

FOR SALE

10775-10779 WATSON ROAD

SUNSET HILLS, MO 63127



100%
Leased



New 10 year lease
with Starbucks



Signalized
Intersection



Long Term Cash
Flow Stability



Contact Broker
for Pricing

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Grant Mechlin, CCIM
gmechlin@sansonegroup.com

Mark Kornfeld
mkornfeld@sansonegroup.com

Rosie Hess
rhess@sansonegroup.com

Jackie Hall
jhall@sansonegroup.com

PROPERTY HIGHLIGHTS

- Located at signalized intersection of entrance to Plaza at Sunset Hills & Sunset Hills Office Park
- Area Retailers include: Bass Pro Shops, Old Navy, Home Depot, Five Below, Marshalls, and PetSmart
- Located in the heart of Sunset Hills office market with approximately 2 million square feet of office

TENANT INDEX:

TENANT	SF
Victory Men's Health	2,695
Starbucks	1,650
Total	4,345



DEMOGRAPHICS

1 MILE

Avg. HH Income	\$149,739
Population	5,563
Households	2,170

3 MILE

Avg. HH Income	\$168,676
Population	61,586
Households	25,003

5 MILE

Avg. HH Income	\$156,693
Population	188,555
Households	78,789



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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INVESTMENT SUMMARY

Sansone Group is pleased to present qualified investors with the opportunity to acquire a 4,345 square foot freestanding building located at 10775-10779 Watson Road in Sunset Hills, Missouri. This investment offers a high quality physical asset with strong, stable cash flow in a top tier retail/office market.

KEY INVESTMENT OPPORTUNITIES

TENANT



LOCATION

This site is conveniently located in the heart of Sunset Hills retail trade area across the street from two main retail power centers, Plaza & Shoppes at Sunset Hills, with access to interstates I-44 and I-270.

SOLID METRO MARKET

St. Louis is the 23rd largest MSA in the country. St. Louis enjoys a stable and diversified economic base and is home to seven Fortune 500 companies. The St. Louis MSA also has it's share of local companies that routinely rank among the nation's best places to work.

INVESTMENT DETAILS

BUILDING SQUARE FEET	4,345 SF
ACREAGE	0.59 AC
YEAR BUILT	2015
NET OPERATING INCOME (2026 Stabilization)	\$138,673
LEASE STRUCTURE	Triple Net (NNN)
RENTAL REVENUE (Annual)	\$162,566

TENANTS	Starbucks	Victory Men's Health
SQUARE FEET	1,650 SF	2,695 SF
LEASE TERM	Lease expiration 2036	Lease expiration 2029
RENEWAL OPTION	4, 5 year options	2, 5 year options



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