



Accelerating success.



8.47% CAP RATE | 100% LEASED | \$7,500,000 ASKING PRICE

Investment Opportunity

4th Street Promenade Sioux City, Iowa

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Executive Summary

4th Street Promenade Retail Center is a cinema-anchored retail location perfectly positioned in Sioux City, Iowa's downtown historic entertainment district.

The Opportunity

Colliers is pleased to offer for sale 4th Street Promenade Retail Center located at 924 4th Street in the hub of the 4th Street Historic District in downtown Sioux City, IA. This popular entertainment district features a variety of restaurants, pubs, nightclubs, and specialty shops.

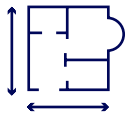
Anchoring 4th Street Promenade Retail Center is the recently renovated 14-screen, 2,368 seat ACX Cinema which brings in annual sales nearing \$3MM. With a unique building layout, retail tenants wrap around the front and corners of the building. One of those tenants is the famous Marto Brewing Company, offering craft beers brewed on site with a full-service restaurant.

Marto's elevated menu and a park-like outdoor patio overlook the picturesque Roth Fountain.

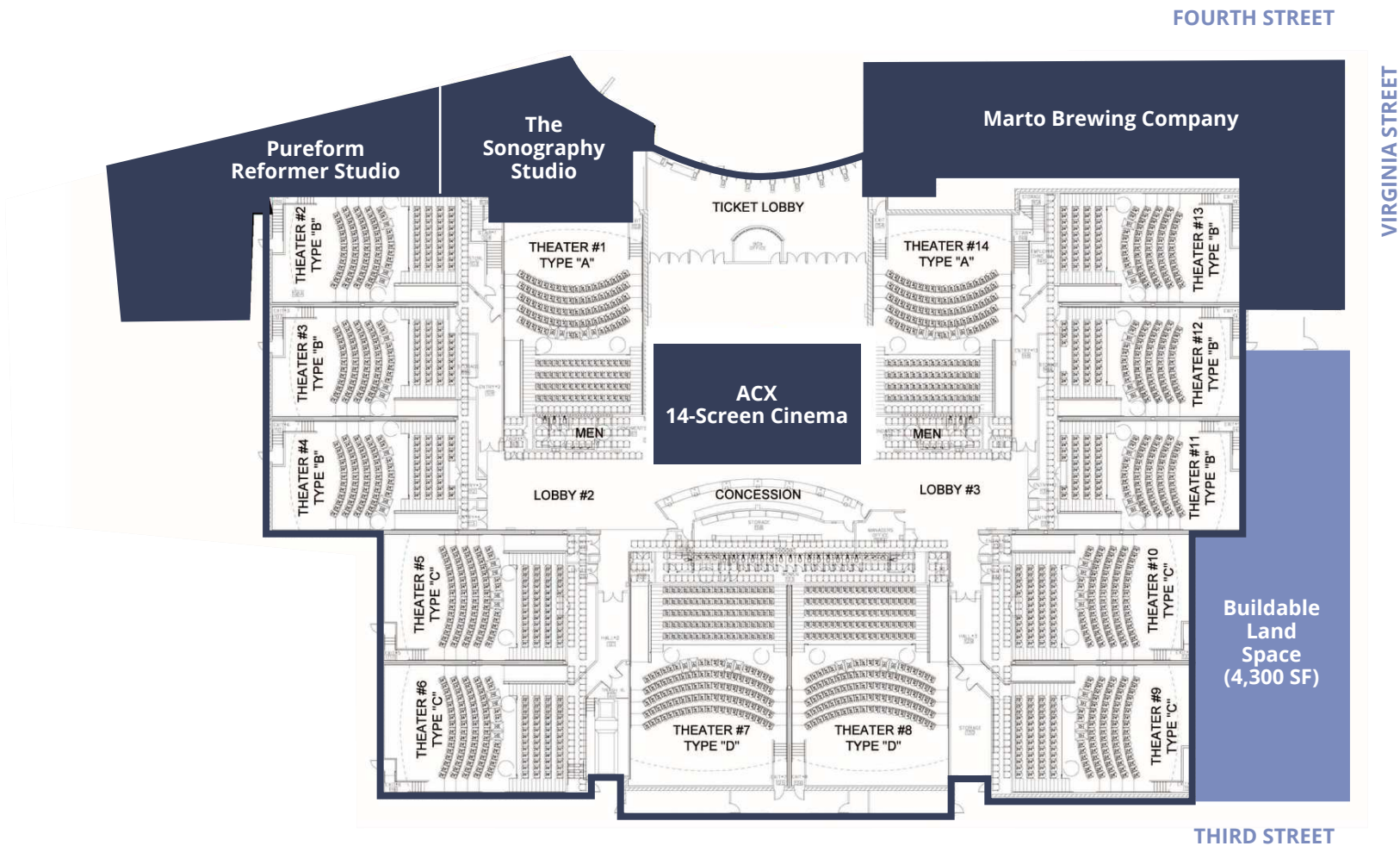
Adjacent to Marto is a first-class women's wellness clinic and boutique, The Sonography Studio, supporting women "from bump to baby, and beyond." Completing the tenant mix is a contemporary reformer pilates studio slated to open in August of 2025, making this a 100% leased retail center.

An additional income opportunity is available with a pad site positioned on the southeast corner of the building.



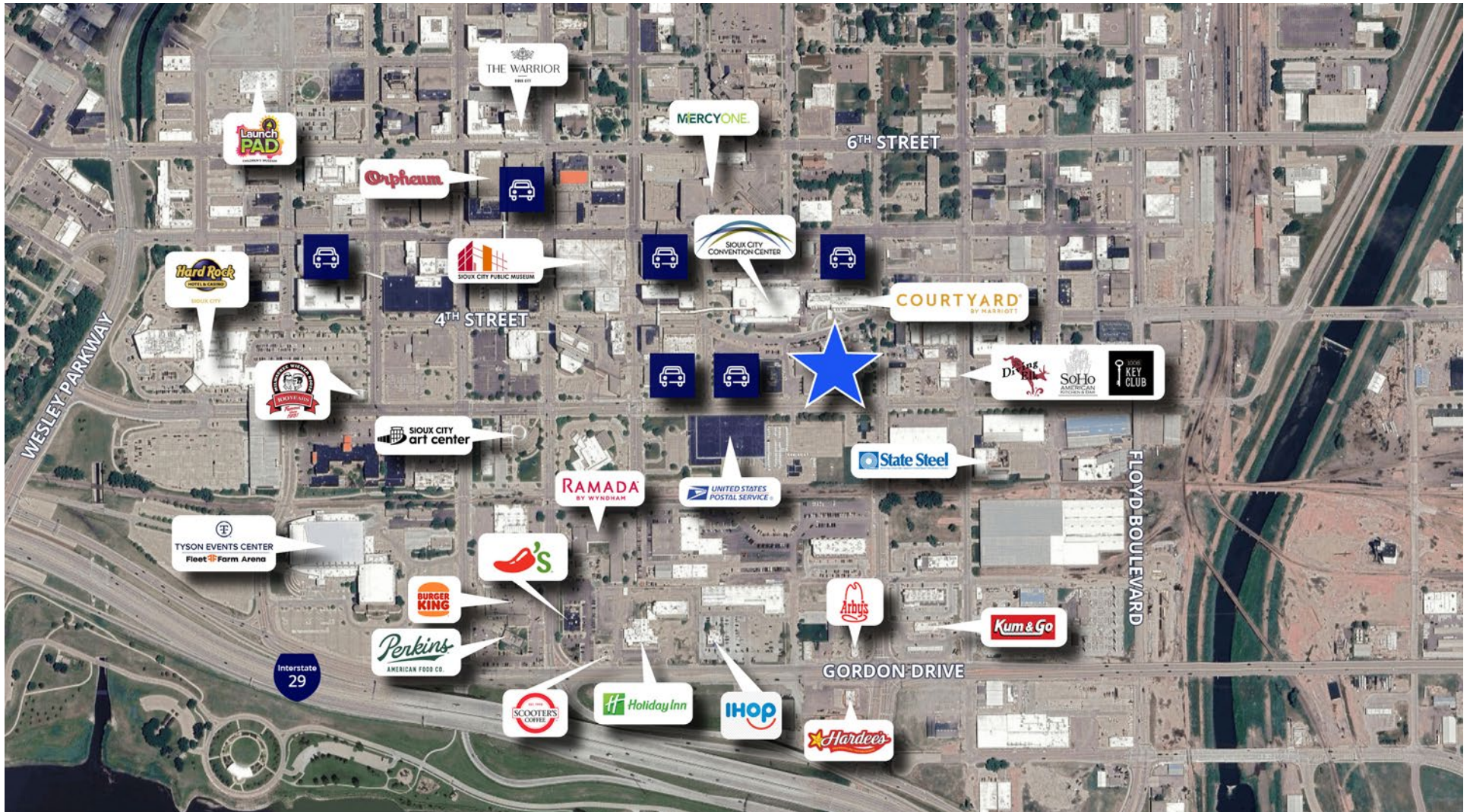


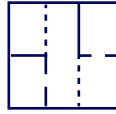
Site Plan





Immediate Area

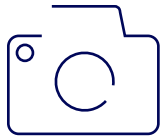




Property Profile

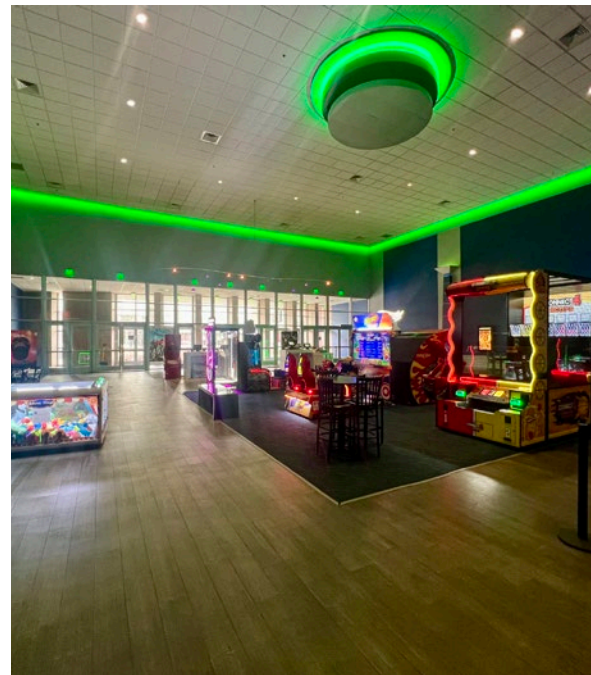
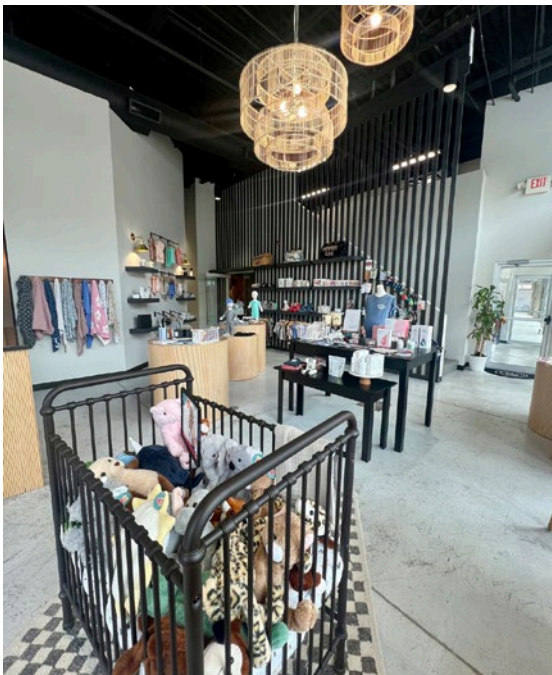
Property	4th Street Promenade
Property Address	924 4th Street, Sioux City, Iowa 51101
Total Property Size	67,926 square feet
Lot Size	1.88 Acres
Construction Year	2004; renovations in 2022
Parking	Street and nearby parking garages
Offering Price	\$7,500,000
Price Per Square Foot	\$110.41
Cap Rate*	8.47%
Occupancy	100%
Net Operating Income (NOI)*	\$635,257

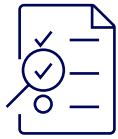
* Four-year blended average, contact broker for details.



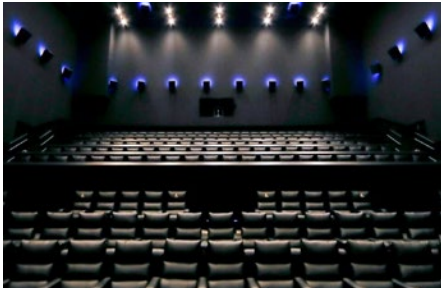
Property Images







Tenant Overview



ACX Cinema & Arcade

54,899 Square Feet

20+ Year Business Longevity

ACX offers a family-friendly movie going experience with luxury recliners, digital projection, immersive sound and online ticketing. Enjoy classics at their concession counter and get your game on at the on-site arcade. ACX Cinemas Company has 54 screens in five states and is a Nebraska based, family-run chain.

The Sioux City ACX location features 14 movie screens with a total of 2,368-seats with \$3 million in yearly sales. The cinema opened in 2004 with numerous building improvements completed since. A major modernization was completed in 2022.



Marto Brewing Co.

8,044 Square Feet

Renewing Lease

Marto Brewing Company features 25 taps, seating for over 100 patrons, and outdoor patio and mouth-watering food cooked in a wood-fired oven made with local ingredients whenever possible. Marto also brews on-site.



Sonography Studio

2,300 Square Feet

3-Year Term Remaining

The Sonography Studio has cultivated an uplifting space fully focused on women's health. From sonograms to vaginal rejuvenation to wellness services, their ultrasound clinic is here to support you. The Studio's services don't stop at pregnancy, however, they emphasize all aspects of women's health.



Pureform Reformer Studio

2,683 Square Feet

5-Year Term (2025 Start)

Pureform Reformer Studio will bring Sioux City a first class facility designed to enhance strength, flexibility and posture. Reformer Pilates is a low-impact, full-body workout that uses a Pilates Reformer, a unique piece of equipment that focuses on balance and coordination. It involves slow, precise movements and breathing techniques to enhance physical awareness and overall mental wellness.



2025 Demographic Profile

The Immediate Area

4th Street Promenade Retail Center sits directly across the street from the brand new Courtyard by Marriott and the Sioux City Convention Center. Just blocks away is the famous Hard Rock Hotel & Casino as well as the Tyson Events Center, home to the Sioux City Musketeers hockey team and Sioux City Bandits arena football team. It hosts over 140 different events each year, including concerts, sporting events, trade shows, bull riding competitions, ceremonies, lectures, in addition to other corporate and community events. The Tyson is also host to the NAIA Women's Division II Basketball National Championship and NAIA Volleyball Championship bringing people into the area year round.

Sioux City is 90 minutes north of Omaha, Nebraska's largest metro area and borders Iowa and South Dakota drawing population from the three nearby states.

Population	1- Mile	3-Mile	5-Mile
2024 Estimated Population	11,797	94,783	211,162
2029 Projected Population	11,601	94,588	216,470
2020 Census Population	12,555	99,169	209,766
2010 Census Population	11,925	88,150	179,349
Projected Annual Growth 2024 to 2029	-0.3%	-	0.5%
Historical Annual Growth 2010 to 2024	-	0.5%	1.3%
2024 Median Age	40.7	37.7	38.1

Households	1- Mile	3-Mile	5-Mile
2024 Estimated Households	5,044	39,810	86,872
2029 Projected Households	4,973	39,941	89,081
2020 Census Households	5,135	39,958	84,435
2010 Census Households	4,827	35,597	73,136
Projected Annual Growth 2024 to 2029	-0.3%	-	0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	1.3%

Race and Ethnicity	1- Mile	3-Mile	5-Mile
2024 Estimated White	78.8%	76.7%	78.4%
2024 Estimated Black or African American	7.8%	10.4%	8.8%
2024 Estimated Asian or Pacific Islander	3.2%	4.9%	5.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2024 Estimated Other Races	9.7%	7.6%	7.4%
2024 Estimated Hispanic	10.0%	7.5%	7.4%

Income	1- Mile	3-Mile	5-Mile
2024 Estimated Average Household Income	\$124,992	\$126,967	\$131,615
2024 Estimated Median Household Income	\$97,118	\$95,914	\$100,756
2024 Estimated Per Capita Income	\$53,439	\$53,344	\$54,178

Education (Age 25+)	1- Mile	3-Mile	5-Mile
Elementary (Grade 0 to 8)	2.2%	1.8%	1.7%
Some High School (Grade 9 to 12)	2.5%	2.0%	2.1%
High School Graduate	19.8%	16.5%	16.7%
Some College	20.5%	22.3%	21.7%
Associate Degree Only	8.5%	9.1%	9.2%
Bachelor Degree Only	30.2%	31.0%	30.9%
Graduate Degree	16.2%	17.3%	17.8%

Business	1- Mile	3-Mile	5-Mile
Estimated Total Businesses	344	3,008	8,404
Estimated Total Employees	3,059	38,151	104,712
Estimated Employee Population per Business	8.9	12.7	12.5
Estimated Residential Population per Business	34.3	31.5	25.1



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