



FOR SALE

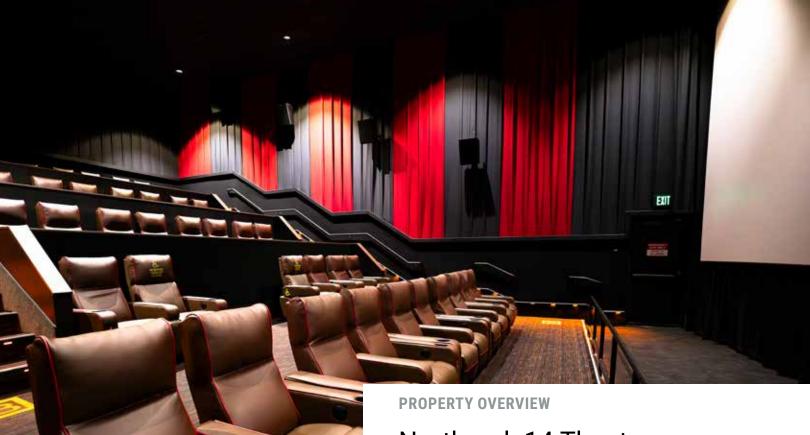
NORTHROCK 14 THEATER

3151 N. Penstemon St. | Wichita, KS

Located in Northeast Wichita

APPROXIMATELY 47,586 SF





AVAILABLE SPACE

Total Available | 47,586 SF

- Long-Term Lease Six years of lease term remaining with three five-year renewal options, offering investors a stabilized investment opportunity.
- Consistent Rent Growth Lease provides base rent increases every five years throughout both the initial term and renewal periods.
- Passive Lease Structure NNN \$9.60 SF
- **Significant Tenant Investment** into the space, demonstrating their commitment to the location.
- Cap Rate 8%
- **Price** \$11,000,000

Northrock 14 Theater Located in Northeast Wichita

Wichita Fan Favorite Movie Theatre

This property is a Wichita icon located near the high-income and high-traffic area of Rock Rd. and K-96 in Northeast Wichita. There are six years left on the initial term and there is a base rent bump every five years. The theater was extensively renovated in 2018 and features a total of 14 screens and 1,014 seats.

SALES AGENT



CHARLIE KING

OCCIDENTAL MANAGEMENT SALES AND LEASING MANAGER

C: 316.706.1583 O: 316.262.3331 charlie@occmgmt.com

SPACE PHOTOS







SPACE PHOTOS









BUSINESSES NEARBY

The AT&T Store, Bowlero Wichita, Buffalo Wild Wings, Charlie's Car Wash, Credit Union of America, Dairy Queen, Gerber Collision & Glass, IHOP, Jimmie's Diner, Jimmy John's, LaMar's Donuts, Mattress Firm, New Perspectives Counseling Center, Noodles & Company, Office Depot, Papa John's, Petco, Smoothie King, Walmart Supercenter, and many corporate businesses within walking distance.