

FOR SALE

Northgate Shopping Center

462-478 Malley Dr | Northglenn, CO

**BLUE
WEST**
CAPITAL



PROPERTY OVERVIEW

PURCHASE PRICE:	\$3,874,000
NOI:	\$348,999
CAP RATE:	9.00%
GLA:	14,472 SF
PRICE PER SF:	\$268
LAND SIZE:	2.14 AC
WALT:	6.90 Years

INVESTMENT HIGHLIGHTS

Highly Trafficked Neighborhood Center

- 1.1M annual visitors to entire center (Placer.ai)
- SW corner of Malley Dr (15,190 VPD) and Washington St (31,282 VPD)

Long-Term NNN Leases With Scheduled Rental Increases

- Weighted average lease term of 6.9 years
- 2.65% average annual rental increases

Anchored By A Dominant Cannabis Tenant

- 2.1% Rent-to-Gross Sales Ratio and (~9x) EBITDAR-to-Rent Ratio
- The Green Solution ranks in 97th percentile of dispensaries in Colorado for foot traffic (Placer.ai)

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