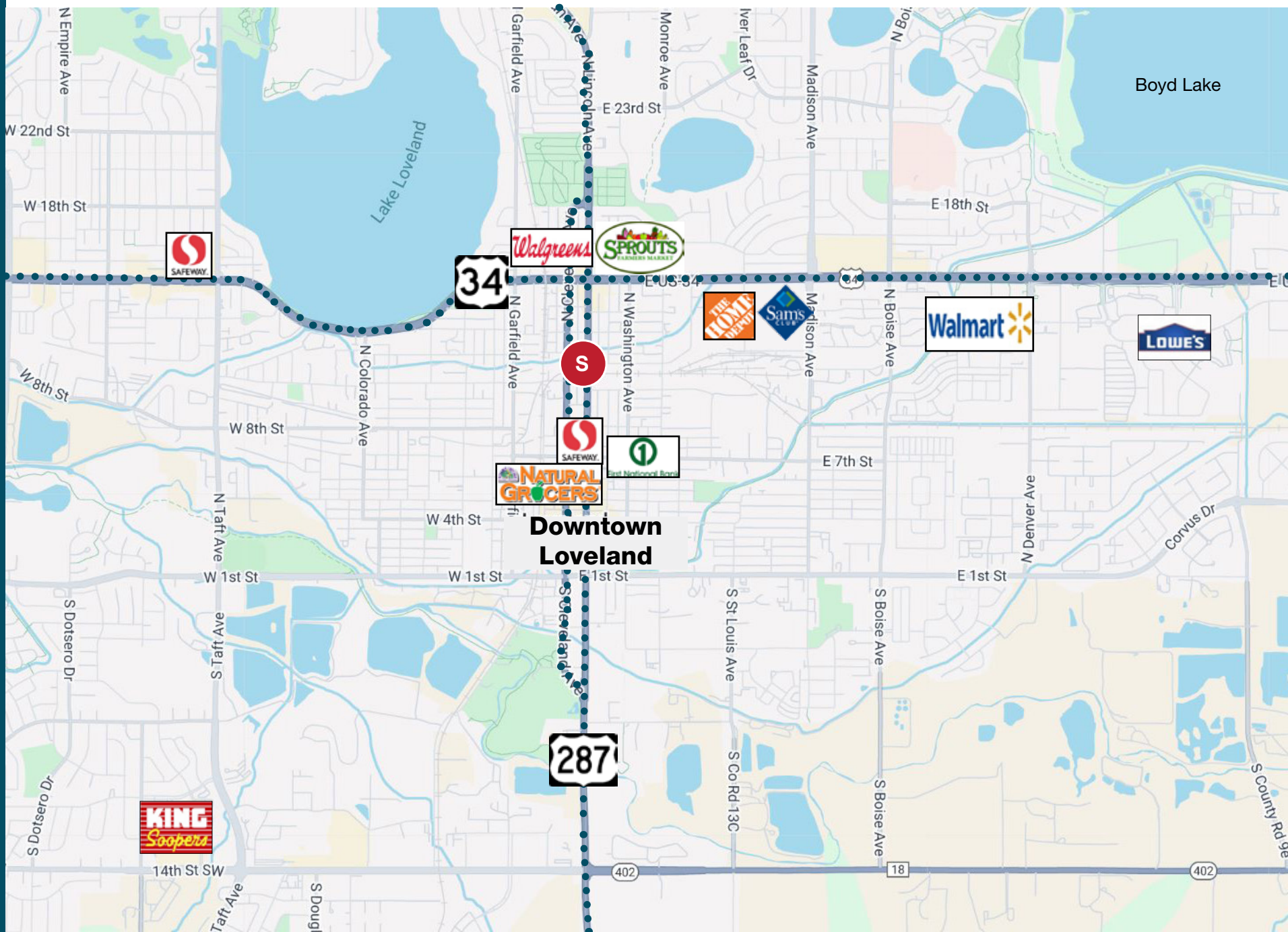
Denver
51 Minutes | 53 Miles S



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AREA MAP



1073 N. Lincoln Avenue

Loveland, Colorado



LCRealEstateGroup.com

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