

FOR SALE

The Shops at Centennial

Three-Building Portfolio Along E Arapahoe Rd | Denver MSA

**BLUE
WEST
CAPITAL**



PROPERTY OVERVIEW

PURCHASE PRICE:	\$9,900,000
NOI:	\$619,122
CAP RATE:	6.25%
TOTAL GLA:	28,263 SF
PRICE PER SF:	\$350
LAND SIZE:	4.24 AC
YEAR BUILT:	2003

INVESTMENT HIGHLIGHTS

- Hard-corner location of E. Arapahoe Rd (61,000+ VPD) & S. Peoria St (12,000+ VPD)
- Affluent trade area with average household incomes of \$231,000 within one mile
- Strong mix of F&B users including Chipotle, Dog Haus, Alpha Charlie's, Noodles & Co, and others
- 37% of tenants have operated 10+ years at this location
- Majority NNN leases with limited landlord responsibilities
- Center benefits from more than 556,000 annual visits (Placer.ai)

CONTACTS

Bryce McNeely

ASSOCIATE

720.738.0037

Bryce@BlueWestCapital.com

Eric Diesch

DIRECTOR

720.794.8034

Eric@BlueWestCapital.com

OFFERING MEMORANDUM