



1325 W 3rd St, Alliance, NE 69301

**\$3.45 - \$11/SF/YR**

**\$0.29 - \$0.92/SF/MO**

1307 W 3rd St

Retail | 3 spaces available | 2,600 sq. ft. - 20,500 sq. ft.



Daniel Dickinson  
NE 0840029  
308.631.0828

Listing Added: 05/20/2019

Listing Updated: 07/10/2023

**Building Details**

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|                        |                  |
|------------------------|------------------|
| Property Type          | Retail           |
| Subtype                | Storefront       |
| Tenancy                | Multiple         |
| Total Building SQFT    | 58,000           |
| Minimum Divisible SQFT | 2,800            |
| Max Contiguous SQFT    | 20,500           |
| Total Building Suites  | 13               |
| Load Factor            | 10               |
| Vacant SQFT            | 24,000           |
| Land Acres             | 6.1              |
| Lot Size (acres)       | 6.1              |
| Year Built             | 1980             |
| Year Renovated         | 2021             |
| Buildings              | 12               |
| Stories                | 1                |
| Taxes (cost per SQFT)  | \$0.21           |
| Total Parking Spaces   | 350              |
| Power                  | WAPA/CITY        |
| Cross Street           | W 3RD STREET     |
| Zoning                 | C-3              |
| APN                    | 070045238        |
| County                 | Box Butte County |
| Submarket              | CHEYENNE         |
| Submarket Cluster      | SCOTTSBLUFF      |

**Building Description**

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58,000 SF STRIP CENTER- NEW TENANTS OPENED IN 2022.

ONE ANCHOR TENANT SPACE, 21,000 SF,

TENANT SPACES 2800 SF AND 2400 SF BAYS NET LEASES.

WEST THIRD STREET COMMERCIAL CENTER, MCDONALDS, MOTELS, ARBYS, BANKS, RETAIL STORES.

ALLIANCE IS BNSF REPAIR CENTER AND CREW HOME BASE. STRONG WAGES, NEW HOSPITAL.

(Owner is licenced real estate Broker.)



Available Space (1st Floor Ste 1) Details

|                       |                  |
|-----------------------|------------------|
| Listing Type          | Direct           |
| RSF                   | 20,500 SF        |
| USF                   | 20,500 SF        |
| Office Available      | 1,800 SF         |
| Parking               | 200              |
| Rate (Per SF)         | \$3.45 / SF / YR |
| Lease Type            | Net              |
| Lease term            | Negotiable       |
| Total CAM (Per SF/YR) | \$1.25           |
| Total Monthly Rent    | \$3,843.45       |
| Days on Market        | 1511 days        |

STATEMENT OF VALUES

|                 |  |
|-----------------|--|
| Named Insured:  | Syndicated Block Company, LLC          |
| Address:        | 2585 Country Club Rd, Gering, NE 69341 |
| Effective Date: | 6/15/2017                              |

Updated on: 6/9/2017  
By: Nancy M

| #                     | Location                           | Building     | Contents | BI / EE    | Const    | Year Built | # of Stories | Sq Feet | Prot Class | Occupancy  |  |
|-----------------------|------------------------------------|--------------|----------|------------|----------|------------|--------------|---------|------------|--|--|
| 1                     | 1305-25 W 3rd Street, Alliance, NE |              |          |            |          |            |              |         |            |  |  |
|                       | Building #1 (Anchor A, Anchor C)   | \$ 1,706,387 | Incl     | \$ 50,400  | Non Comb | 1979       | 1            | 16,804  | 4          | Anchor A = Vacant 3 years<br>Anchor C = Dollar General                     |  |
|                       | Building #2 (Bay1-8)               | \$ 849,910   | Incl     | \$ 68,400  | Non-Comb | 1979       | 1            | 4,200   | 4          | Bay 1-3 = #1 -Pink Nail Salon -5 yr lease, #2/#3 = vacant less than 1 year |  |
|                       |                                    |              | Incl     |            | Non-Comb | 1979       | 1            | 2,800   | 4          | Bay 4-5 =Sam & Louie's   |  |
|                       |                                    |              | Incl     |            | Non-Comb | 1979       | 1            | 2,800   | 4          | Bay 6-7 =Family Vision Clinic  |  |
|                       |                                    |              | Incl     |            | Non-Comb | 1979       | 1            | 1,400   | 4          | Bay 8 = Z Wireless   |  |
|                       | Building #3 (Anchor B)             | \$ 1,399,778 |          |            | Non-Comb | 1979       | 1            | 20,569  | 4          | Anchor B =occupied as storage w/tenant on 1 year lease w/options           |  |
| <b>TOTALS</b>         |                                    | \$ 3,956,075 | \$ -     | \$ 118,800 |          |            |              |         |            |  |  |
| <b>Blanket Limits</b> |                                    | 3,956,075    |          |            |          |            |              |         |            |  |  |

58,573#  
867,54#

Values for this "Statement of Values" were prepared for and hereby filed with the designated company as shown:

All Values submitted are correct to the best of my knowledge and belief.

Signed: *Nancy M*  
Title: *Managing Member*  
Date: *6/16/17*

Available Space (1st Floor Ste 3) Details

|                    |                |
|--------------------|----------------|
| Listing Type       | Direct         |
| RSF                | 2,800 SF       |
| USF                | 2,800 SF       |
| Office Available   | 50 SF          |
| Parking            | 200            |
| Rate (Per SF)      | \$11 / SF / YR |
| Lease Type         | NNN            |
| Lease term         | Negotiable     |
| Total Monthly Rent | \$2,570        |
| Days on Market     | 1511 days      |

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| <b>TOTALS</b>         |                                    | \$ 3,956,075 | \$ -     | \$ 118,800 |          |            |              |         |            |  |
| <b>Blanket Limits</b> |                                    | 3,956,075    |          |            |          |            |              |         |            |  |

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Date: *6/16/17*

Available Space (1st Floor Ste 4) Details

|                       |                |
|-----------------------|----------------|
| Listing Type          | Direct         |
| RSF                   | 2,600 SF       |
| USF                   | 2,600 SF       |
| Parking               | 25             |
| Rate (Per SF)         | \$10 / SF / YR |
| Lease Type            | NNN            |
| Lease term            | Negotiable     |
| Total CAM (Per SF/YR) | \$1.29         |
| Total Monthly Rent    | \$2,166        |
| Days on Market        | 1511 days      |

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Building Photos (3 photos)



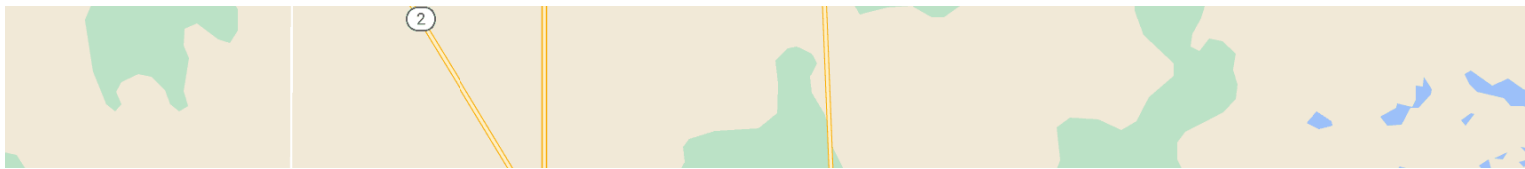
Demographic Insights

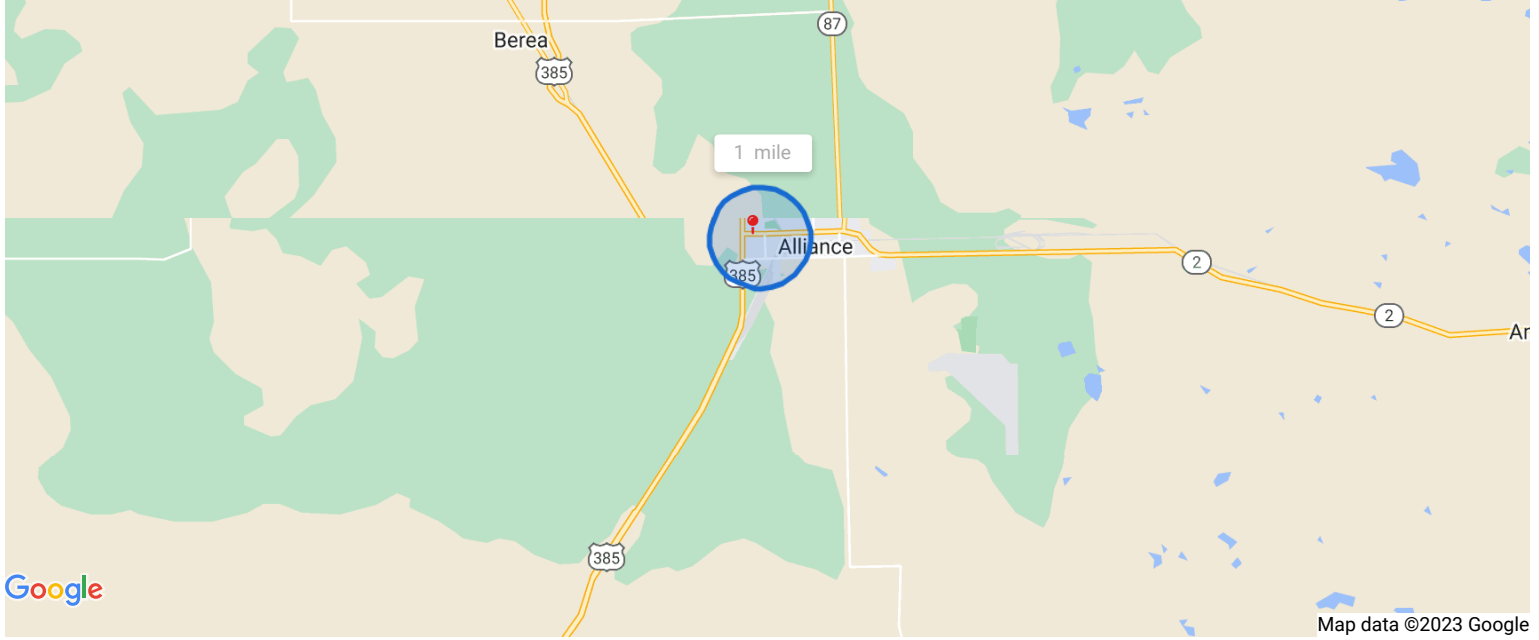


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### Population

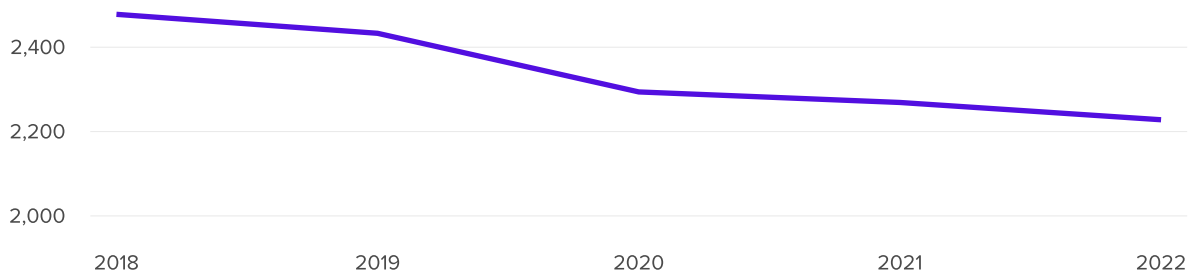
2,228

↓ -1%

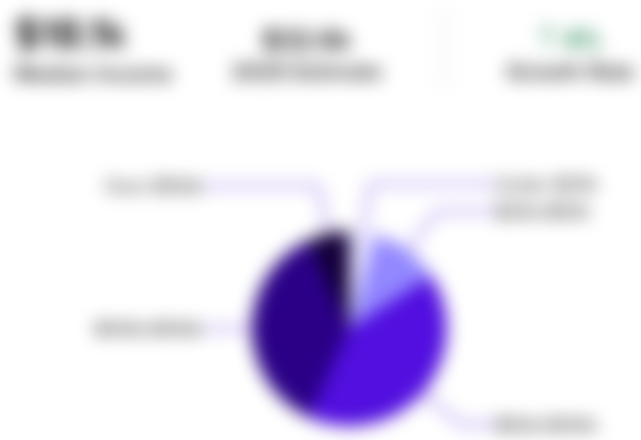
Compared to 2,269 in 2021

↓ -10%

Compared to 2,478 in 2018



### Household Income



### Age Demographics



## Number of Employees

73.7%

Number of Employees



## Housing Occupancy Ratio

10.1

Housing Occupancy Ratio



## Renter to Homeowner Ratio

10.1

Renter to Homeowner Ratio

