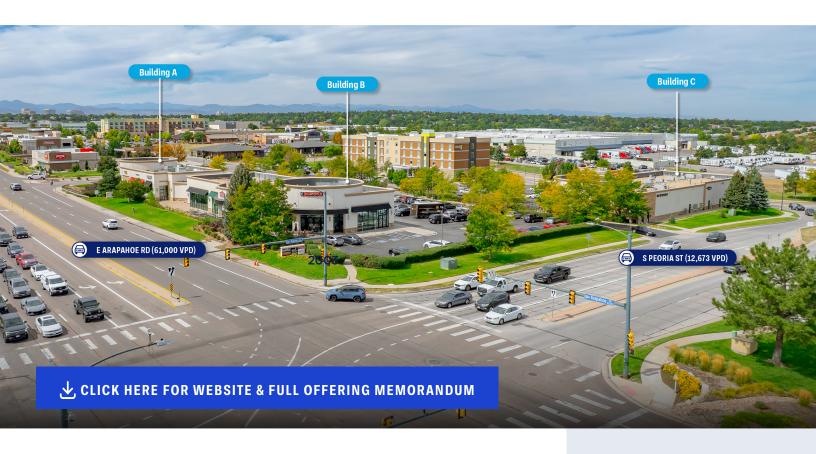
FOR SALE

The Shops at Centennial







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

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OFFERING MEMORANDUM