



Woodmen Valley

SHOPPING CENTER



The Offering

As an exclusive advisor, Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire the fee simple interest in Woodmen Valley Shopping Center (the “Property”), a 155,362 square foot King Soopers-anchored center strategically located at the highly-trafficked intersection of East Woodmen Road and North Academy Boulevard in Colorado Springs, Colorado. Woodmen Valley presents the rare opportunity to acquire an anchored asset with the market’s leading grocer, King Soopers (Kroger, NYSE: KR; BBB). The Property is situated at an irreplaceable location in northern Colorado Springs and one of the most traveled north-south arterials in the city. The Property is 94% leased to a diverse roster of service-oriented and daily needs tenants. Investors can acquire this cash-flowing asset at a low basis, with attractive returns and healthy cash on cash.

Property Summary

Address	6902-6988 N Academy Blvd Colorado Springs, CO 80918
Site (Acres)	13.4 Acres
Size (SF)	155,362 SF
Occupancy	94%
Tenants	19
Parking Spaces (Ratio)	588 (3.81:1,000 SF)
Vintage	1979 / 1993



Investment Highlights



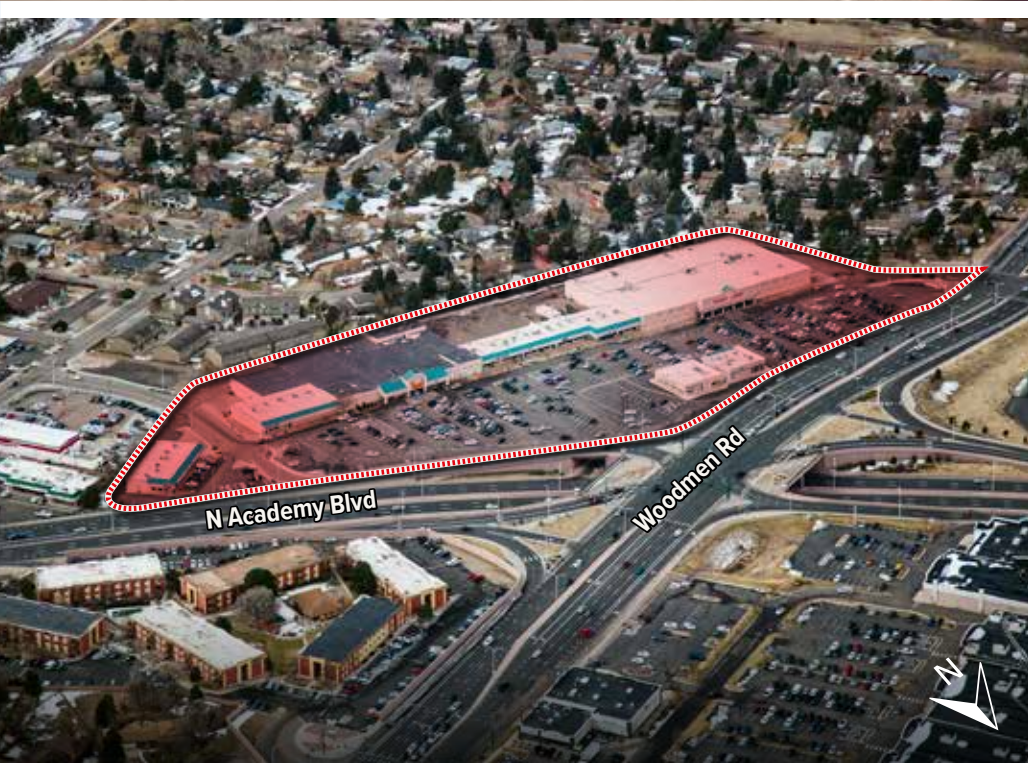
Highly Sought After King Soopers Anchored Asset

Woodmen Valley is anchored by King Soopers (Kroger, NYSE: KR), the number one grocer in Colorado with over 80 locations throughout the state. King Soopers dominates the Colorado market with a 38.8% market share, 17.4% more than the next closest competitor. With a lack of grocery-anchored product in the market, Woodmen Valley offers an investor the opportunity to acquire a highly sought after grocery-anchored asset in a thriving Colorado market.



High-Traffic Signalized Location

Located at the intersection of two of Colorado Springs' busiest arterials, Woodmen Valley is seen by more than 175,000 vehicles per day. Because East Woodmen Road is one of the few thoroughfares that runs the marketplace's entire length connecting Interstate 25 to Powers Boulevard, the thoroughfare exposes Woodmen Valley to a plethora of shoppers on their daily commute. Woodmen Valley is poised for and will continue to see future success as accessibility and visibility become increasingly important for the American consumer.



Investment Highlights



Location Along Academy Boulevard

Academy Boulevard is one of the main north-south arterials for Colorado Springs. Established as the center of retail and commerce, nearly every notable retailer in Colorado Springs has a location along Academy Boulevard. Consumers flock to Academy Boulevard for their daily needs, with Woodmen Valley benefiting from its central location at one of its main intersections.



Below Replacement Cost

Woodmen Valley is anticipated to trade at a significant discount to replacement cost. According to the Q3 2020 RLB (Rider Levett Bucknall) report, construction costs are up 2.78% over the same quarter last year. Any newly developed grocery-anchored retail will have a substantially higher basis, giving Woodmen Valley a competitive advantage over other centers in the market.



Strong Historical Occupancy

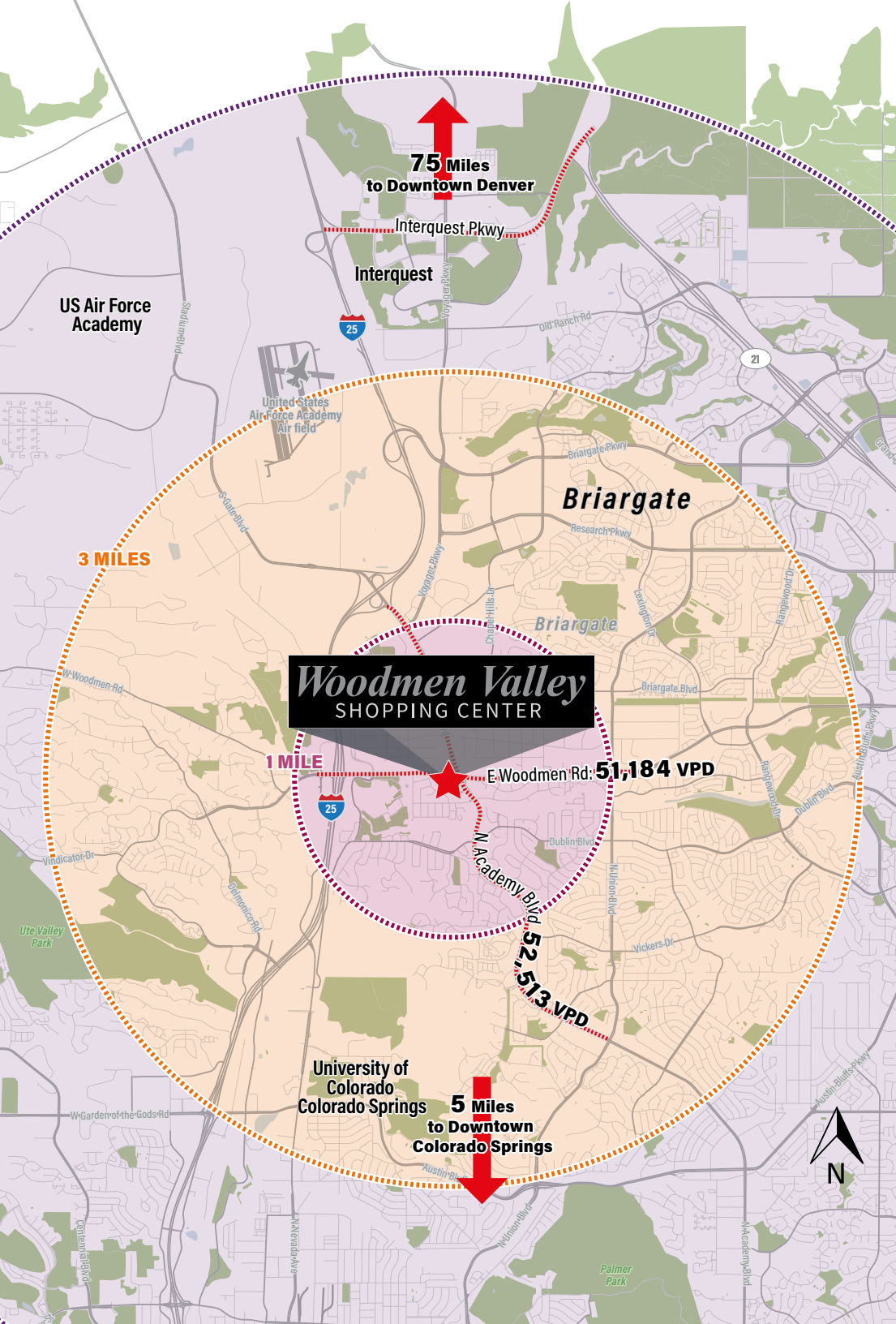
Woodman Valley has been an integral part of the North Academy retail landscape since 1979. In the last 40 years, the shopping center has enjoyed a high level of occupancy, including occupancy over 96% for the previous decade.



Investment Highlights

Impressive Growth with a Strong Economy

As Colorado's second-largest metropolitan area, Colorado Springs is undergoing a dramatic resurgence. The area has seen a population increase of nearly 15% since 2010. This population in-flux has resulted in a strong business climate and a diversified employment base which will continue to strengthen and make for a favorable investment climate for years to come.



1 MI RADIUS



2020
Population
17,879



2020-2025
Population Growth
2.9%



Average
Household Income
64,426



College degree
Or Higher
41.2%

3 MI RADIUS



2020
Population
130,297



2020-2025
Population Growth
4.5%



Average
Household Income
80,401



College degree
Or Higher
48.9%

5 MI RADIUS



2020
Population
309,481



2020-2025
Population Growth
5.5%



Average
Household Income
81,233



College degree
Or Higher
50.3%

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