



# VALLEY VIEW PLAZA

3156-3164 South Western Avenue  
Marion, IN

Additional information at  
[ValleyViewPlazaCBRE.com](http://ValleyViewPlazaCBRE.com)



CBRE

NATIONAL RETAIL PARTNERS – MIDWEST



# VALLEY VIEW PLAZA

## OFFERING SUMMARY

Property Name	Valley View Plaza
Location	3156-3164 S. Western Avenue Marion, IN
Year Built	1998
Total GLA	37,193 SF
Site Size	± 4.71 Acres / 205,002 SF
Occupancy	87.10%
Price	\$4,017,000
Cap Rate	8.25%
In-Place NOI	\$331,468
WALT	2.41 Years



## PRIMARY CONTACTS

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## LOCAL CONTACT

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## DEBT & STRUCTURED FINANCE

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# CBRE

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