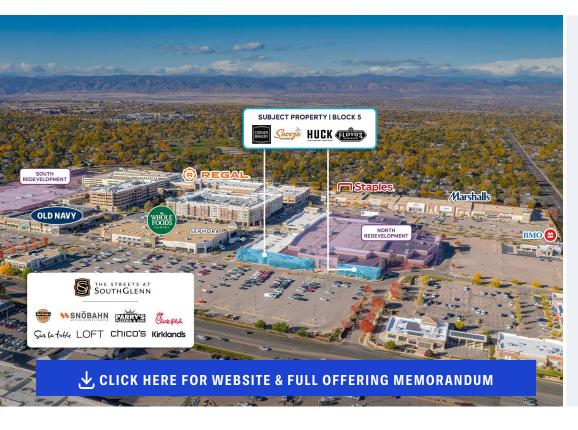
FOR SALE

Fully Occupied Class-A Retail

The Streets at SouthGlenn | Centennial, CO (Denver MSA)





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PROPERTY OVERVIEW

PURCHASE PRICE: \$7,383,000

NOI: \$479,927

CAP RATE: 6.50%

GROSS LEASABLE AREA (GLA): 11,778 SF

PRICE PER SF: \$627

LAND SIZE: ~0.60 AC

YEAR BUILT: 2009

INVESTMENT HIGHLIGHTS

- Fully Occupied Class-A Retail Over 85% of the rent roll has 15+ years of operating history at the center and features 5+ years of WALT
- Premier Retail Destination The Streets at SouthGlenn sees 4.2M annual visitors and is ranked #1 for foot traffic among Denver MSA lifestyle centers within 10 miles (Placer.ai)
- Whole Foods Shadow Anchor Draws over 719,000 visits/year with YoY growth
- SouthGlenn Redevelopment Plan Adds 900+ residential units and open space to support long-term retail success
- Affluent Demographics \$173,000 average HH income and 102,668 residents within three miles

ALSO AVAILABLE FOR INDIVIDUAL OR PORTFOLIO PURCHASE





PRICE CAP RATE \$17,081,000 5.50%

SEPHORA



PRICE CAP RATE \$3,351,000 6.50%





PRICE CAP RATE \$2,884,000 6.00%