



# VALLEY VIEW PLAZA

3156-3164 South Western Avenue  
Marion, IN

Additional information at  
[ValleyViewPlazaCBRE.com](http://ValleyViewPlazaCBRE.com)



CBRE

NATIONAL RETAIL PARTNERS – MIDWEST



# VALLEY VIEW PLAZA

## OFFERING SUMMARY

Property Name	Valley View Plaza
Location	3156-3164 S. Western Avenue Marion, IN
Year Built	1998
Total GLA	37,193 SF
Site Size	± 4.71 Acres / 205,002 SF
Occupancy	87.10%
Price	\$4,017,000
Cap Rate	8.25%
In-Place NOI	\$331,468
WALT	2.41 Years



Tenant Roster		
UNIT	TENANT	SF
311-1	Vacant	4,800
311-2	Dollar Tree Stores	11,325
311-4	Cato	3,200
311-95	Goodwill Industries	13,868
311-5	Cricket Wireless	2,400
311-6	Nails Club	1,600

## PRIMARY CONTACTS

**ADAM FORET**  
VICE PRESIDENT  
+1 630 368 8609  
adam.foret@cbre.com

**PETE MEYER**  
DIRECTOR  
+1 630 368 5547  
pete.meyer@cbre.com

## DEBT & STRUCTURED FINANCE

**STEVE KUNDERT**  
SENIOR VICE PRESIDENT  
+1 630 573 7044  
steven.kundert@cbre.com

## CBRE

700 Commerce Drive  
Suite 450  
Oak Brook, IL 60523

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