

OFFERING MEMORANDUM

Former Sears Re-Development Opportunity | Denver, CO MSA



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THE OFFERING



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.



Pricing
Subject to Offer



Building SF
142,592 SF



Land Size
10.52 Acres



Parking Spots
957

INVESTMENT OVERVIEW

Property Details

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

AREAMAP



AREAMAP



AERIALVIEW



BARNES & NOBLE
FedEx Office
RED WING SHOES
NOTHING BUTT CAKES

URBAN 422
ADVENTURE PARK

QDOBA MEXICAN EATS
UBREAKIFIX
HAND & STONE
AT&T



56,000
CARS PER DAY

Once Upon A Child
PLATO'S CLOSET
O'Reilly AUTO PARTS
CHIZE FITNESS

S Wadsworth Blvd

W Bowles Ave

30,000
CARS PER DAY

LONGHORN STEAKHOUSE
FirstWatch The Daytime Cafe
YOGASIX COFFEE ROASTERS
CORVUS

SOUTHWEST PLAZA
±1,171,957 SF GLA | ±102 STORES
TARGET
macy's
DICK'S SPORTING GOODS
JCPenney
Dillard's

AERIALVIEW



SOUTHWEST PLAZA

±1,171,957 SF GLA | ±102 STORES



AERIALVIEW



BOWLES CROSSING
TRADER JOE'S
Burlington
AMC THEATRES
ROSS DRESS FOR LESS
DSW
five BELOW
VASA

SEPHORA

LONGHORN STEAKHOUSE
YOGASIX
FirstWatch The Daytime Cafe
CORVUS

BARNES & NOBLE
FedEx Office
RED WING SHOES
NOTHING bundt CAKES

URBAN 420 ADVENTURE PARK

QDOBA MEXICAN EATS
UBREAKIFIX
HAND & STONE
AT&T

STARBUCKS COFFEE

56,000 CARS PER DAY

S Wadsworth Blvd



W Bowles Ave

30,000 CARS PER DAY

SOUTHWEST PLAZA
±1,171,957 SF GLA | ±102 STORES
TARGET
macy's
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
JCPenney
Dillard's

AERIALVIEW



SOUTHWEST PLAZA
±1,171,957 SF GLA | ±102 STORES

  
EVERY SEASON STARTS AT  



BUILDINGIMAGES

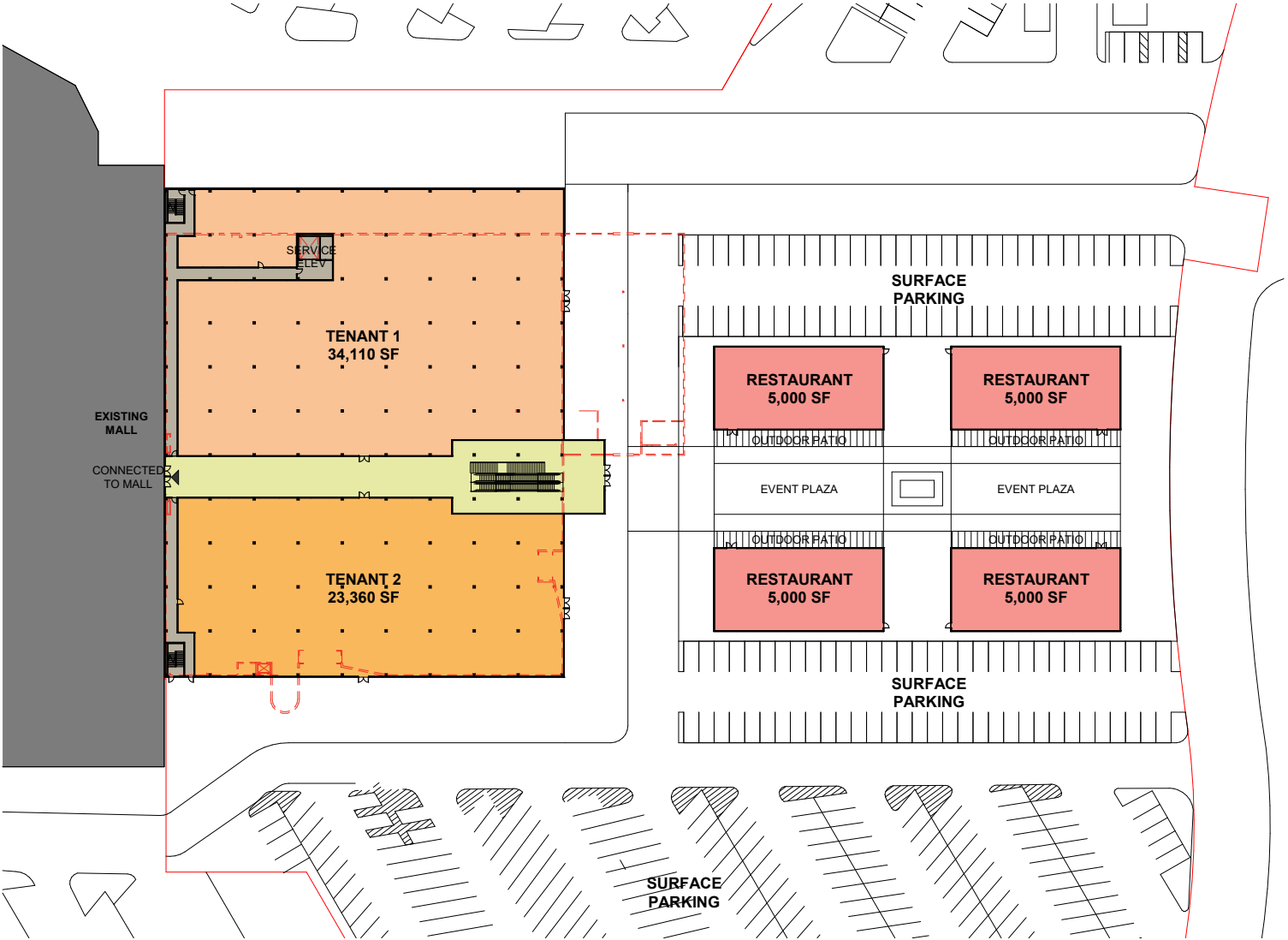


BUILDINGIMAGES



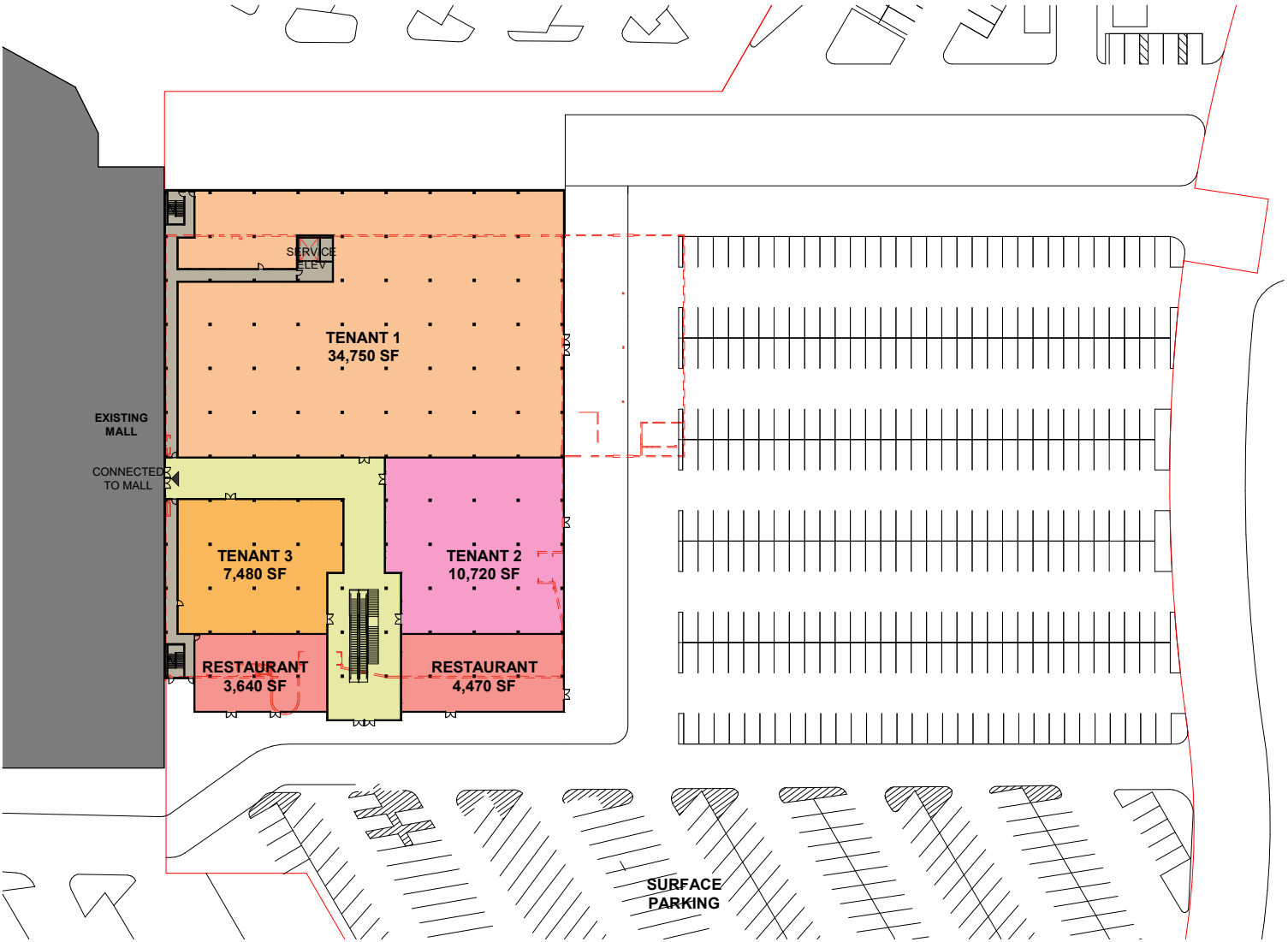
POTENTIAL DEVELOPMENT

OPTION 1 | Ground Level - 69,300 SF

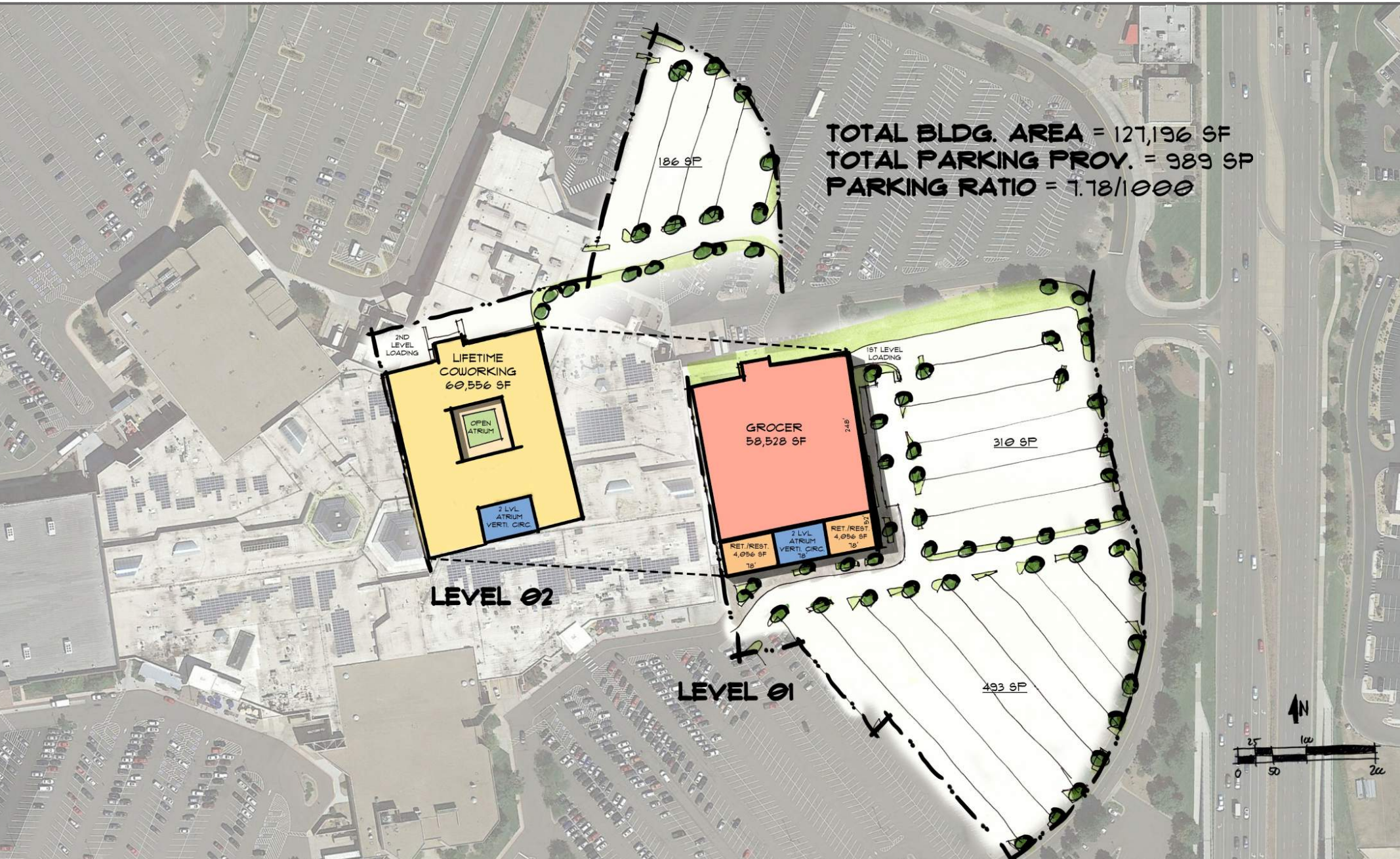


POTENTIAL DEVELOPMENT

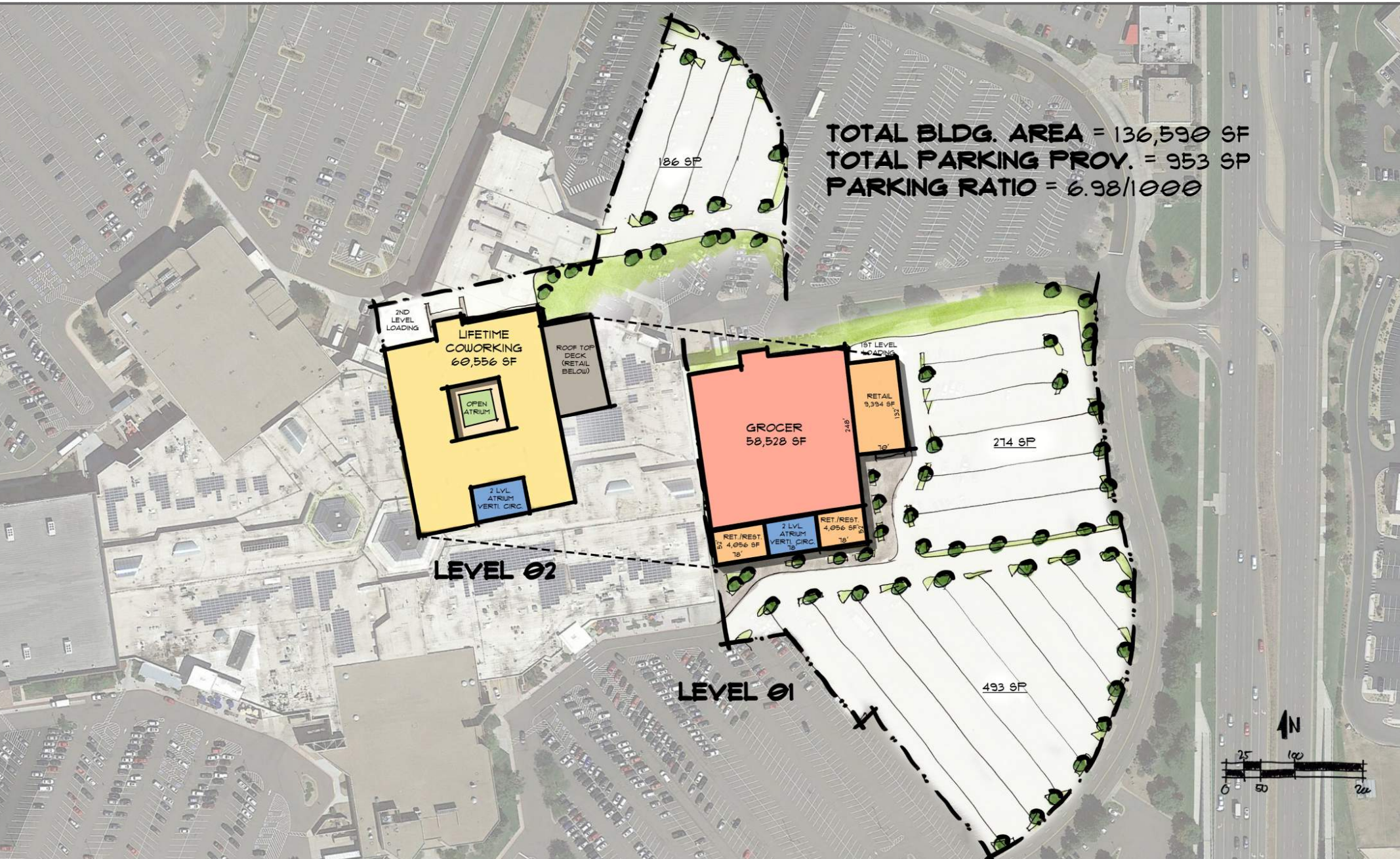
OPTION 2 | Ground Level - 73,000 SF



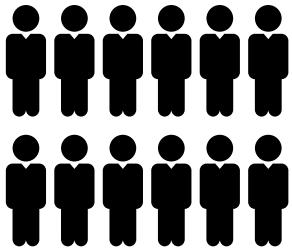
POTENTIAL DEVELOPMENT



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.

REGIONALMAP



216,627

Area Population
within 5 miles



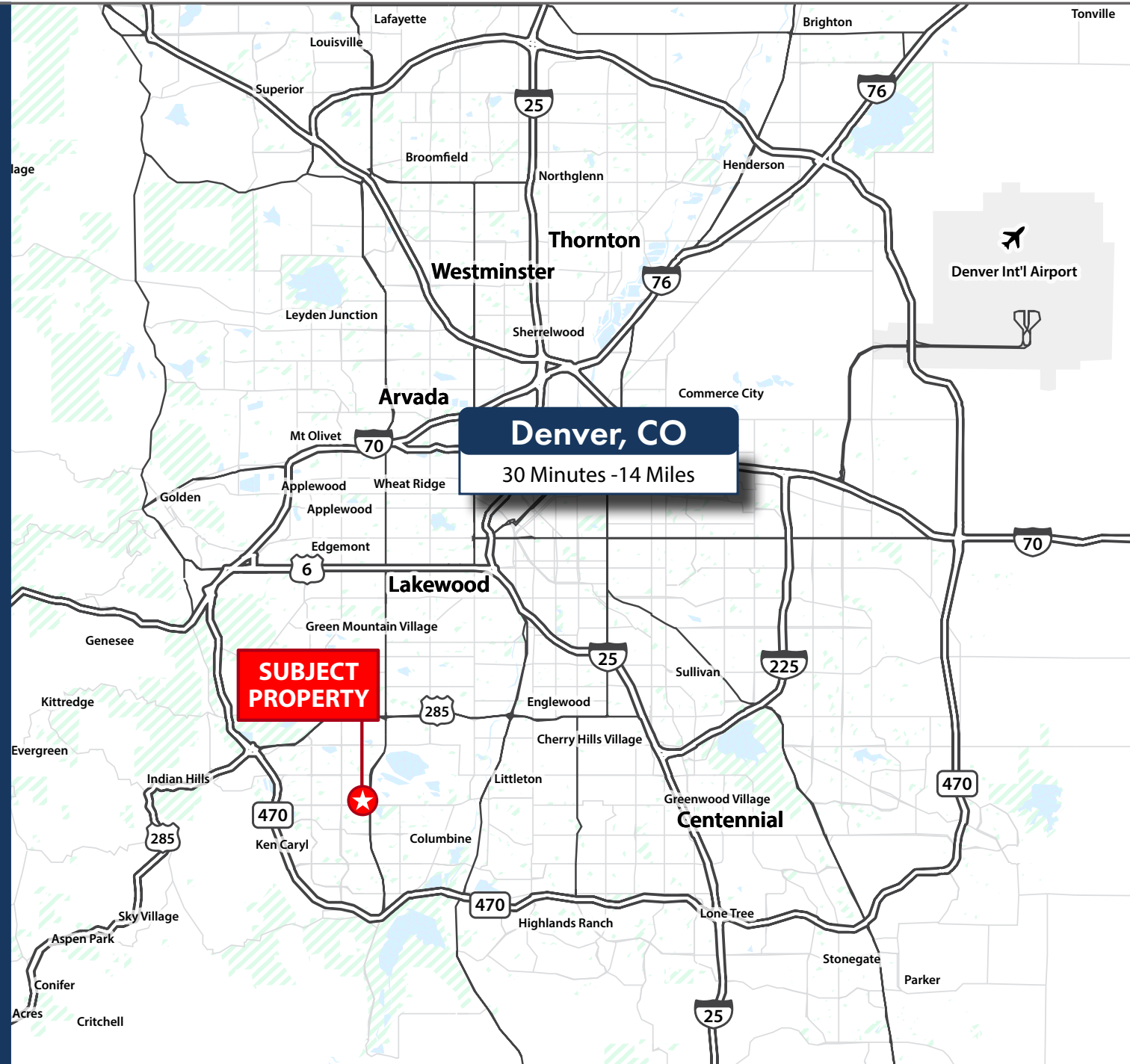
\$127,205

Average Household Income
within 5 miles



54,744

Employees in Surrounding Area
within 5 miles





Exclusively Listed by:

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