

# Bayside Marketplace

— 2763-2817 S Oneida St —  
Ashwaubenon (Green Bay), WI 54304



EXECUTIVE SUMMARY





## Offering Summary

Colliers Retail Capital Markets Team is pleased to present the opportunity to acquire Bayside Marketplace, a dominant, freeway oriented and grocery-anchored shopping center. The center is strategically located adjacent to the busy freeway interchange of Interstate 41 and Highway 172. Built in 1990, the Center benefits from its location within one of the primary retail corridors of Green Bay and just south of world-famous Lambeau Field.

The offering includes the multi-tenant retail center and adjacent Office Max building located on one of the outlots. The center is anchored by Fresh Thyme Farmers Market, JOANN Fabrics and Crafts and Dunham's Sports. Of the 13 tenants in the center, 80% of them are national or regional tenants.

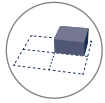
Bayside Marketplace is subject to a Tax Incremental Financing agreement. The agreement was put in place when the Fresh Thyme build out was underway in 2017 to offset future increases in real estate taxes. A new owner has the ability to collect up to approximately \$447,000 over the next 7 years for real estate taxes over the equalized value.

## Investment Summary

Asking Price	\$19,500,000
Y1 NOI (Cap Rate)	\$1,842,150 (9.45%)
Stablized NOI (Cap Rate)	\$2,385,939 (12.24%)
Y1 Cash on Cash	13.98%
10 Yr Unlev/Lev IRR	13.32% / 23.17%
Total GLA	229,572 SF
Occupancy	81.4%
Tenants	13 Tenants
Year Built	1990/1993
Total Land Area	810,634 SF (18.61 AC)
Parking Ratio	4.19 Spaces/1,000 SF (961 Spaces)



# Investment Highlights



Significant upside through the lease up of 47,236 square feet of desirable retail space.



Great leasing momentum - Recent lease extensions from JOANN, Dunham's, OfficeMax and EyeMart. EyeMart also recently expanded while the Army invests capital into upgrades annually.



Highly sought after daily needs shopping center with grocery and fitness tenants.



Well-located along primary retail corridor with heavy hotel presence and national retailers providing strong traffic and synergies to the center.



Desireable trade area with an estimated 144,703 people with an average household income of \$73,603 living within a five mile radius of the Subject Property.



80% of leased square footage is occupied by national and regional tenants including Fresh Thyme Farmers Market, Dollar Tree, Jo-Ann Fabrics, Dunham's Sports, OfficeMax and more.



Rare opportunity to acquire a dominant grocery shadow-anchored retail center.



Irreplaceable location immediately off of the busy Interstate 41/Highway 172 interchange.



Attractive investment that provides a secure and stable cash flow with strong projected returns.



Located on same road as world-famous Lambeau Field, home to NFL's Green Bay Packers, generating \$15 million per game.





# Bayside Marketplace

View to the southeast

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## Bayside Marketplace

View to the southwest

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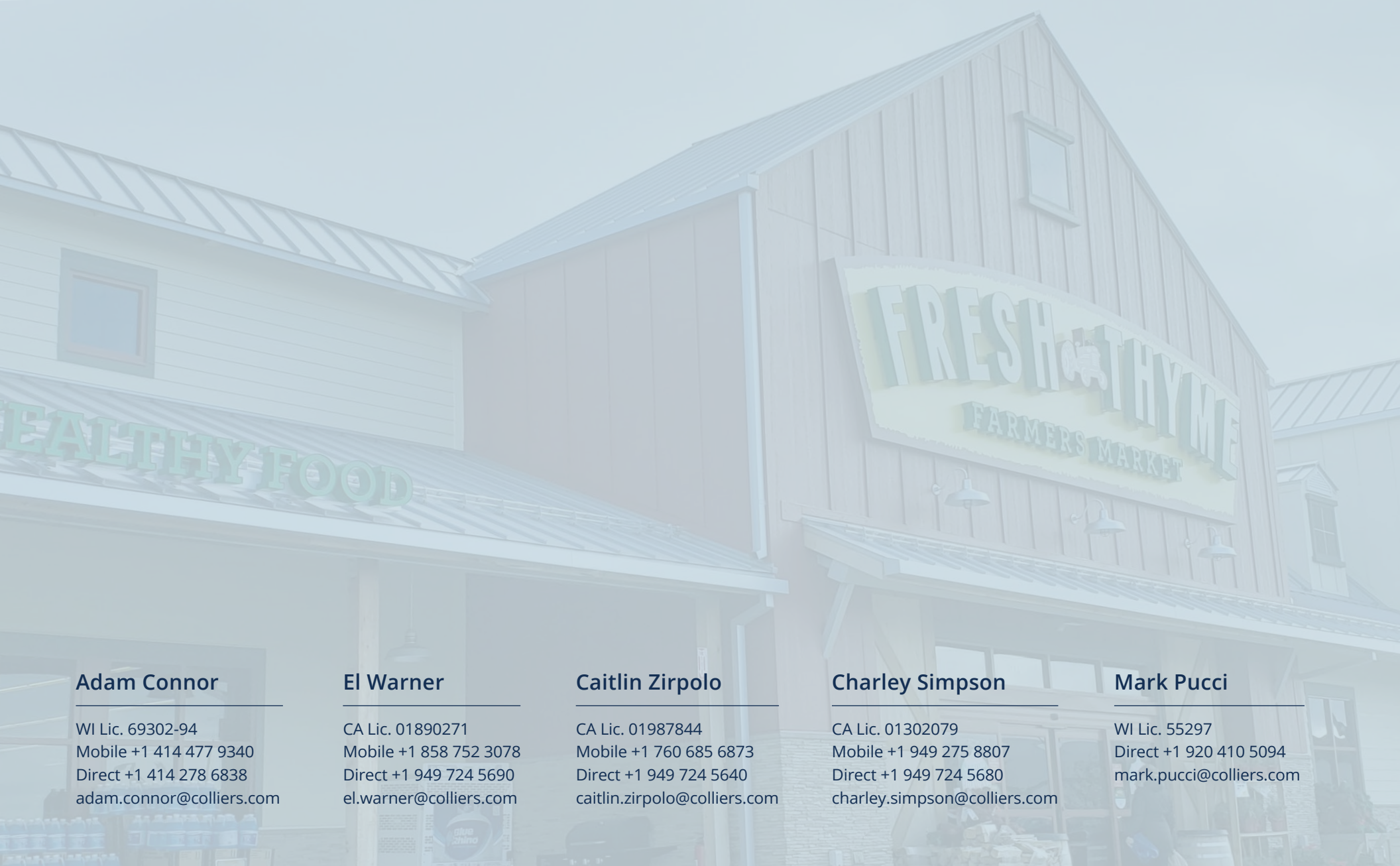
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