

OFFICE BUILDING FOR SALE

3605 SOUTHERN HILLS BLVD

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EXECUTIVE SUMMARY

Focus Commercial Real Estate is proud to present an exceptional investment opportunity with 3605 Southern Hills Blvd, Rogers, AR. This fully leased, 64,647 SF office building is fully occupied by two reliable tenants, ensuring a stable and reliable income stream. Included in this offering is Lot 23, an adjacent 1.18-acre unimproved lot, which will be sold as a package with the office building. Currently, the lot features a playground used by the tenant, Friendship Community Care.

The property is ideally situated directly off Interstate 49, providing excellent visibility and accessibility. Its location is further enhanced by its proximity to the rapidly developing Pinnacle area of Rogers. This area is witnessing an exciting phase of growth with several high-profile developments enhancing its appeal and utility. Notably, the Pinnacle Hills area is set to see significant advancements including the addition of the Pinnacle Heights mixed-use development featuring upscale residential units and retail spaces, and the continued expansion of the Pinnacle Hills Promenade.

3605 Southern Hills Blvd represents a lucrative investment in one of the most dynamic and growing areas of Northwest Arkansas, combining secure tenancy with a location at the heart of major developmental growth. This is an opportunity to invest in a property that is positioned to benefit from both its current stable returns and the potential for appreciative value driven by the regional growth initiatives.

3605 SOUTHERN HILLS BLVD

PROPERTY HIGHLIGHTS

64,647 SQUARE FEET
BUILDING SIZE

7.46 ACRES
LOT SIZE

\$17,000,000
OFFERING PRICE
FINANCIALS AVAILABLE UPON REQUEST

100%
OCCUPANCY

SOUTHEAST AERIAL VIEW



at home
The Home Décor Superstore

DULUTH
TRADING
CO.

80,000 VPD

49

LIFE.CHURCH
ROGERS

3605 SOUTHERN HILLS BLVD

49

Pleasant Grove Rd: 15,000 VPD

80,000 VPD

49

Pleasant Grove Rd: 15,000 VPD

Southern Hills Blvd

OLIVER
LAW FIRM

Southern Hills Blvd

Varnier
Family Dentistry

NORTH AERIAL VIEW



Walmart
Neighborhood Market

TopGolf

Walmart
amp

Mercy

Pinnacle Hills
Promenade

A.G. Russell
Knives

LIFE CHURCH
ROGERS

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

All Pets
Animal Hospital

EVO
EVOLUTIONARY VENTURES

49

80,000 VPD

49

Southern Hills Blvd

N 28th St

3605 SOUTHERN HILLS BLVD

INVESTMENT HIGHLIGHTS

NOTABLE ANCHOR TENANTS | POST-NESTLÉ LEASING OPPORTUNITY

3605 Southern Hills Blvd is anchored by two prominent tenants: Nestlé, the world's largest food and beverage company, and Friendship Community Care. Nestlé constitutes 65.60% of the Gross Leasable Area and starting in 2027, this property presents a prime opportunity for an end user, as Nestlé is scheduled to vacate by the end of 2026. Given the robust demand for re-leasing in this area, this suite is expected to attract significant interest. Friendship Community Care complements this anchor with its community-oriented services and has over 9 years remaining on its lease, ensuring sustained occupancy and stable income.

DYNAMIC GROWTH AREA

Situated in Rogers, AR, near the rapidly developing Pinnacle area, this location benefits from significant infrastructural expansions and commercial investments. It is close to major developments like the Pinnacle Heights mixed-use project and the expanding Pinnacle Hills Promenade. These enhancements, combined with Rogers' consistent population growth, ensure ongoing demand for commercial spaces, increasing the property's appeal to investors and businesses.

STRONG DEMOGRAPHICS

Nestled in a prime location within a densely populated trade area, attracting a significant consumer base. With over 50,000 residents residing within a convenient 3-mile radius.

EXCEPTIONAL ACCESSIBILITY

Located directly off Interstate-49, 3605 Southern Hills Blvd has exceptional visibility and easy access, boosting tenant appeal and supporting robust business activity due to high traffic exposure.

CENTRAL LIFESTYLE HUB

Located less than a mile from the Pinnacle hubspot, 3605 Southern Hills Blvd enjoys close proximity to an array of shopping, dining, and entertainment venues, along with accessible walking and biking trails. This prime location offers exceptional convenience and lifestyle appeal, enhancing its attractiveness for potential tenants and investors.

3605 SOUTHERN HILLS BLVD

TENANT OVERVIEW



Nestlé is a global leader in the food and beverage industry. Known for its extensive range of products that aim to enhance the quality of life and contribute to a healthier future, Nestlé's influence is felt worldwide. From nutritionally balanced foods to indulgent ice creams and sophisticated coffee creations, their portfolio addresses various consumer needs. Nestlé's presence in the building not only signifies a robust and global corporate commitment but also brings a professional workforce and enhances the property's prestige, attracting other potential high-profile tenants and visitors.



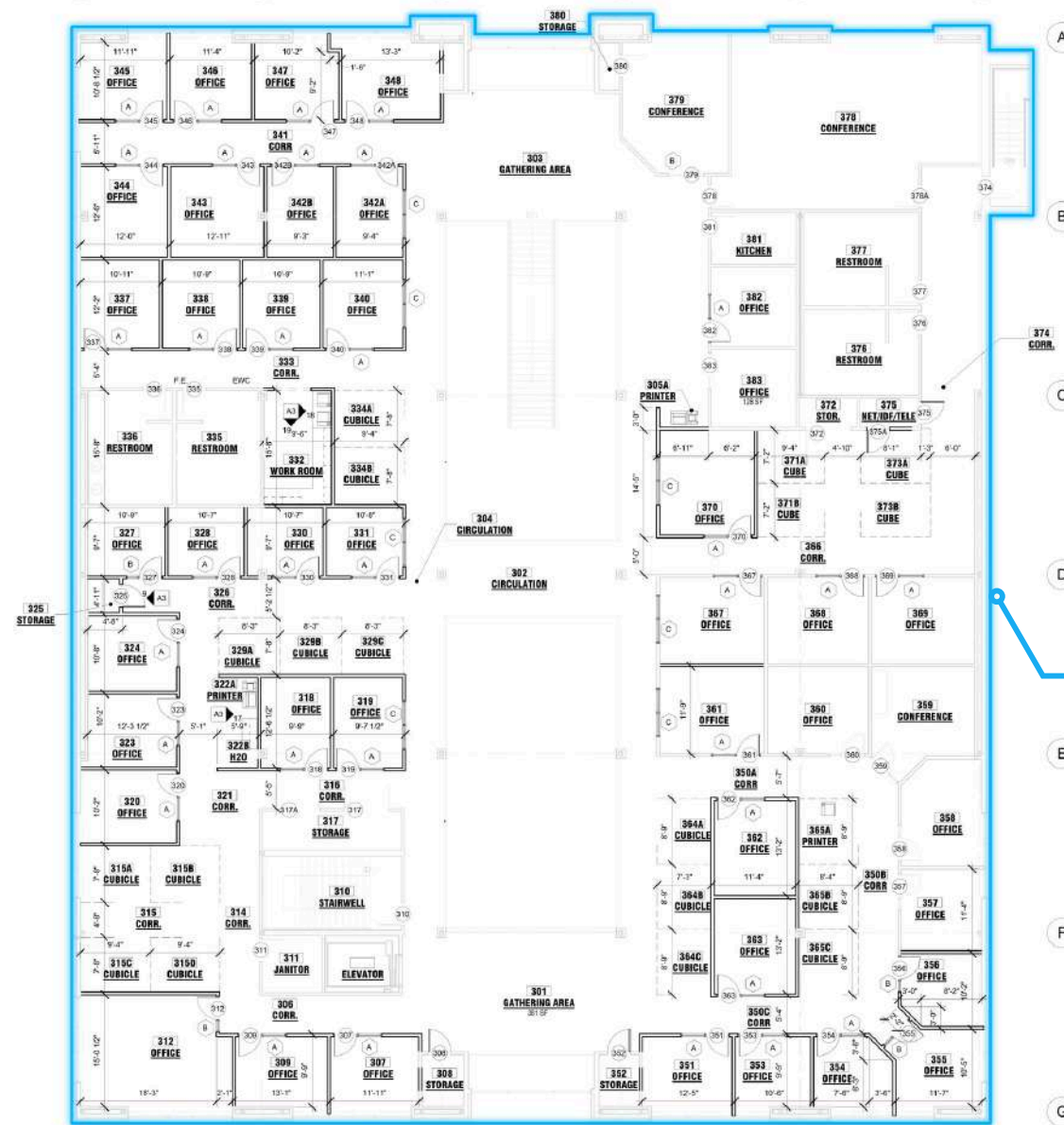
Friendship Community Care provides critical support and services to individuals with disabilities. Their offerings include adult day programs, pediatric therapy, residential care, and more, all designed to foster independence and improve quality of life for their clients. The presence of Friendship Community Care adds a significant social value to the property, enhancing its reputation as a community-focused site. Their consistent activity and commitment to care create a stable and engaging environment, making the property an attractive location for socially responsible investments.

FLOOR PLANS | FIRST FLOOR



3605 SOUTHERN HILLS BLVD

FLOOR PLANS | SECOND FLOOR

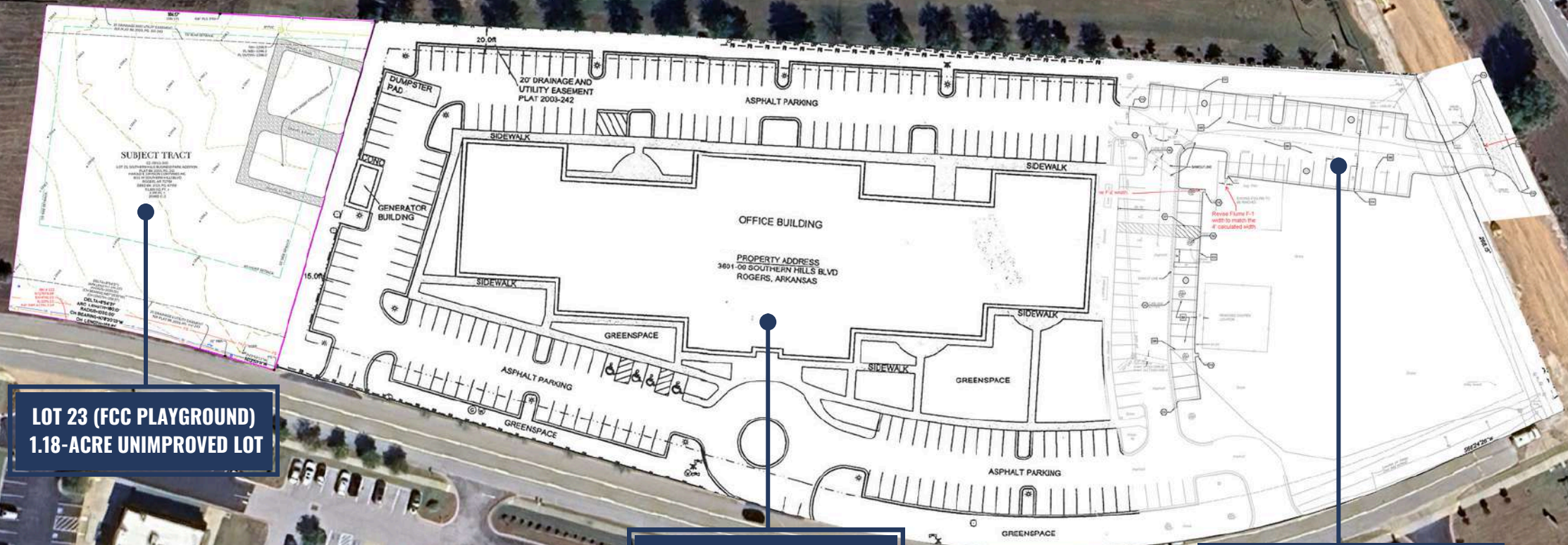


SUITE 100 | SECOND FLOOR
NESTLÉ

3605 SOUTHERN HILLS BLVD

SITE PLAN

① SITE PLAN AND MEASUREMENTS ARE APPROXIMATIONS AND NOT TO SCALE



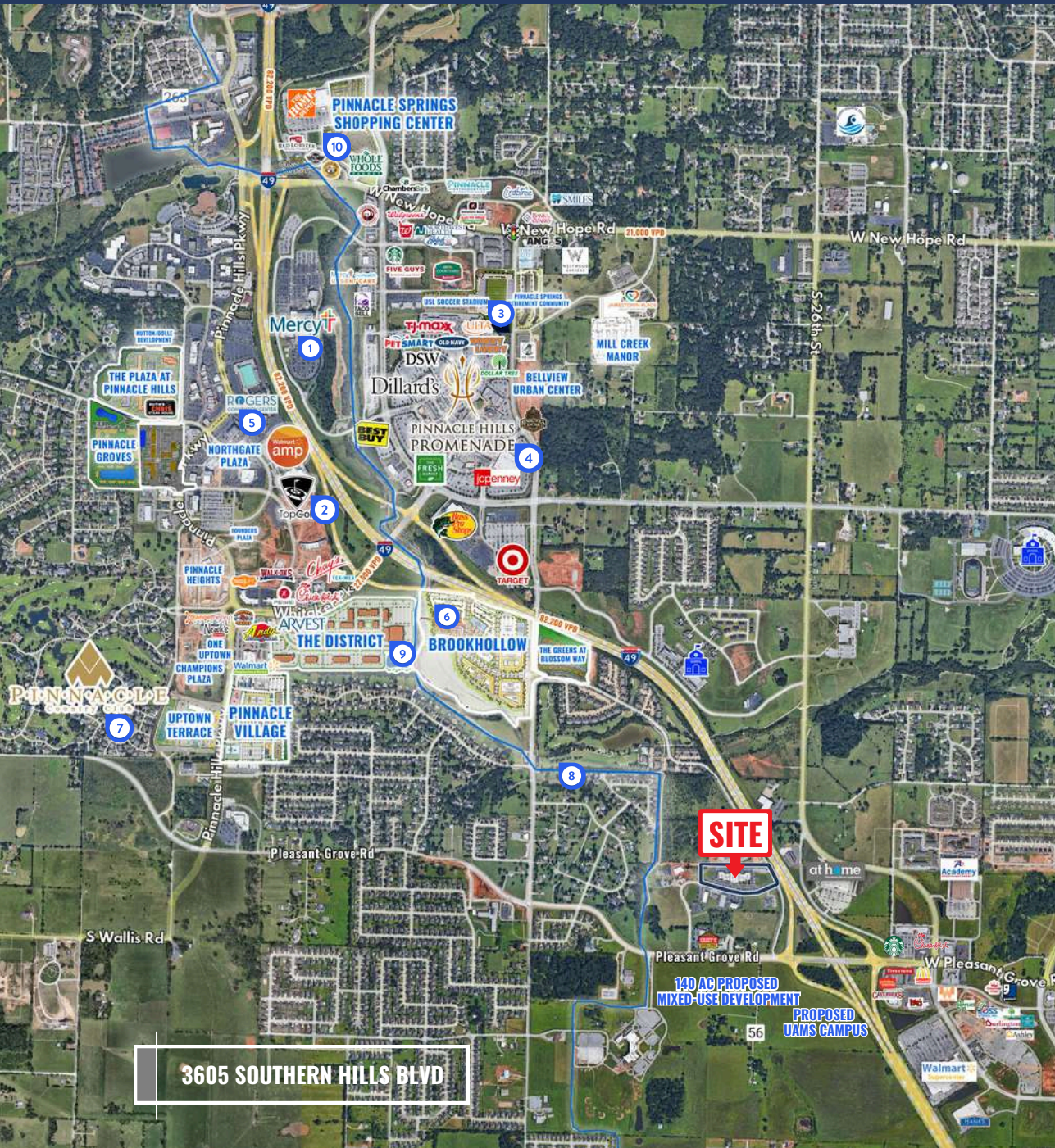
**LOT 23 (FCC PLAYGROUND)
1.18-ACRE UNIMPROVED LOT**

**OFFICE BUILDING
64,647 SF**

**NESTLE PARKING LOT EXPANSION
(+51 SPACES)**

3605 SOUTHERN HILLS BLVD

AMENITIES MAP



1- MERCY HOSPITAL

\$277 million hospital expansion adding 150 additional patient beds, rooms and expanded services to meet the needs of the growing market

2- TOP GOLF

Golf, party, sports bar and restaurant venue along Interstate-49

3- UNITED SOCCER LEAGUE

proposed men's professional soccer league stadium that will also be a venue for concerts and other gatherings

4- PINNACLE HILLS PROMENADE

A premier shopping destination in Northwest Arkansas offering outdoor boutique and national retailers

5 ROGERS CONVENTION CENTER

Number one meeting and event facility in Northwest Arkansas offering expansive and versatile space for events of all sizes and anchored by Embassy Suites

6- MULTIMILLION DOLLAR DEVELOPMENTS

Totaling more than \$450 million and growing, the Pinnacle Hills / Uptown submarket of Rogers is surrounded by new office, retail and mixed-use developments either completed, planned or under construction within the past 18 months

7- PINNACLE HILLS COUNTRY CLUB

Home to many senior-level executives and professional service providers with an average of \$260k of annual median net worth income and estate-sized homes.

8- RAZORBACK GREENWAY TRAIL SYSTEM

Accessibility to more than 450 miles of dirt and paved trails spanning from Bella Vista to Fayetteville

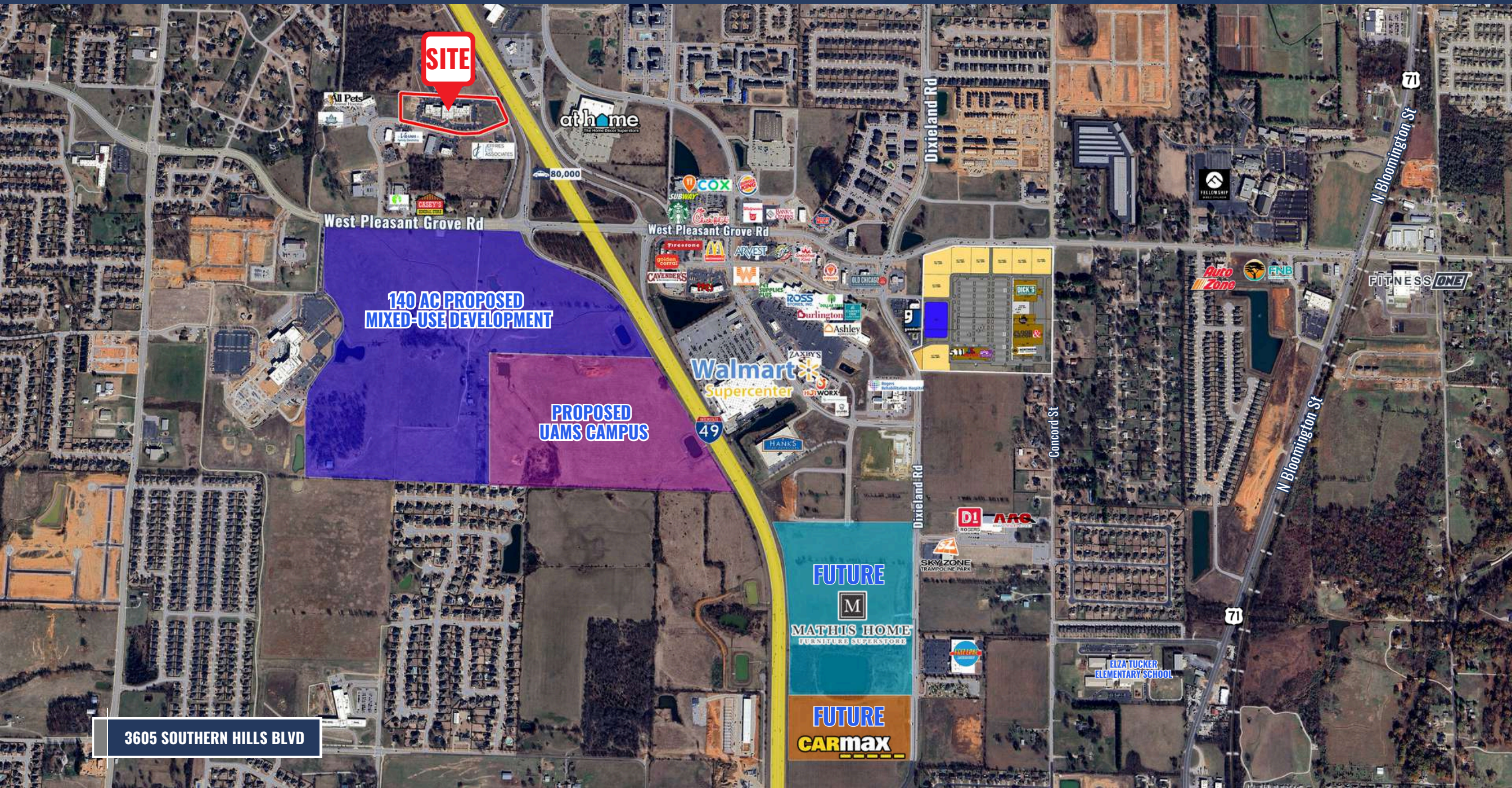
9- THE DISTRICT

A 368-acre mixed-use development including office, retail, outdoor plaza, apartments, parking deck and hotel

10- PINNACLE SPRINGS SHOPPING CENTER

A 80,498-square-foot mixed-use development anchored by Whole Foods with two planned phases including townhomes, parking garage, retail and office buildings

ZOOMED IN AERIAL VIEW



SITE

**140 AC PROPOSED
MIXED-USE DEVELOPMENT**

**PROPOSED
UAMS CAMPUS**

**Walmart
Supercenter**

FUTURE



**MATHIS HOME
FURNITURE SUPERSTORE**

FUTURE

CARmax

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PROPERTY
PHOTOS

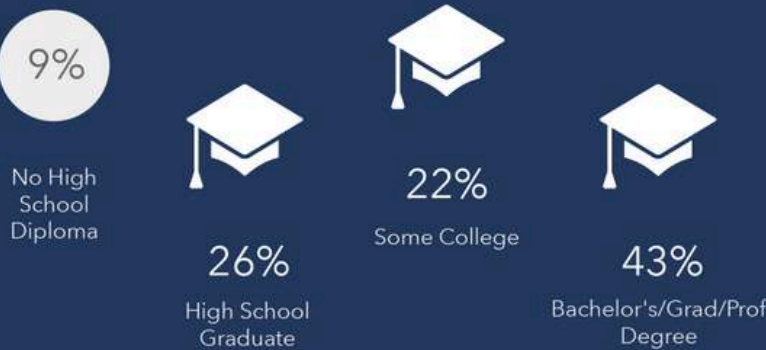
SITE DEMOGRAPHICS

3-MILE RADIUS

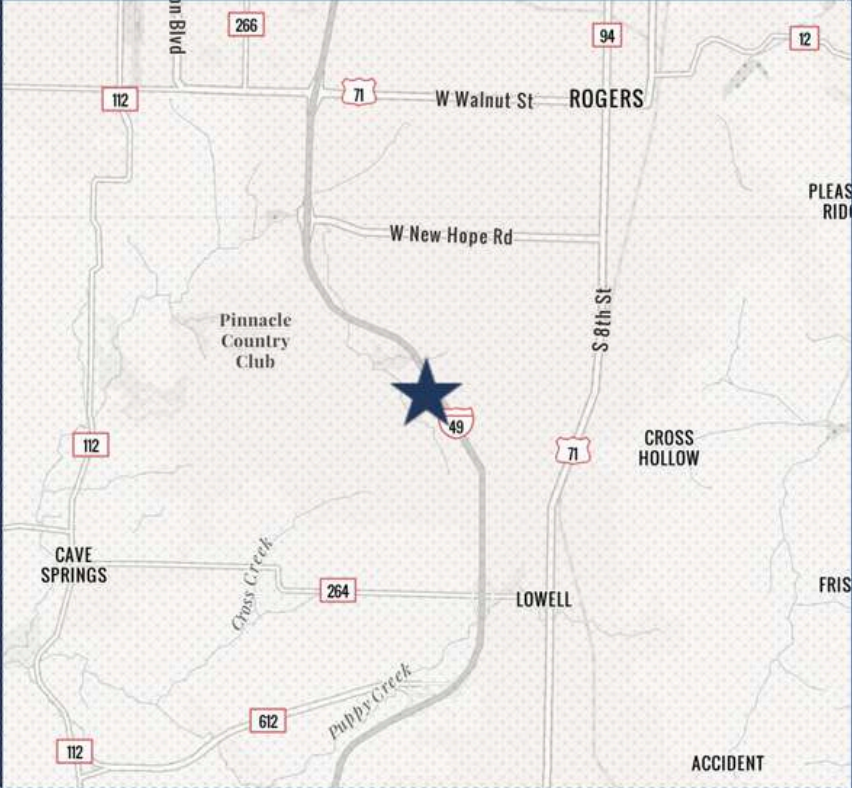
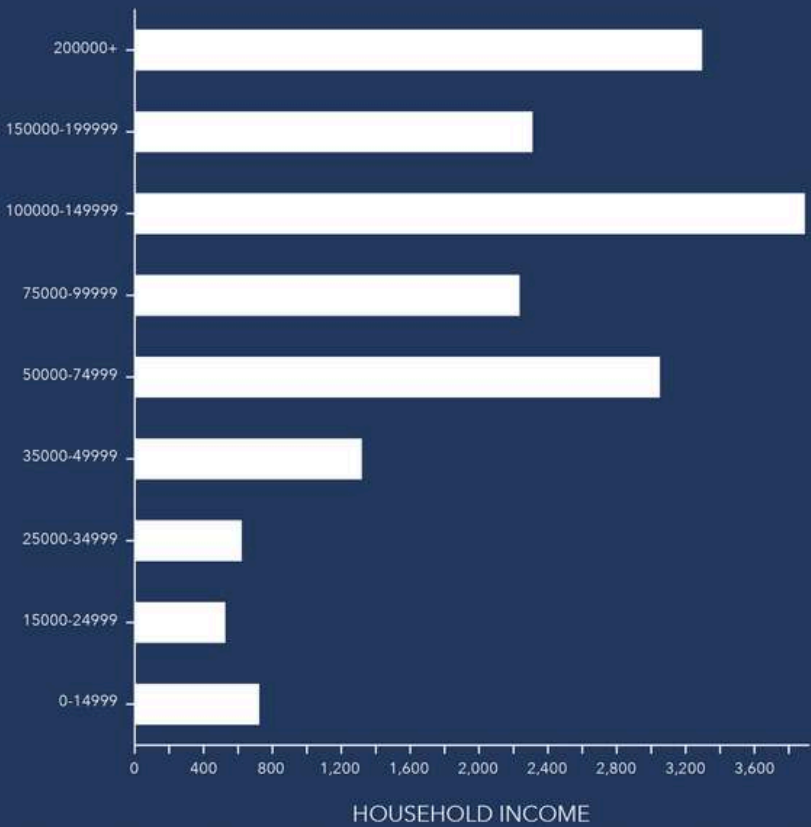
KEY FACTS



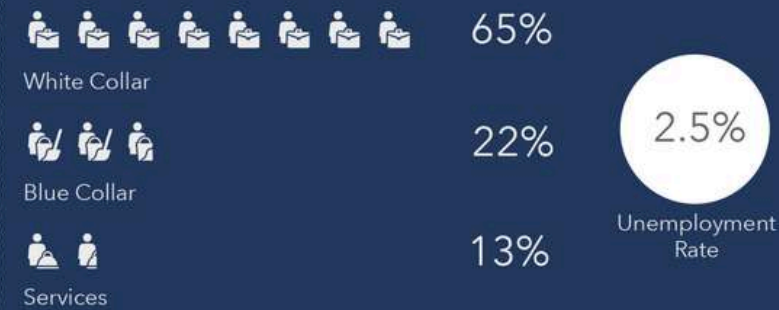
EDUCATION



INCOME



EMPLOYMENT



LOCATION CONVENIENCE

The Heart of Northwest Arkansas

Rogers, Arkansas, is a vibrant economic hub in Northwest Arkansas, known for its rapid development and high quality of life. With new retail, commercial, and residential developments, it leverages its position near major roadways like Interstate 49 for robust connectivity. This thriving city attracts a diverse workforce, supported by regional educational resources, making it an ideal place for growth and innovation.



WALMART HEADQUARTERS | BENTONVILLE

8.3
MILES



UNIVERSITY OF AR | FAYETTEVILLE

17
MILES



PINNACLE HILLS | ROGERS

1
MILE



DOWNTOWN ROGERS | ROGERS

5.5
MILES

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**MARKET
OVERVIEW**



Walmart built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

6th

Fastest Growing
Metros in America

**VISUAL
CAPITALIST**

26^B

Gross MetroProduct
Northwest Arkansas

bea
Bureau of Economic Analysis
U.S. DEPARTMENT OF COMMERCE

26th

Gross MetroProduct
Northwest Arkansas

 **U.S. BUREAU
OF LABOR
STATISTICS**

TOP 10

Real EstateMarket
in 2023 and into the future

 **NATIONAL
ASSOCIATION OF
REALTORS®**

3rd

Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.

**THE WALL STREET JOURNAL
WSJ**

8th

Best Performing Large
City in the U.S.

 **MILKEN
INSTITUTE**

484

Total Miles of Outdoor
Recreation Trails

 **USNews**

2nd

Best Metro Area for
Minority Entrepreneurs

FASTCOMPANY

TOP 10

Best Place to Live
in the U.S.

 **USNews**



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