

LINK TO VIRTUAL DEAL ROOM

BAY VALLEY

shopping center

2258 TITTABAWASSEE RD, SAGINAW, MI



CONFIDENTIAL OFFERING MEMORANDUM

CBRE

executive summary

The Offering

Qualified investors are extended the opportunity to acquire a 100% fee interest in Bay Valley Shopping Center, a 197,703 square foot community center located on the corner of Tittabawassee Rd and I - 675 in Saginaw, MI. One of the main Retail hubs in eastern mid Michigan and drawing customers from neighboring cities like Bay City and Midland. Bay Valley Shopping Center sits in a prime retail node with an impressive tenant line-up, minimal retail competition, and shadow anchored by a strong performing Lowe's.

Bay Valley Shopping Center has a rich history of being one of the premier retail destinations in the area. The Property benefits from the underlying real estate fundamentals and top-tier location in the market utilizing the community center concept. Investors can feel secure in acquiring a shopping center with stable cash flows and a history of success in the Saginaw market.



PROPERTY HIGHLIGHTS

- › Tenants - 7
- › Square Feet - 197,703
- › Lot Size - 27.42 Acres
- › Municipality- Kochville Township
- › Parking - 1073 Surface Spaces
- › Zoning - B-3 General Intensive Commercial
- › Recent CAPEX



IN-PLACE
NOI:
\$984,665



100%
OCCUPIED



TRAFFIC
COUNT 27,641



98K 5 MILE
DAYTIME
POP



WALT 5.53
YEARS



27.42
ACRES

property highlights



100% OCCUPIED

The property is fully leased, ensuring a steady income stream for the investor.



REGIONAL DRAW

Located right off Highway I-675, the property draws customers from Saginaw, Midland, and Bay City.



RECENT CAPEX

The property has undergone recent capital expenditure improvements enhancing its value.



ACCESSIBLE

The shopping center is easily accessible, located at a major intersection with ample parking.



STABLE CASH FLOW

With long-term leases in place and reliable tenants, the property generates a stable cash flow.



STRONG TENANT MIX

The property boasts a diverse mix of national and local tenants, catering to a broad range of consumer needs.



ARGUABLY UNDER-MARKET RENTS

Multiple tenants have leases in place well below comparable leases, representing a value-add opportunity for a new owner.



OUT-LOT OPPORTUNITY

The property includes undeveloped land, offering potential for expansion and increased revenue.



AMPLE PARKING

The shopping center provides 1073 surface parking spaces for customers.



Engaged Education
1,905 SF



SKY ZONE

US Recruiting
Center
5,520 SF



Potential
Development
Opportunity



27,055 SF
19,854 SF
59,938 SF

73,125 SF

10,544 SF



HOBBY LOBBY

Potential Outlot
Development
Opportunity

Potential Outlot
Development
Opportunity



Marathon Gas





SHOE DEPT.
ENCORE
TORRID
claire's
JCPenney
★ macy's

SPENCER'S
fye
Bath & Body Works

Michael's **BARNES & NOBLE**
OLD NAVY **DICK'S**
SPORTING GOODS
PET SMART **ULTA**
BEAUTY
TJ-MAXX **Burlington**
DOLLAR TREE

Bob Evans **McDonald's**
JOANN **target**
Cabela's

Denny's

OUTBACK
STEAKHOUSE

TEXAS
ROADHOUSE

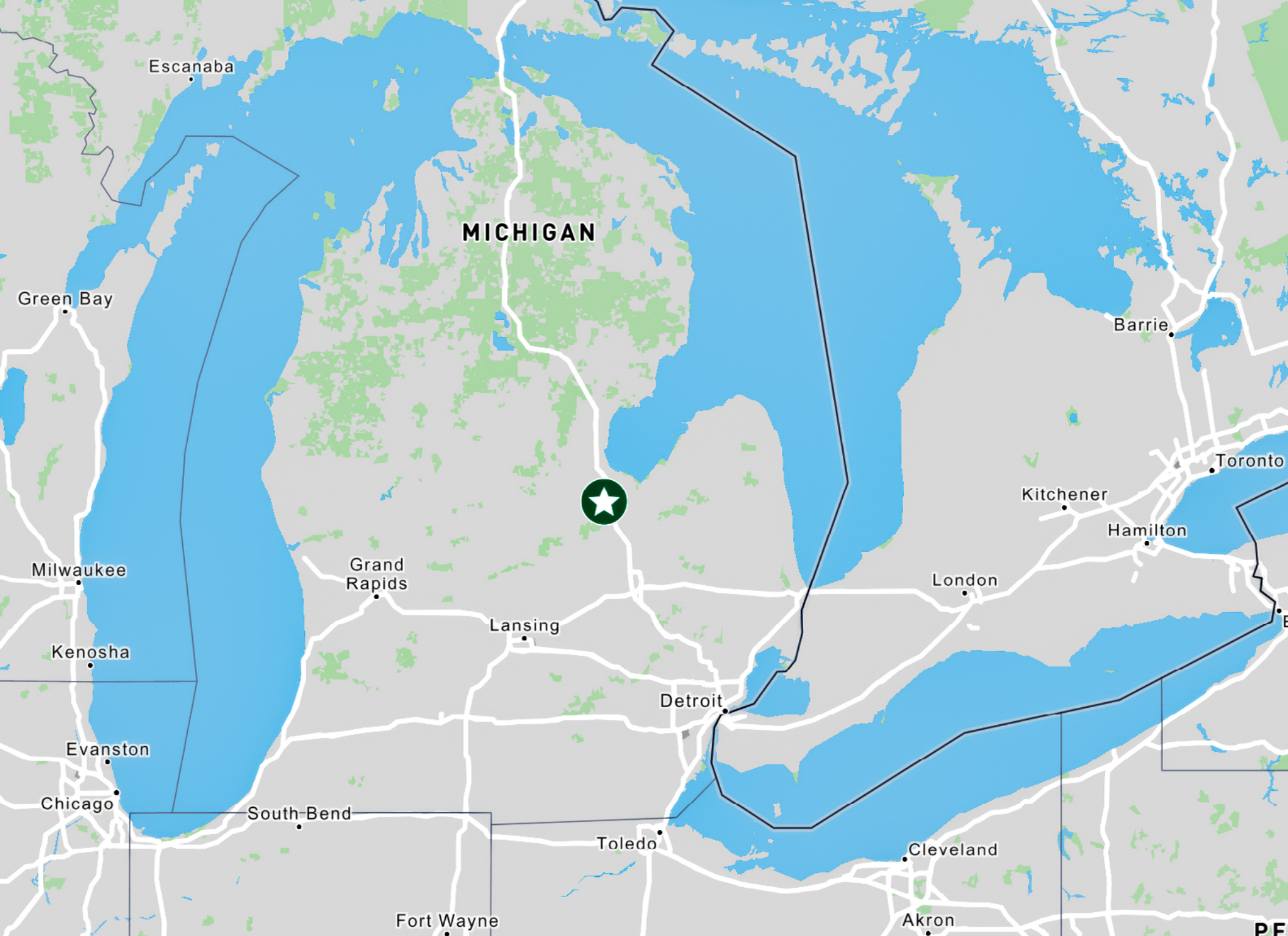
BAY VALLEY
shopping center

HOBBY LOBBY **ASHLEY**
BIG LOTS! **MAGOO'S**
Pet Outlet
Where The Price Is Always Right

TACO BELL

LOWE'S

Applebee's
GRILL & BAR
planet fitness



BAY VALLEY

shopping center

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