

# OFFERING MEMORANDUM

Former Sears Re-Development Opportunity | Denver, CO MSA



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# THE OFFERING



Pricing  
Subject to Offer

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Building SF  
**142,592 SF**

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Land Size  
**10.52 Acres**

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Parking Spots  
**957**

Stream Capital Partners is pleased to present the opportunity to acquire a former Sears box at the Southwest Plaza Mall in Littleton, CO. Littleton is an affluent Denver suburb boasting average household incomes of \$132,000 within 3 miles.

**The property is comprised of approximately 142,000 SF across two stories sitting on more than 10.5 acres.** Southwest Plaza is prominently located at the intersection of Wadsworth and Bowles, providing tons of vehicular exposure (86,000 VPD) and easy access for consumers. The subject property benefits from frontage along Wadsworth, which boasts the majority of the traffic.

# INVESTMENT OVERVIEW

## Property Details

<b>Property Address:</b>	8501 W Bowles Ave, Littleton, CO 80123
<b>Building Size:</b>	142,592 SF
<b>Land Size:</b>	10.52 Acres
<b>Year Built:</b>	1983
<b>Parking Spots:</b>	957
<b>Zoning Class:</b>	P-D (Planned Development)
<b>Number of Stories:</b>	2 Stories
<b>Foundation:</b>	Concrete slab-on-grade
<b>Roof Type:</b>	TPO (2014 installation)
<b>HVAC:</b>	Central system
<b>Elevators:</b>	One passenger and One freight elevator
<b>2022 Real Estate Tax:</b>	\$233,402



## Investment Highlights

Unique redevelopment opportunity of a former Sears box at the 1.17mm SF Southwest Plaza, the area's premier enclosed mall owned by Brookfield.

The mall features 102 tenants and is anchored by Target, Dillards, Round1 Entertainment, Dick's Sporting Goods, and JCP

The opportunity consists of 142,500 SF across two stories and 10.5 acres of land.

Ideally situated at the high traffic intersection of Wadsworth Blvd. and Bowles Ave, which has exposure to more than 86,000 VPD.

Akara Partner is currently under construction on an active adult community at Southwest Plaza, increasing the immediate nearby consumer base.

Littleton is an affluent suburban Denver community with average household incomes of \$132,000 within 3 miles.

Planned development zoning allows for a multitude of uses.

Other national retailers located within close proximity include Trader Joe's, The Home Depot, Lowe's, Five Below, Best Buy, Burlington, Hobby Lobby, and Sam's Club.

# AREA MAP



# AREA MAP



# AERIAL VIEW



# AERIAL VIEW



# AERIAL VIEW



# AERIAL VIEW



# BUILDING IMAGES

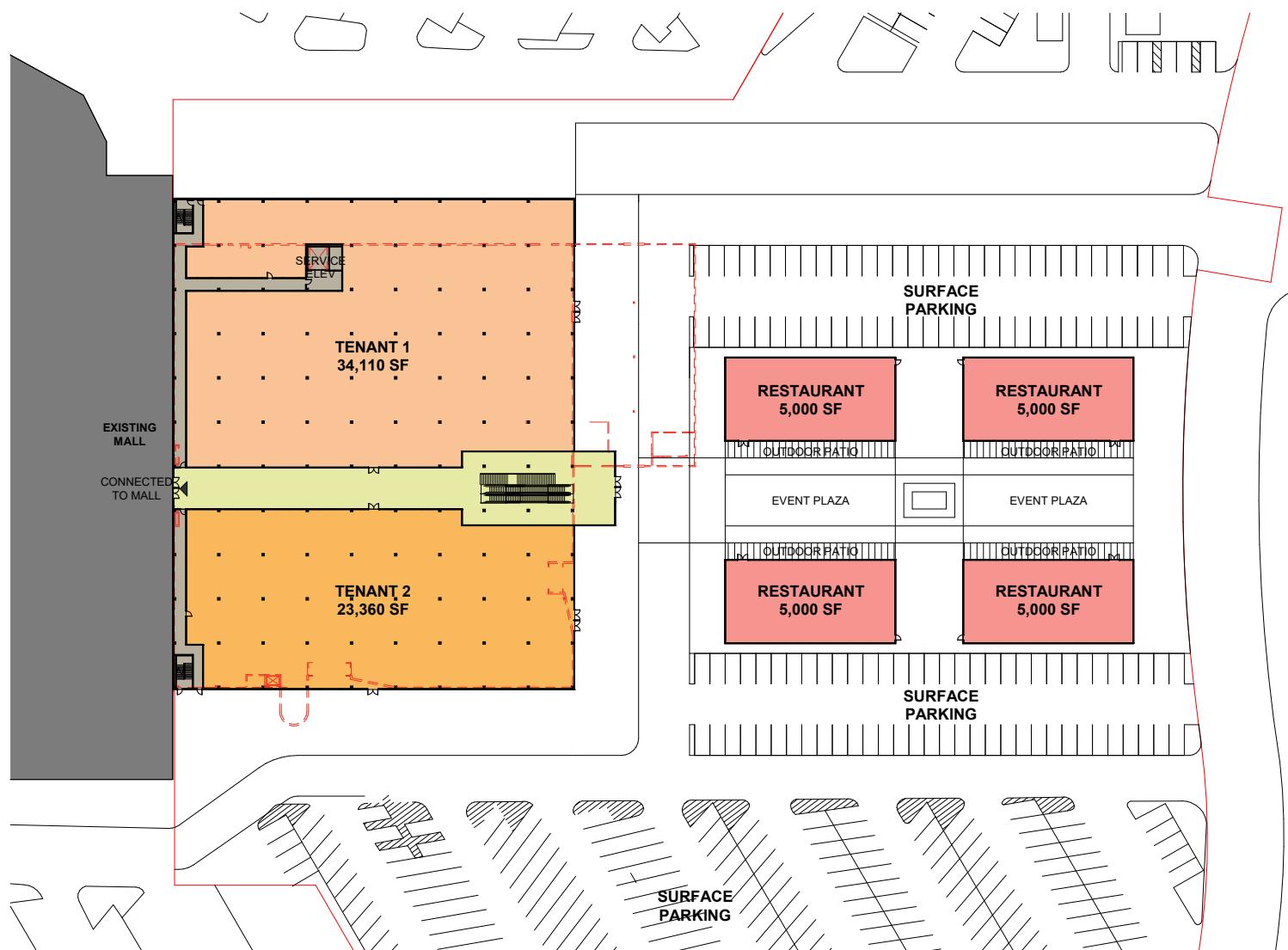


# BUILDING IMAGES



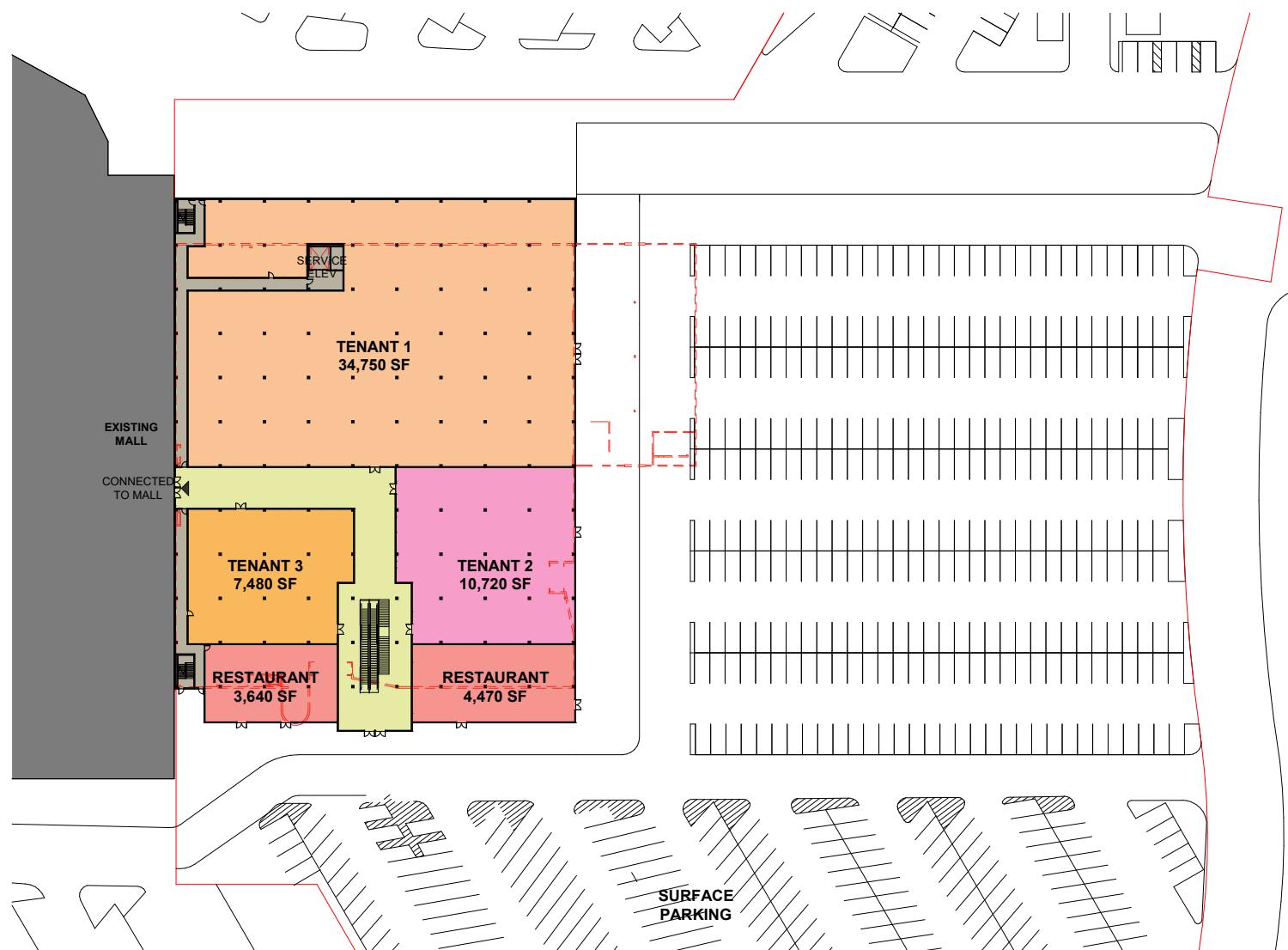
# POTENTIAL DEVELOPMENT

## OPTION 1 | Ground Level - 69,300 SF

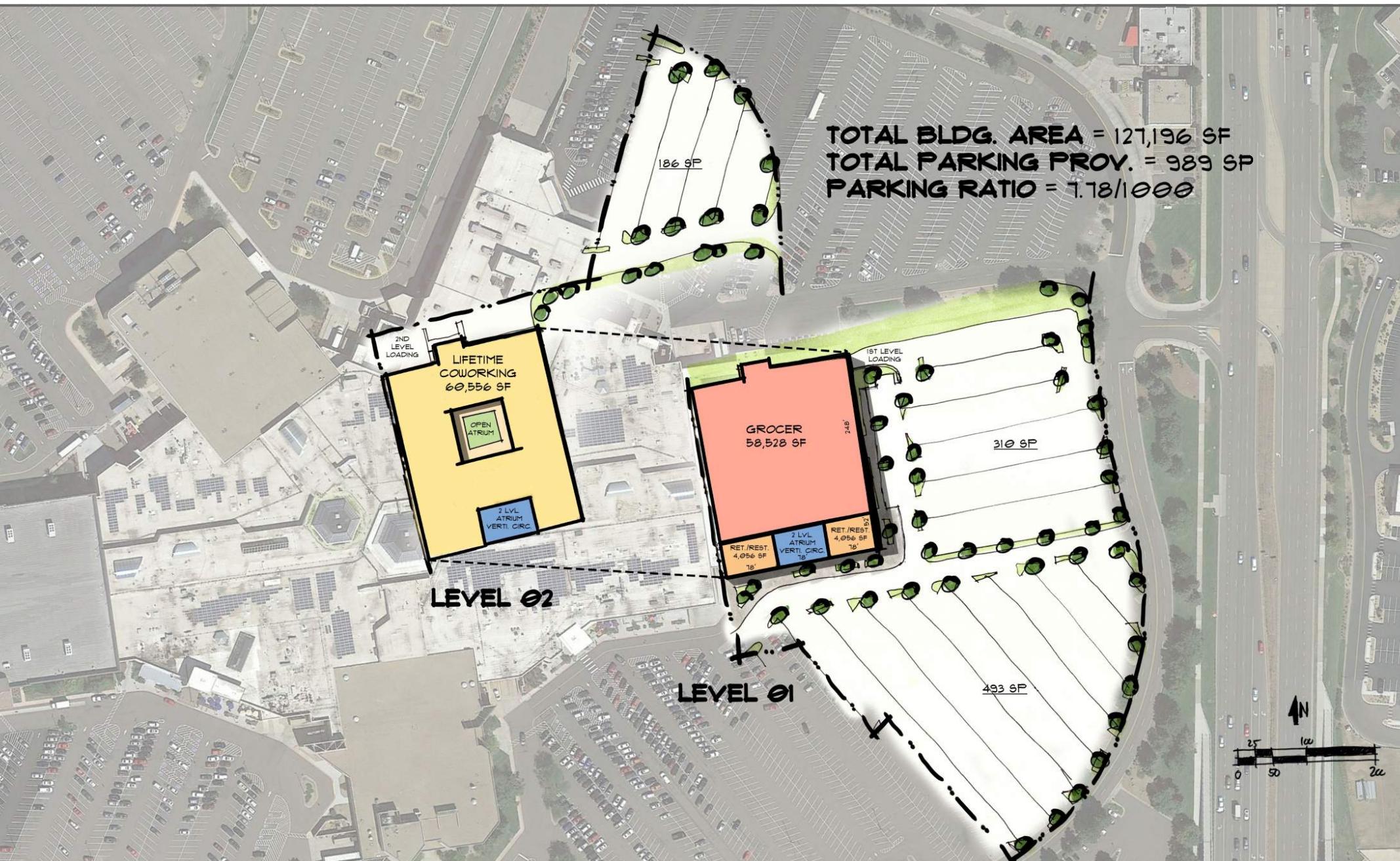


# POTENTIAL DEVELOPMENT

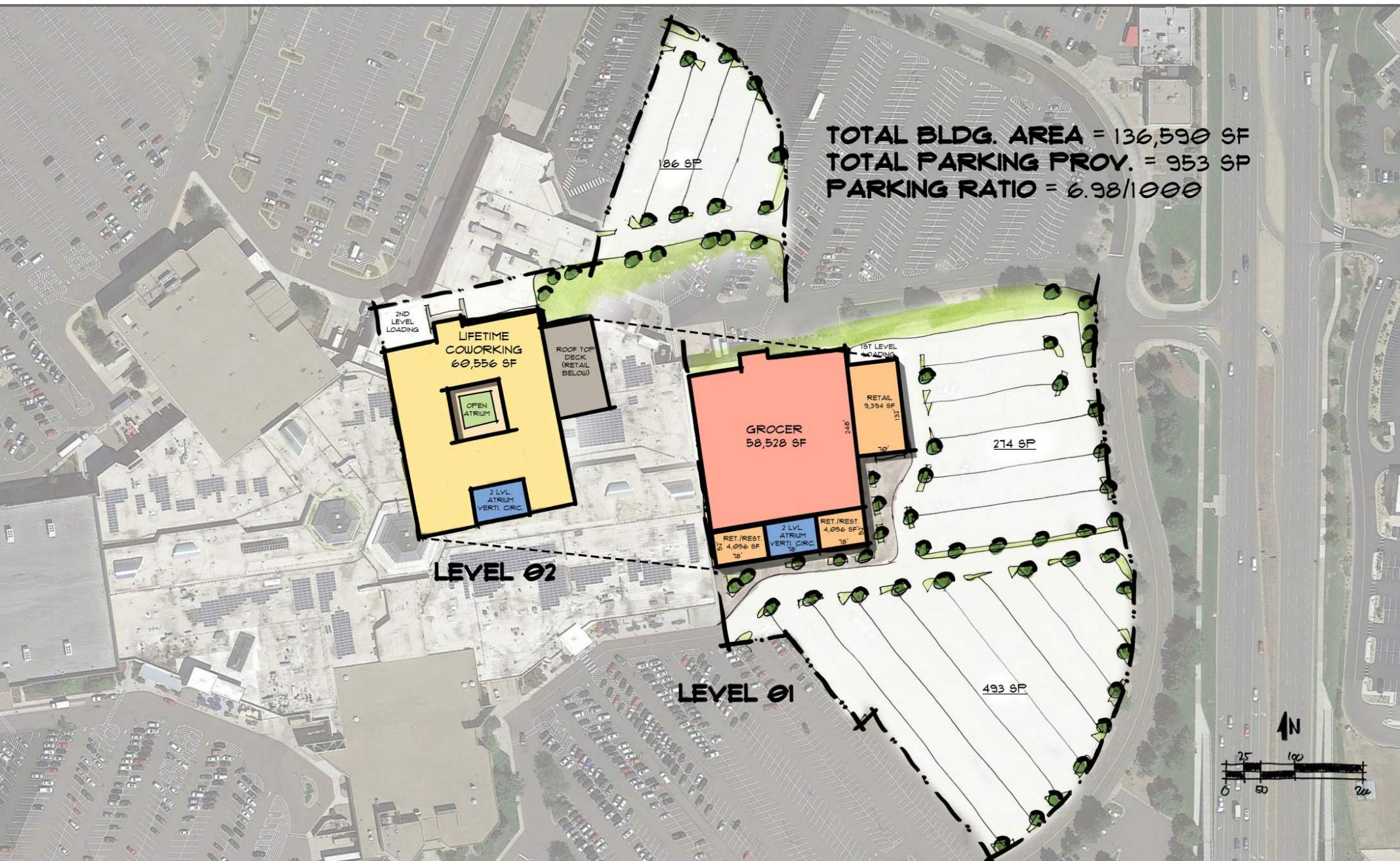
## OPTION 2 | Ground Level - 73,000 SF



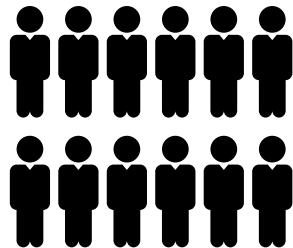
# POTENTIAL DEVELOPMENT



# POTENTIAL DEVELOPMENT



# MARKET SNAPSHOT



## Nearly 3 Million

residents in the Denver Aurora-Lakewood Metropolitan Statistical Area. Denver has more than doubled in population since 1960, jumping to the 6th Fastest Growing City

## 19th

Largest city in the country;  
home to 749,000+ residents

### 19% Population Growth

Since 2010 adding more than  
115,000 people.

## PROJECTED GROWTH

The wider metro area is projected to  
reach **4.1 million people** by 2040.

The population of Denver  
**increased** more than any  
other county in the state of  
Colorado last year



## 285,000+

Higher education students  
enrolled in Colorado

## 48 PERCENT

of the population are college graduates.  
Colorado has the nation's **second-most**  
**highly educated workforce**, with 42.7%  
holding a bachelors degree or higher.

## Home to an Educated and Diverse Economy

Made up of a highly-educated workforce, Denver is ranked **7th in the region** for employment growth. The city is home to 5 Fortune 500 Companies and 10 Fortune 1000 Companies.



## #4

Most Moved-  
to City

## #2

Most Highly-  
Educated State

## #1

Largest Airport  
in the U.S.

**The Healthcare & Wellness Cluster is a significant contributor to the Metro Denver economy.** Companies in the region's broader healthcare industry contribute nearly **\$16 billion** in Gross Domestic Product (GDP) to the region's economy, or about 6% of the total GDP in the region.

# REGIONAL MAP



**216,627**

Area Population  
within 5 miles



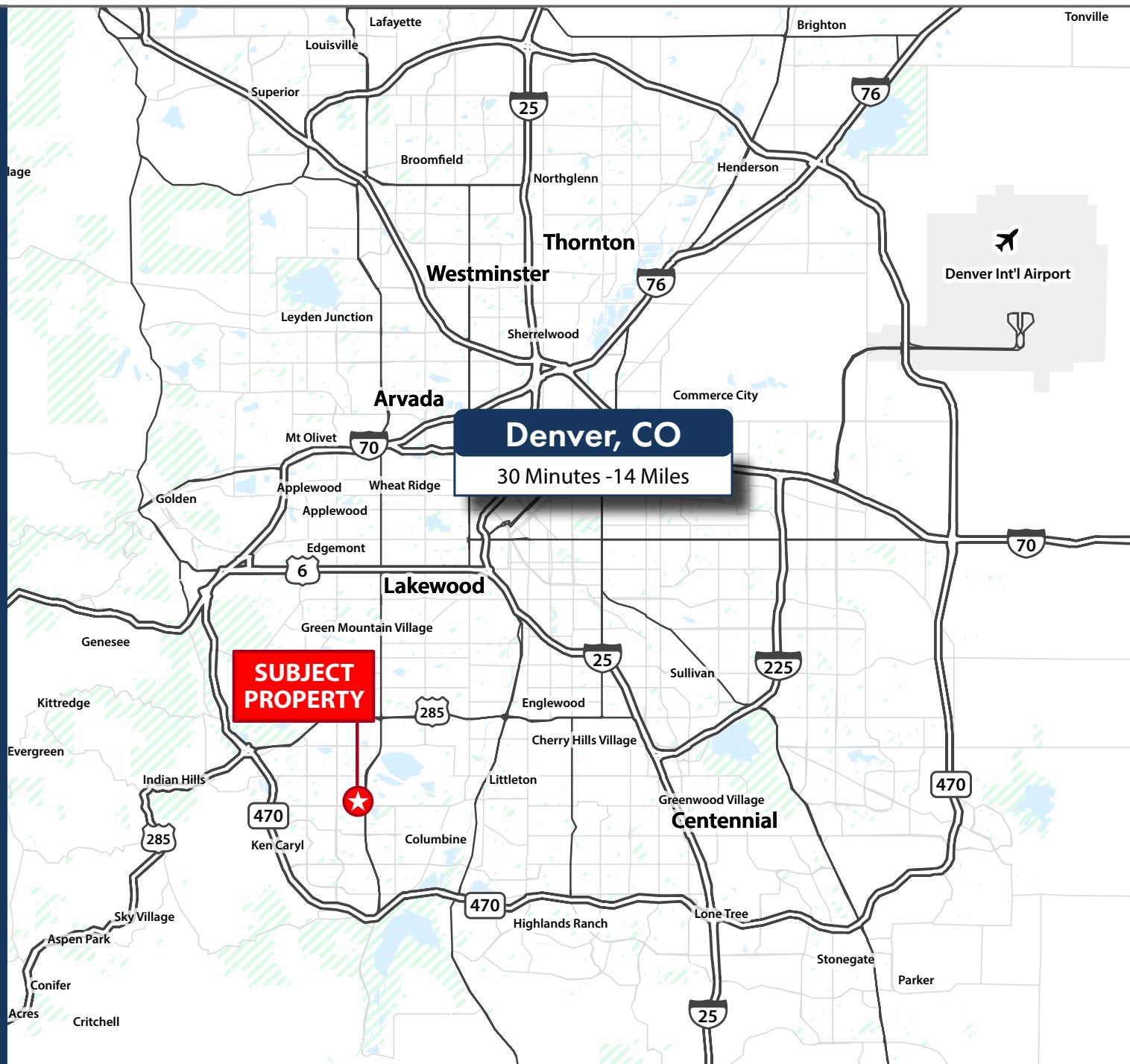
**\$127,205**

Average Household Income  
within 5 miles



**54,744**

Employees in Surrounding Area  
within 5 miles





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