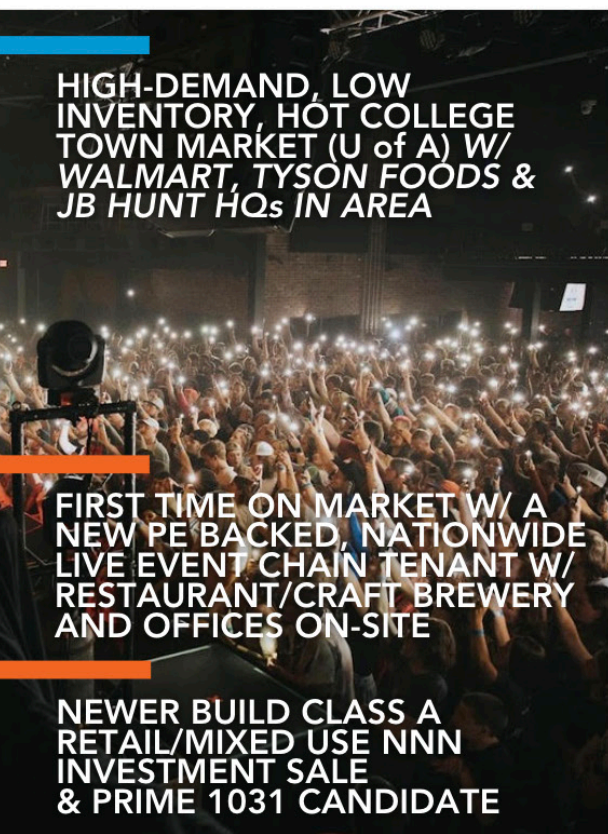


# NEW | FOR SALE! | \$8.25M | NNN NATIONAL TENANT | CLASS A RETAIL

7% CAP RATE | ±24,925 SF | NEWLY CONSTRUCTED STNL CLASS A RETAIL

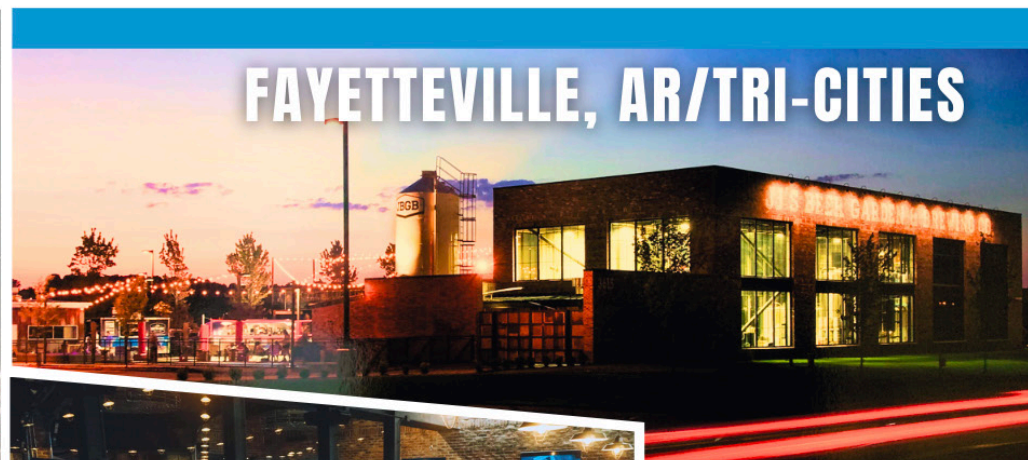
20-YR LEASE/16 REMAIN ABSOLUTE NNN LEASE IN THRIVING TRI-CITY FAYETTEVILLE MSA



HIGH-DEMAND, LOW INVENTORY, HOT COLLEGE TOWN MARKET (U of A) W/ WALMART, TYSON FOODS & JB HUNT HQs IN AREA

FIRST TIME ON MARKET W/ A NEW PE BACKED, NATIONWIDE LIVE EVENT CHAIN TENANT W/ RESTAURANT/CRAFT BREWERY AND OFFICES ON-SITE

NEWER BUILD CLASS A RETAIL/MIXED USE NNN INVESTMENT SALE & PRIME 1031 CANDIDATE



## FAYETTEVILLE, AR/TRI-CITIES



SAVELIVE

DWG CAPITAL GROUP CRE BROKERAGE

INVESTMENT SALES, CAPITAL MARKETS, DONE.

LIVE CONCERT VENUE & RESTAURANT/BREWERY/HQ/NNN STNL | NEWLY BUILT 2016 & EXPANDED IN 2021

**PROPERTY & TENANT:** DWG Capital Group as an exclusive advisor is pleased to present Savelive a seasoned, high-volume, thriving, regional New Construction Class A QSR Retail property. Priced at **\$8,250,000**, Savelive offers a now harder to find, attractive **7% cap rate** backed by a superior and secure 20 year corporately guaranteed absolute NNN lease with 16 years remaining backed by 8 other essential tenant locations.

**PROPERTY HIGHLIGHTS:** Located at 3615 N. Steele St, Fayetteville, AR 72704 The hip, architecturally well designed modern property is a **two-story restaurant/brewery/HQ/concert venue**, originally built in 2016 and expanded in 2021. The 24,925 SF superior architectural design building is **well positioned on 3.26 acres**.

**LOCATION HIGHLIGHTS:** Offering excellent real estate fundamentals, Savelive is located in an excellent urban commercial location within a **dense new retail corridor** in the thriving **college town of Fayetteville, Arkansas** (Home of the U of A Razorbacks) with high traffic counts. Savelive is also near a **newer Whole Foods Market**, adjacent to a **Target and Kohl's**, a new bank and a new **Walmart Supercenter**, & across the street from one of the city's newest highest price per door class A apartment complexes.

**THRIVING EMPLOYMENT CENTERS:** Easy access to all the cities in the center of the **Fayetteville/Bentonville/Rogers** in the **NW Arkansas Tri-State MSA** via the adjacent I-49 and I-79 nearby. This area is home to **major employers** such as **Walmart, JB Hunt, Tyson Chicken, The University of Arkansas**, and many more.

### PROPERTY DETAILS

Price	\$8,250,000
Built	2016   14,004 SF
Renovated	2021   24,925 SF
Price/SF	\$331
Rent/SF/YR	\$23.17
NOI	\$577,600
Monthly Rent	\$48,133
Cap Rate	7%
Lot Size	3.26 AC
Rent Escallation	5% (every 5 years)



OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024  
 DWG CAPITAL GROUP | 310.251.8428 | JDUNNING@DWG-RE.COM | DWG-RE.COM

RETAIL | INDUSTRIAL | OFFICE | MULTIFAMILY | DEVELOPMENT

\$1B+ CLOSED IN LESS THAN 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

SINGLE TENANT ABSOLUTE NNN SALE | SALT LAKE CITY

SONY ANIMATIONS STUDIO LA OFFICE/FLEX INDUSTRIAL

CLOSED



CLOSED

