

FOR SALE

Fully Occupied Class-A Retail

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

**BLUE
WEST
CAPITAL**



CONTACTS

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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

**WHOLE
FOODS
MARKET**



PRICE
\$17,081,000

CAP RATE
5.50%

SEPHORA



PRICE
\$3,351,000

CAP RATE
6.50%

BMO



PRICE
\$2,884,000

CAP RATE
6.00%