

STARBUCKS RETAIL CENTER

MULTI-TENANT RETAIL CENTER | 100% OCCUPIED | NATIONAL TENANTS | NNN LEASES



Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire a fully occupied high-end retail center in the midst of a major retail corridor. 425-432 W Paradise Dr in West Bend, Wisconsin is a 7,509 square foot retail center and is 100% occupied by national tenants including Starbucks, Noodles & Co, Supercuts and Cousins Subs. The center was constructed in 2002 and features a drive-thru and outdoor seating on the Starbucks endcap as well as a 1,132 SF outdoor patio on the Noodles endcap.

The center is shadow anchored by Menards and Meijer with additional nearby national retailers including Home Depot, Hobby Lobby, Pick 'n Save (Kroger) and many more.

Key Features/Highlights

- › 100% occupied NNN leased retail center
- › Long standing tenant history - All tenants are original from the 2002 building construction
- › National credit tenants including Starbucks, Noodles & Co and Supercuts
- › Located on outlot of Menards and shadow anchored by new Meijer
- › Highly visible location on corner of Main St and Paradise Dr (primary retail corridor) with 16,000 VPD
- › Drive-thru on Starbucks endcap and outdoor seating on both endcaps
- › Just blocks east of Highway 45/Paradise Dr interchange
- › Nearby retailers including Walmart, Hobby Lobby, Menards, Meijer, Pick 'n Save (Kroger), Home Depot and more
- › Proven recession-resistant tenants with 100% retention of tenants through Great Recession and current Covid-19 pandemic





Property Description

Address:	425-443 W Paradise Dr West Bend, WI 53095
Shopping Center:	Menards outlet and shadow anchored by Meijer
Gross Leaseable Area:	7,509 SF
Site Area:	1.41 Acres
Occupancy:	100% (Four Tenants)
Year Built:	2002
Parking:	Approx 7 / 1,000 SF
Drive-Thru:	One (1) drive-thru on Starbucks endcap
Tax Key:	1119-261-0002



Pricing

\$2,823,880
(\$376 PSF, 7.00% Cap Rate)

**OBTAIN COPY OF
OFFERING MEMORANDUM**

Contact Us

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