

VILLAGE

SHOPPING CENTER



233,100 SF REGIONAL OPEN-AIR CENTER | 91.6%* OCCUPIED | DAVENPORT, IA

ROSS
DRESS FOR LESS

popshelf

OLLIE'S
Bargain
OUTLET

PET SUPPLIES PLUS

**SHOE
CARNIVAL**

DOLLAR TREE

five BELOW

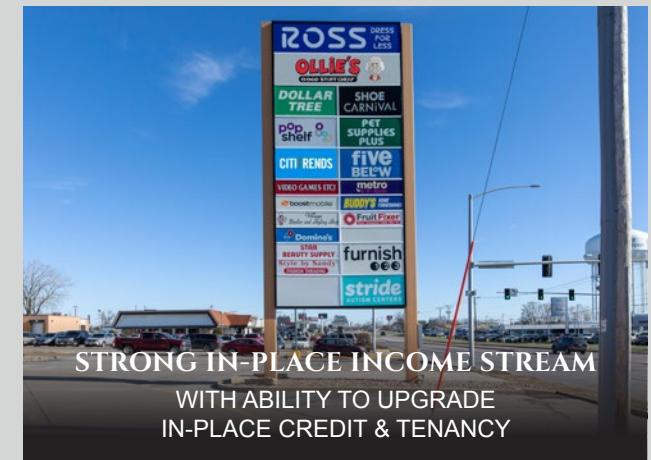
Citi Trends



**DOMINANT NATIONAL TENANT LINEUP
WITH IDEAL ANCHOR TO SHOP SPACE RATIO**
68% BIG BOX/JR ANCHOR / 32% SMALL SHOP OF TOTAL GLA



SIGNIFICANT RECENT LEASING VELOCITY
4 NEW LEASES ACROSS 72,708 SF
SIGNED SINCE 2024



**STRONG IN-PLACE INCOME STREAM
WITH ABILITY TO UPGRADE
IN-PLACE CREDIT & TENANCY**

THE OFFERING

Address	902 W Kimberly Rd, Davenport, IA
GLA	233,100 SF (220,529 SF leasable)
Acres	+/- 23 acres
Year Built/Renovated	1988/2016
Parking/Parking Ratio	1,243 / 5/1
Occupancy (of leaseable square footage)	91.6%
Number of Buildings	4
Number of Suites	35
WALT	6.2 years
Weighted Average Tenure	9.3 years
Year 1 NOI	+/- \$2,061,043
Anchors	ROSS DRESS FOR LESS, popshelf, OLLIE'S GOOD STUFF GROUP, PET SUPPLIES PLUS, DOLLAR TREE, FIVE BELOW
5-Year CAGR	+/- 6.7%





INVESTMENT HIGHLIGHTS

Tremendous Recent Leasing Velocity

Multiple inquires from national tenants, resulting in Tenant Openings of 72,708 SF since 2024, comprising 33% of leasable GLA. Ownership was recently forced to turn away national big box retailer due to lack of space.



Dominant Anchor Tenant Performance & Strong Credit Quality

#1 most trafficked Ross Dress for Less (Moody's A2) in Iowa (6 total)

#3 most trafficked Pet Supplies Plus in Iowa (9 total)

#3 most trafficked Five Below in Iowa (14 total)

Approximately 60% of occupied space is national tenancy

Regional Center with Local Draw and Unmatched Visibility

Over 2.1M annual visits

Adjacent to 1.1M SF NorthPark Mall with Von Maur, JCP, & Dillard's

Located directly at intersection of US 6 W and Northwest Blvd, garnering 36k VPD





Stable Cash Flow with Value-Add Opportunity

18,472 SF of leasable vacant space available across 5 suites, offering opportunity to increase rental revenue by +/-13% through lease-up

+/- 6.7% 5-Year NOI CAGR

Developable land available allowing for an additional ~2,000 SF of small shop space

Ideal Anchor to Shop Space Ratio

Big Box / Jr Anchor representing +/- 68% of GLA and income

Small Shop representing +/- 32% of GLA and income

Located on Retail Corridor Supported by Major Regional and National Retailers

Only 2.1% Retail Vacancy Within a 5-Mile Radius of Village Shopping Center



Potential to relocate national retailers from adjacent NorthPark Mall (\$290 sales/SF)

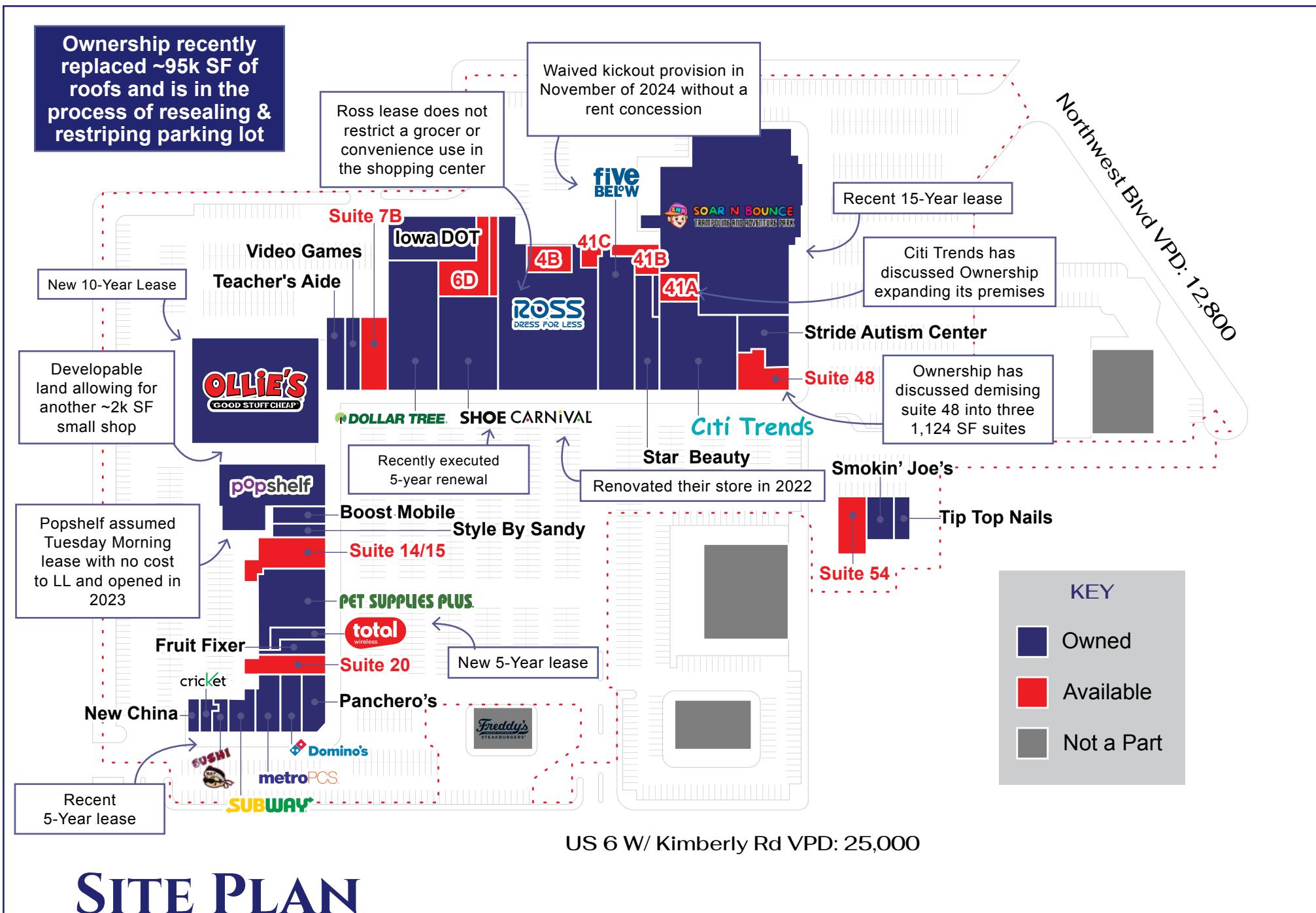


HIBBETT SPORTS®

claire's

Foot Locker







Tenant Roster

TENANT	SUITE	SF
Soar N Bounce	1	45,008
Star Beauty	2	4,500
Five Below	3	10,439
Ross	4	25,000
Vacant (potential Ross expansion space)	4B	3,105
Dollar Tree	6A	12,750
Shoe Carnival	6B	10,000
Iowa Department of Transportation	6C	7,500
Vacant - dead space	6D	5,568
Video Games	7A	2,122
Vacant	7B	3,636
Teacher's Aide	8	3,078

TENANT	SUITE	SF
Ollie's Bargain Outlet	9	25,200
Popshelf	10	10,576
Boost Mobile	12	1,875
Style By Sandy	13	1,500
Vacant	14-15	4,874
Pet Supplies Plus	16	8,257
Total Wireless	19A	1,550
Fruit Fixer	19B	1,100
Vacant	20	3,390
Pancheros	21A	2,406
Domino's Pizza	21B	2,769
MetroPCS	21D	1,297
Subway	24	2,097

TENANT	SUITE	SF
Sushi Way	26	950
Cricket Wireless	27	920
New China	28	943
Citi Trends	35A	12,000
Vacant - dead space	41	3,898
Stride Autism Center	42&46	4,500
Vacant	48	3,372
Vacant	54	3,200
Smokin' Joe's	55-56	2,400
Tip Top Nails	57	1,320
Total		233,100

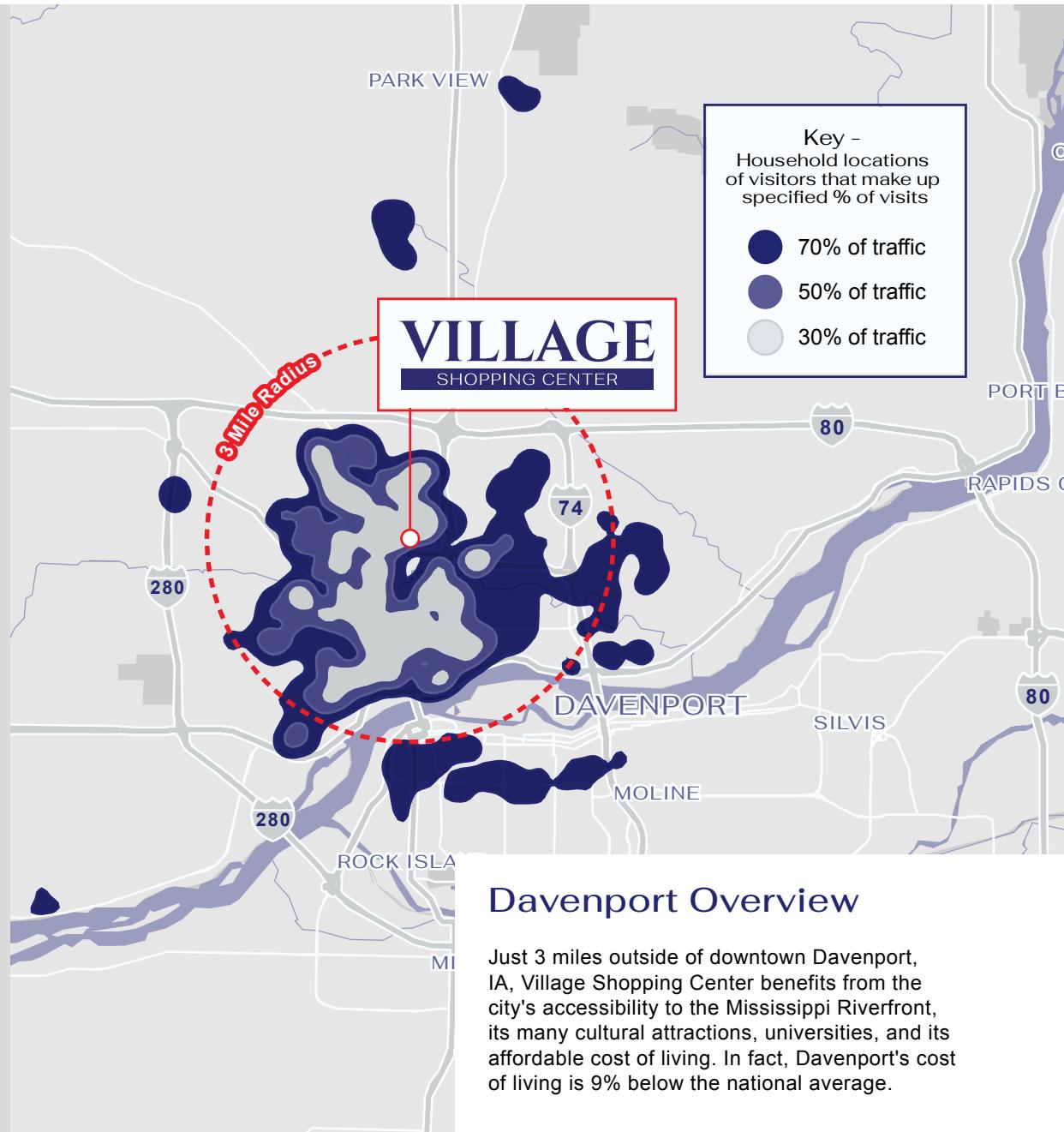
TRADE OVERVIEW



IMMENSE LOCAL DRAW IN DAVENPORT SUBMARKET

Demographics			
RADIUS	3 MILE	5 MILE	10 MI
Population	81,137	165,912	279,958
Median Age	38.3	38.4	39.9
Households	34,771	70,278	118,876
Average Household Income	\$89,713	\$89,854	\$93,349
Household Buying Power	\$3.1B	\$6.3B	\$11.1B

Top 10 Employers in Quad Cities	
EMPLOYER	EMPLOYEE #
John Deere	6,700
Rock Island Arsenal	6,300
UnityPoint Health - Trinity	6,100
MercyOne Genesis	4,700
Hy-Vee	4,200
Walmart	3,600
HNI Corporation	3,100
Arconic	2,400
Tyson Fresh Meat	2,400
Amazon	1,500



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