

FOR SALE



OFFERED AT
\$1,750,000

- Fully operational 8-unit short-term rental asset
- Two established + operational food and beverage tenants:
 - Sidecar Cocktail Lounge
 - Cafe Rue Orleans

8.3% IMPLIED
CAP RATE

\$145,214 2026
PROJECTED
NOI

~ 4,962 TOTAL
SQ. FT.

~ 24,000 VEHICLES
PER DAY

+/- 0.64 ACRES
UC ZONING



CHRIS ALLCORN
479.466.8829

DEVIN BRITTON
479.305.9960



1150 N College Ave
Fayetteville, AR 72703

OPERATIONAL SHORT-TERM RENTAL



2026 PROJECTED NOI

\$98,905

THE CLEMENTINE

1156 N COLLEGE AVE

- Two retro masonry buildings built in 1950, renovated in 2024-25
- 8 operational units:
 - 2 king rooms
 - 6 queen rooms
- Listed on 3 Platforms:
 - Airbnb, VRBO & Furnished Finder
- Fayetteville STR market score 88/100 (AirDNA)
- Market median occupancy 48% · Market ADR \$251

FINANCIALS AVAILABLE
UPON REQUEST



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OPERATIONAL TENANTS



2026 PROJECTED NOI

\$46,310

SIDECAR COCKTAIL LOUNGE

1150 N COLLEGE AVE.
SUITE 100

- NNN Lease
- 5-year initial term
03/01/25 - 02/28/30
- Two 5-year renewal
options (max 15-year
term)
- 3%/yr escalations

CAFE RUE ORLEANS

1150 N COLLEGE AVE.
SUITE 200

- Modified Gross Lease
- 3-year initial term
01/01/26 - 12/31/28
- Three 3-year renewal
options
- 1%/yr escalations

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LOCATION



1150 & 1156 N College Ave sits along one of Fayetteville's most prominent and heavily traveled commercial corridors, serving as a primary north-south artery that connects downtown Fayetteville to the bustling northern business districts. The property benefits from exceptional daily traffic and continuous visibility, making it highly recognizable to locals, university students, and visitors alike. This central midtown location offers quick, convenient access to the University of Arkansas campus, the historic downtown square, and the VA Hospital, positioning the property directly in the flow of the city's daily commerce and tourism.



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All information is deemed
reliable but not guaranteed.

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