

# THE VETERANS MALL

3155 & 3163 BLUESTEM DR WEST FARGO, ND 58078

PRICE	CAP RATE	BUILDING SIZE	LOT SIZE
\$4,377,500	6%	11,957 SF	85,377 SF



**CLASS A RETAIL**



**100% LEASED**



**PREMIER LOCATION**



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# EXECUTIVE SUMMARY



Sale Price

\$4,377,500

## OFFERING SUMMARY

Occupancy:	100%
Number of Units:	7
Price / SF:	\$366.10
Leasable Area:	11,957 SF
Cap Rate:	6.0%

## PROPERTY OVERVIEW

Strategically positioned on Veterans Blvd, West Fargo's premier retail corridor, this fully leased shopping center presents a lucrative investment opportunity. Featuring a sophisticated Class A design, the property hosts a dynamic mix of national franchises and esteemed local tenants. Its prime location, directly across from the future Urban Plains mixed-use development, promises sustained foot traffic and increased consumer engagement, making it a jewel in West Fargo's retail landscape.

## PROPERTY HIGHLIGHTS

- Beautiful Class A design
- 100% occupied, turnkey investment with upside potential as well!
- Strong Tenant mix
- Combined traffic counts on Veterans Blvd and 32nd Ave are around 40,000 vehicles per day
- Prime location on West Fargo's premier retail corridor and in a high growth and affluent area of Fargo & West Fargo, supported by consistent residential and commercial growth as well the highly anticipated Urban Plains mixed use development right across the road!
- Visible monument sign right on Veterans Blvd

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# COMPLETE HIGHLIGHTS



## LOCATION & BUILDING INFORMATION

Building Name:	The Veterans Mall
Building Class	A
Address:	3155 & 3163 Bluestem Drive, West Fargo, ND
City, State, Zip	West Fargo, ND, 58978
County:	Cass
Year Built	2015
Building Size:	11,957 SF
Site Area:	1.96 acres
Taxes (2023):	\$45,957
Special's Installments:	\$22,560
Specials Remaining:	\$190,062
Zoning:	C - Light Commercial District
Parcel Numbers:	02-4855-00070-000 02-4855-00060-000
Foundation:	Concrete slab
Structural Frame:	Steel
Roofing:	Rubber membrane
Heating / Cooling:	RTU's
Electrical:	Individual panel for each unit

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# ADDITIONAL PHOTOS



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# RENT ROLL

TENANT	SUITE #	SQUARE FEET	\$/SF Rent	Annual Rent	Commencement	Expiration	% of CAM
Subway Sandwiches	100	2,235	\$26.00	\$58,110.00	05-01-21	04-30-24	18.70
@Nails	101	1,460	\$20.00	\$29,200.00	03-31-16	02-28-26	12.22
UPS	102	1,806	\$20.00	\$36,120.00	06-01-21	05-31-26	15.17
Pizza Hut	103	1,756	\$21.40	\$37,578.40	02-01-24	01-31-29	14.67
My Comb Salon	104	940	\$20.00	\$18,800.00	10-01-22	09-30-27	7.85
All State Insurance	105	1,138	\$20.00	\$22,760.00	04-01-24	03-31-27	9.51
RIDE Cycle Studios	106	2,496	\$23.65	\$59,030.40	12-06-23	04-30-26	22.00
Subway Sandwiches (sign 1/2)				\$900.00	05-01-21	04-30-24	
Fred Hage Agency (sign 3)				\$450.00	04-01-24	03-31-27	
My Comb				\$0.00			
UPS (sign 5)				\$0.00	06-01-21	05-31-26	
@Nails (sign 6)				\$900.00	03-31-16	02-28-26	
Pizza Hut (sign 7)				\$0.00	02-01-24	01-31-29	
Pizza Hit (sign 8)				\$0.00	02-01-24	01-31-29	
<b>Total Annual Rent</b>		<b>11,831</b>	<b>\$22.30</b>	<b>\$263,848.80</b>			
Total Monthly Rent				\$21,987.40			

\*All Leases Are NNN

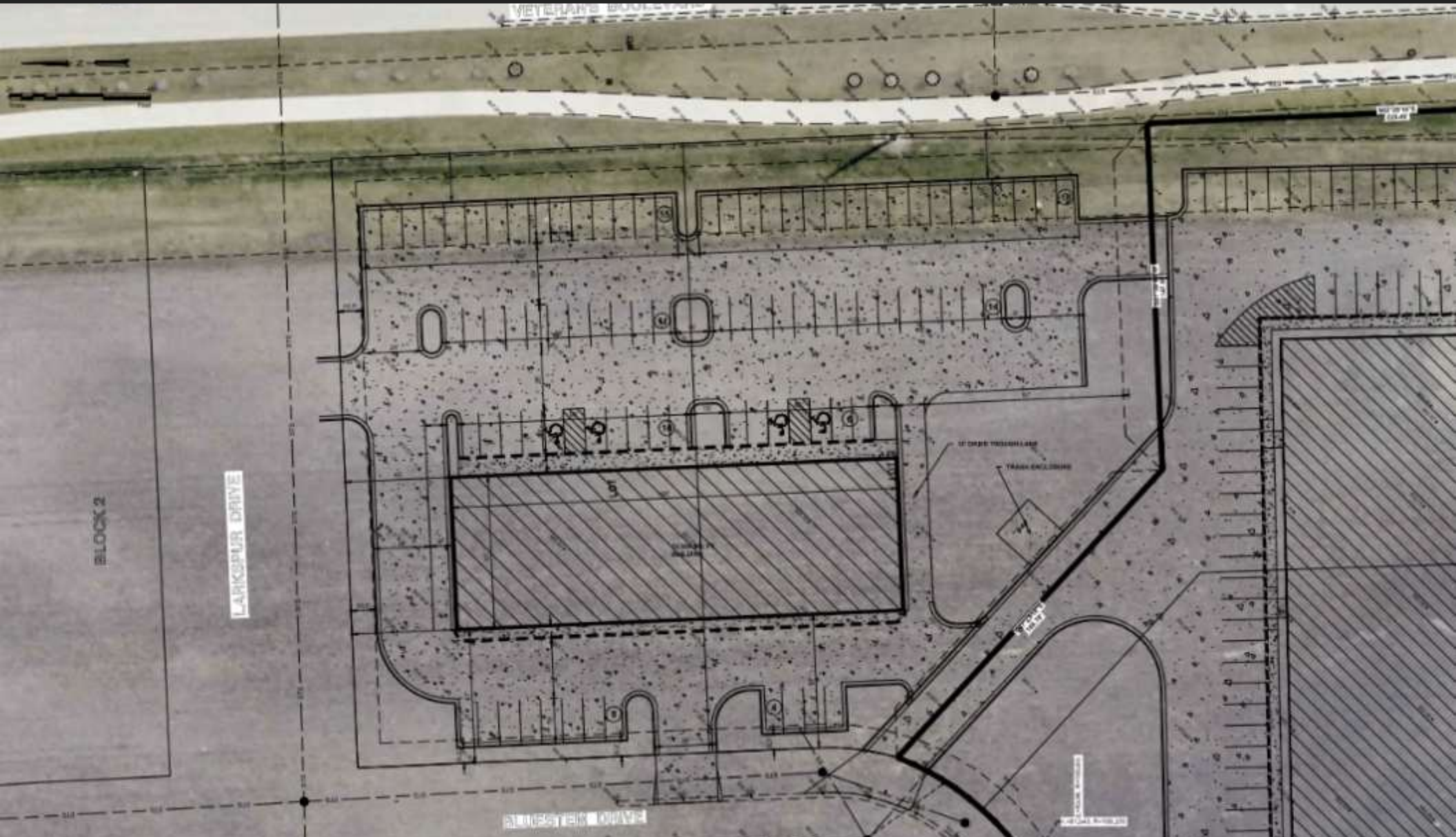
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# SITE PLAN



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# RETAILER MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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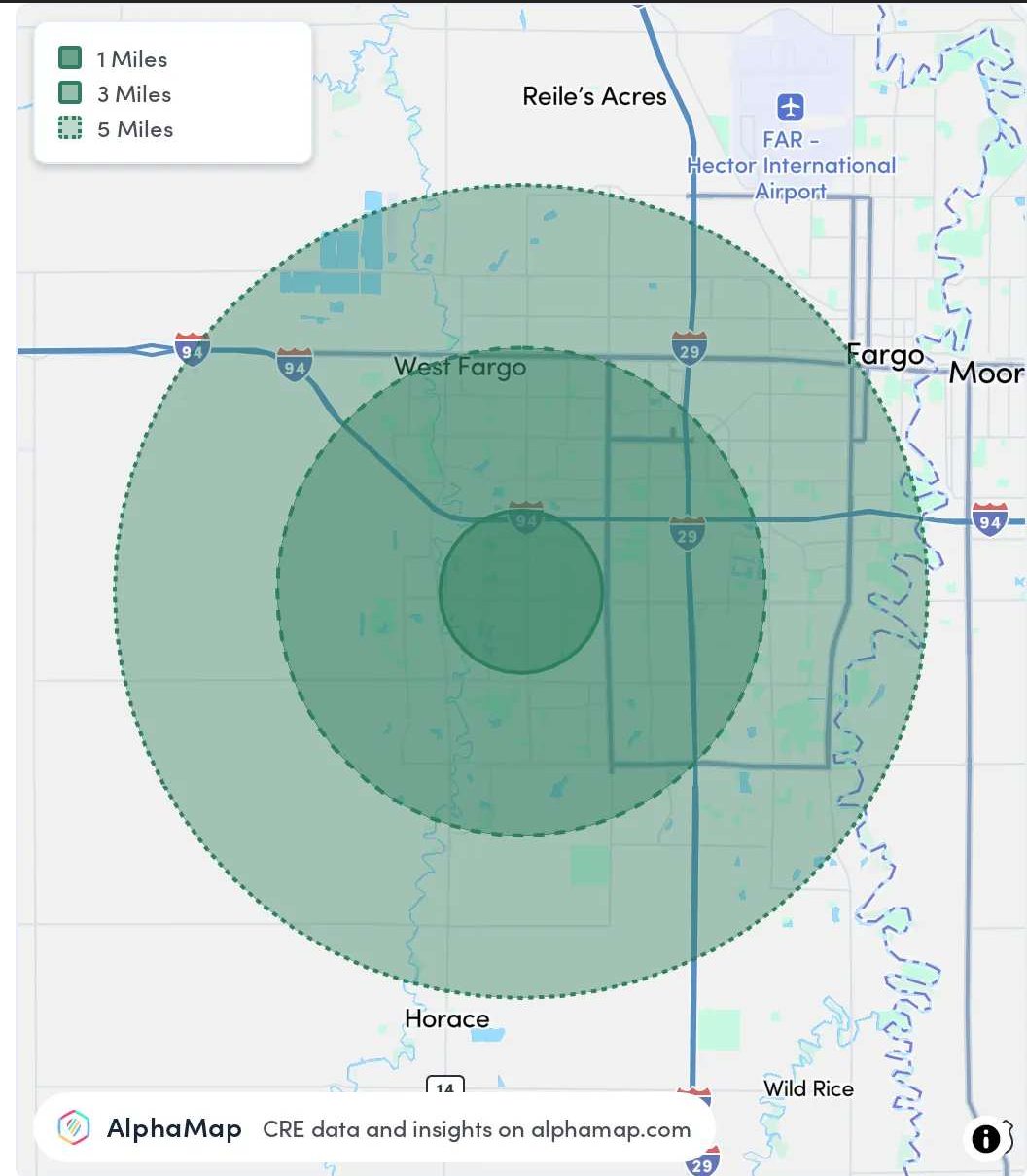


# AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,912	94,235	146,280
Average Age	32	35	37
Average Age (Male)	31	35	36
Average Age (Female)	33	36	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,821	40,006	62,485
Persons per HH	2.4	2.4	2.3
Average HH Income	\$115,162	\$110,962	\$106,955
Average House Value	\$439,412	\$355,115	\$332,734
Per Capita Income	\$47,984	\$46,234	\$46,502

Map and demographics data derived from AlphaMap



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# MEET THE TEAM



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