Arrowhead Plaza

1114, 1120 N 3rd Street & 220 E Boulevard Ave

Bismarck, ND

DANIELCOMPANIES
The Leader in Commercial Real Estate

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Executive Summary for Sale

Address:	1114 & 1120 N 3rd Street & 220 E Boulevard Ave - Bismarck, ND
Price:	$5,500,000
Parcel ID:	(1) 0160-033-100, (2) 0160-033-125, (3) 0160-033-150
Legal Description:	(1) 1114 N 3rd Street CITY LANDS 139-80 Block: 33 SEC 33 LANDS 139-80 COM PT 66' N OF NE COR BLK 88 MCK & COFF W263' N 290FT E 263' S 290' (2) 1120 N 3rd Street CITY LANDS 139-80 Block: 33 COMM AT PT ON W SIDE OF 3RD ST 356' N OF NE COR OF BLK 88 MCKENZIE & COFFINS ADDN; TH W263' N460' E263' S460' TO BEG (3) 220 E Boulevard CITY LANDS 139-80 Block: 33 COMMENCING AT PT 66' OF NE CORNER BLK 88 MCKENZIE & COFFINS, N70', W105', S70', E105'
Lot Size:	68,920 + 120,980 + 7,350 = 197,250 sf
Building Size:	49,851 sf + Out Building 1,568 sf = 51,419 sf
Year Built:	1953, 1956, & 1959; updated in 2011
Zoning:	CA - Commercial Light
Taxes 2021:	(1) $23,180.13 + (2) $39,742.65 + (3) 2,953.56 = $65,876.34
Specials Balance -	(1) $13,012.87 + (2) $37,907.86 + (3) $4,075.19 = $54,995.92

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the

- **86% Occupancy - *2/10/21**
- **Diverse Tenant mix with both local and national long term tenants**
- **Central Bismarck location**
- **Located five blocks from Downtown Bismarck and two blocks from State Capital Complex**
- **Anchored by new Family Dollar Store**

Exclusively Offered by:

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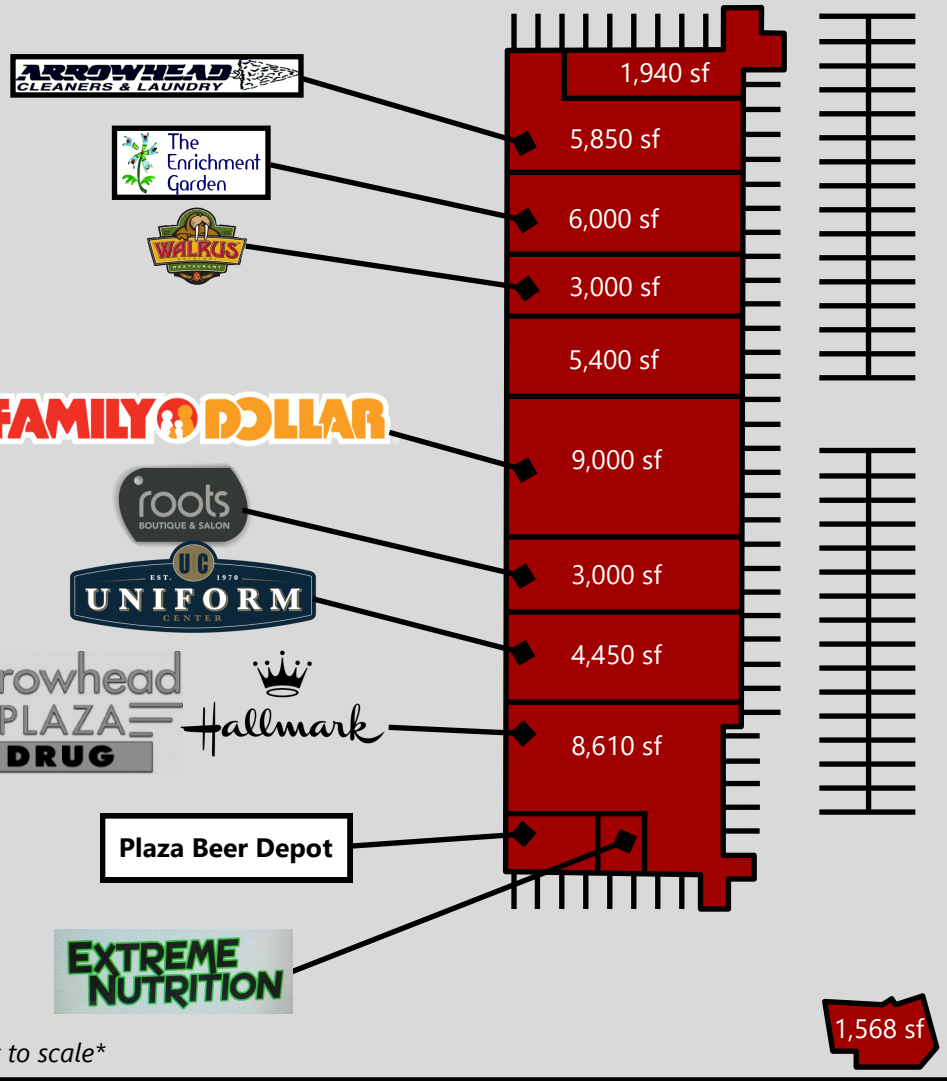
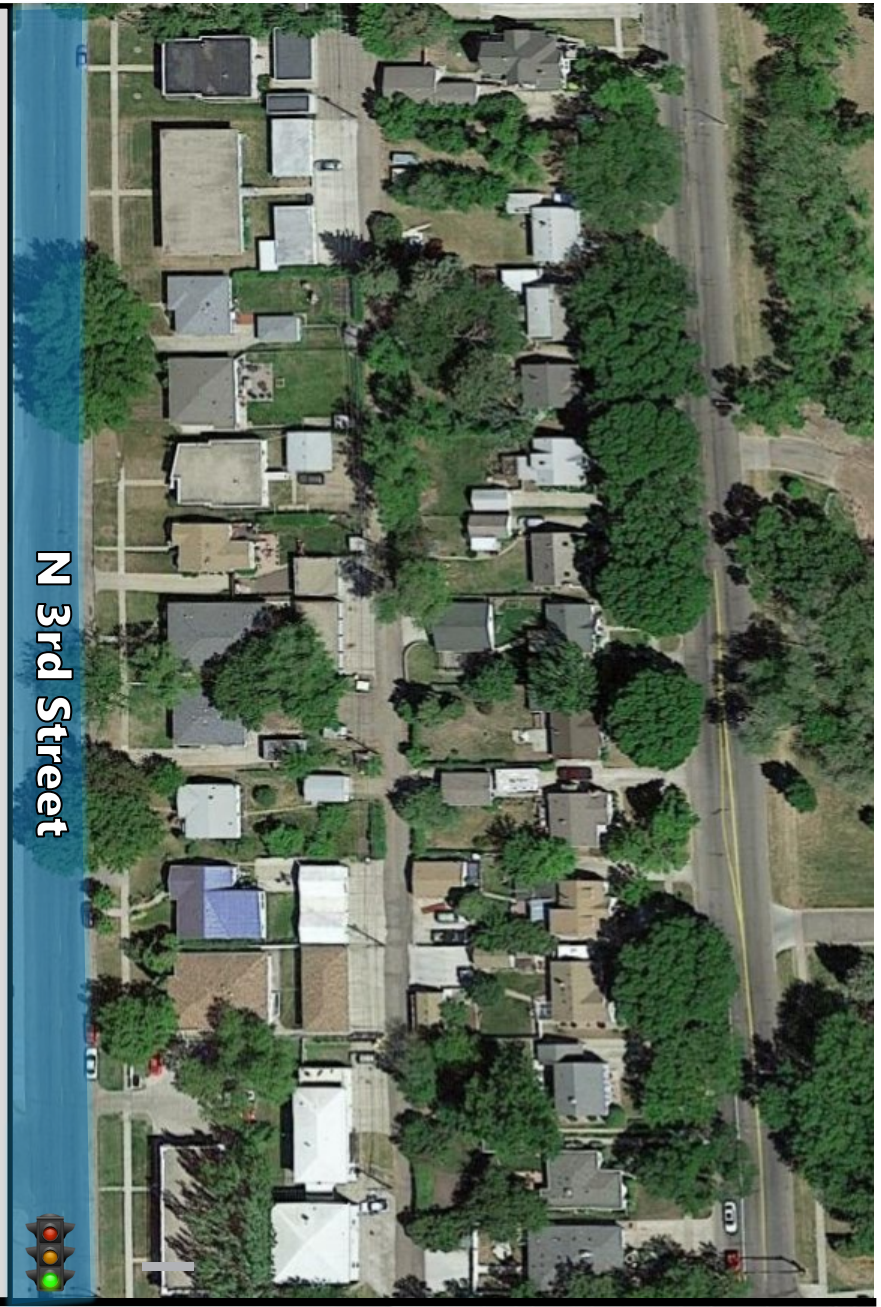
Daniel Companies presents a rare opportunity to purchase a multi-tenant retail property located in Central Bismarck. It benefits from strong national retailers as well as well established local businesses. It is positioned at a signalized intersection on a corner lot with multiple ingress / egress options. This Center has easy access to thriving Downtown Bismarck with many trendy bars / restaurants / and boutiques. Two blocks from North Dakota State Capitol Complex with over 600 employees and just minutes from I-94. Arrowhead Plaza boasts a great combination of service, retail, as well as food establishments. Surrounded by dense residential neighborhoods which has increased by approximately 25,000 residents in the last 10 years.

Financial Information available to pre-qualified buyers with signed confidentiality agreement

Site Plan



Drawing not to scale



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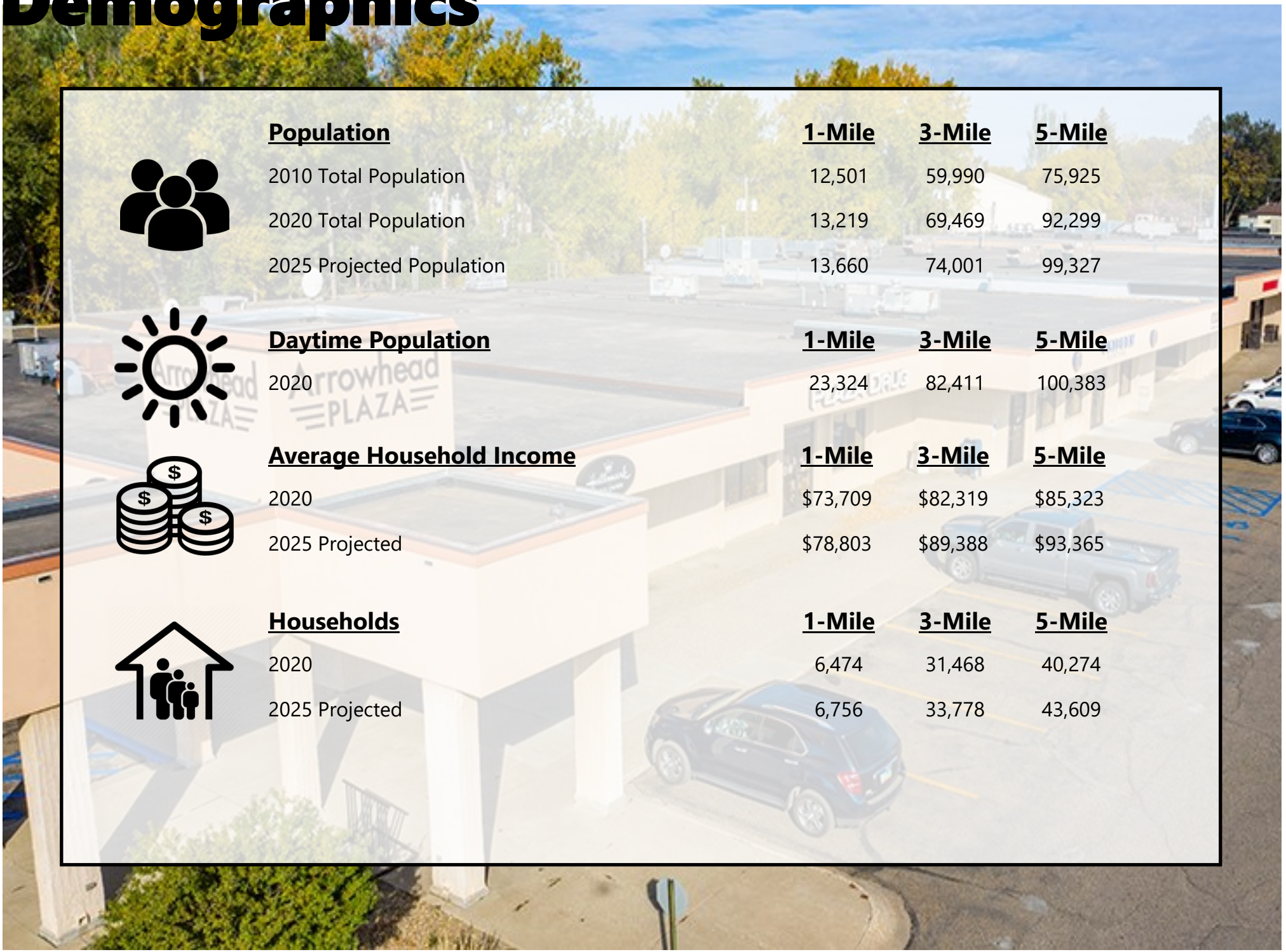
Demographics



Population	1-Mile	3-Mile	5-Mile
2010 Total Population	12,501	59,990	75,925
2020 Total Population	13,219	69,469	92,299
2025 Projected Population	13,660	74,001	99,327

Daytime Population	1-Mile	3-Mile	5-Mile
2020	23,324	82,411	100,383

Average Household Income	1-Mile	3-Mile	5-Mile
2020	$73,709	$82,319	$85,323
2025 Projected	$78,803	$89,388	$93,365

Households	1-Mile	3-Mile	5-Mile
2020	6,474	31,468	40,274
2025 Projected	6,756	33,778	43,609

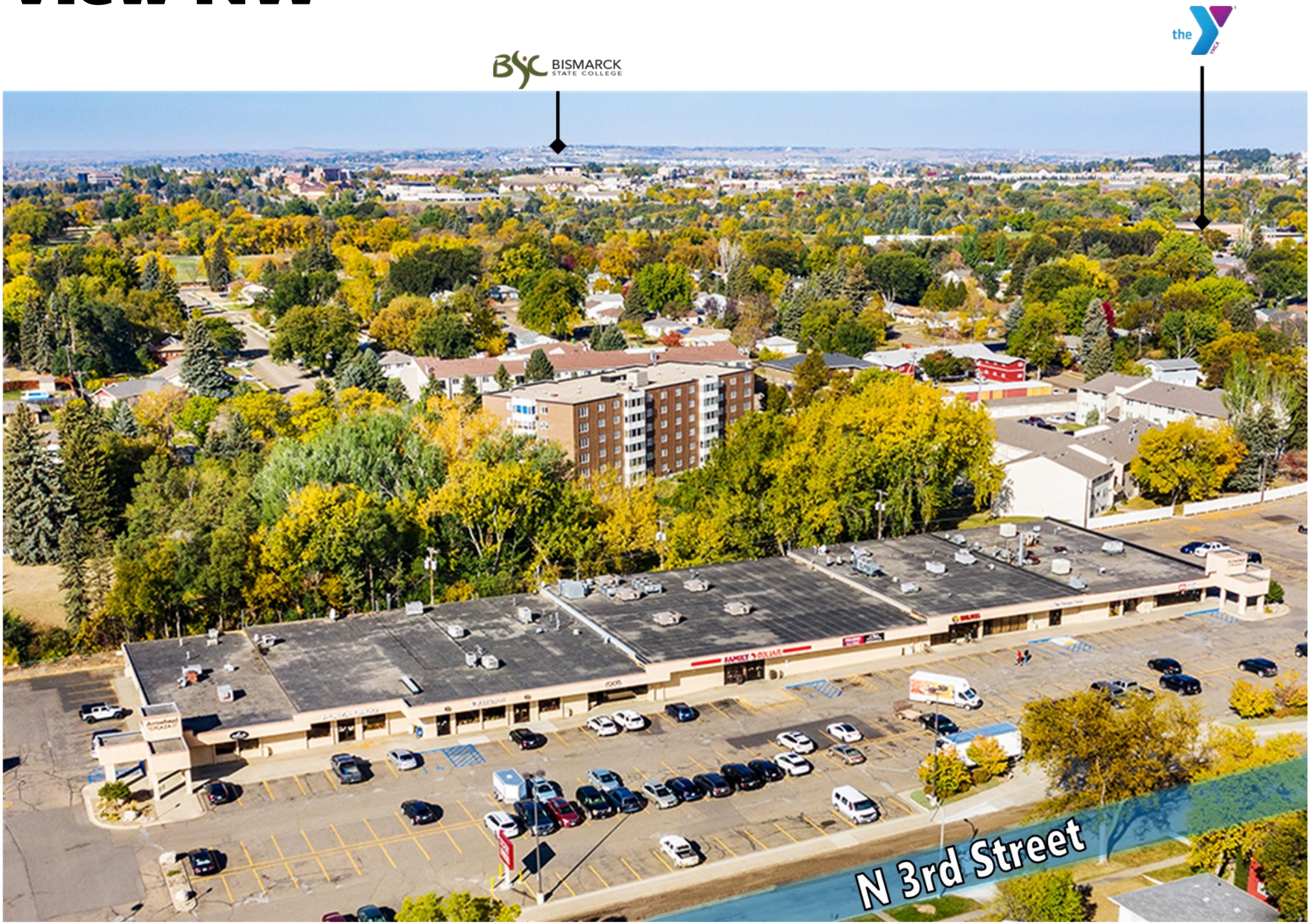
View SW

DOWNTOWN BISMARCK
NoDak
ST. MARY'S ACADEMY
E Boulevard Ave
17,345 VPD
N 3rd Street
State Capitol Complex

View NE

ND State Capitol Complex
N 3rd Street
E Boulevard Ave
17,345 VPD

View NW



FAMILY DOLLAR

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, they offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more- all for everyday low prices. As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust.

WALRUS RESTAURANT

Looking for a local restaurant with craft beer and mouthwatering food? You've come to the right place. The Walrus Restaurant has been supporting local breweries and serving residents in Bismarck, ND since 1995. Rely on us to offer a diverse selection of American craft beers that you can't find anywhere else. We're dedicated to delicious-ness and committed to community. . They offer catering, curb side pick up, as well as delivery through Door Dash, bite squad, and Food Dudes.

Arrowhead PLAZA DRUG

Hallmark

Whether you're dropping off a prescription or looking for a gift, you'll love what this store has to offer. They offer a wide variety of products from teacher supplies to Watkins and Pride of Dakota products and everything in between! Our Hallmark store is one of two Hallmark store locations in the Bismarck area. Our huge selection of cards and Hallmark gifts makes this the perfect one-stop shop for all your occasions! When you shop at Plaza Drug, you know you'll always be treated with great customer service, and convenient front row parking.

UC UNIFORM CENTER EST. 1970

A regional family owned business serving North Dakota, South Dakota and Montana since 1970. They offer the largest selection of uniforms, accessories including stethoscopes, scissors, pen lights, badge reels, and footwear for healthcare professions in the region. Their services include personalized embroidery for uniforms, an online store, as well as On-Site Sales. Their knowledgeable staff can help outfit any law enforcement or medical professional look and feel their very best. .

roots BOUTIQUE & SALON

This charming and eclectic boutique and salon has something for everyone. This family business opened in 2013 bringing quality and contemporary clothing, shoes & accessories to the Bismarck-Mandan area. There are gift ideas for anyone, home decor, seasonal decorations, as well as salon services. They work support the community by working with local artists to showcase their original creations.

Plaza Beer Depot

This locally owned liquor store is a staple of the shopping center, being a tenant for more than 60 years.

EXTREME NUTRITION

Extreme Nutrition is an independently owned and operated Herbalife shake shop.

The Enrichment Garden

The Enrichment Garden offers a place for all children of any stage in life. They help them succeed and become the greatest members of society. They provide speech-language pathology, occupational therapy, physical therapy as well as academic childcare.
Our therapists and teachers promote independence, increased participation, facilitate motor development and function, improve strength and endurance, enhanced learning opportunities. Our main focus is to help children be independent in their everyday lives.

ARROWHEAD CLEANERS & LAUNDRY

Since 1960, Arrowhead Cleaners & Laundry has proudly been serving the local Bismarck community with a steadfast commitment to quality and professionalism. Our services are extensive and completed in our very own on-site facility for your convenience -- traditional laundry and dry cleaning, wedding gown preservation, alterations, and even down-feather pillow renovations. Plus, we offer our customers great perks, like pickup and delivery, monthly payment options, and promotional coupons as a way to say thanks.

Arrowhead PLAZA

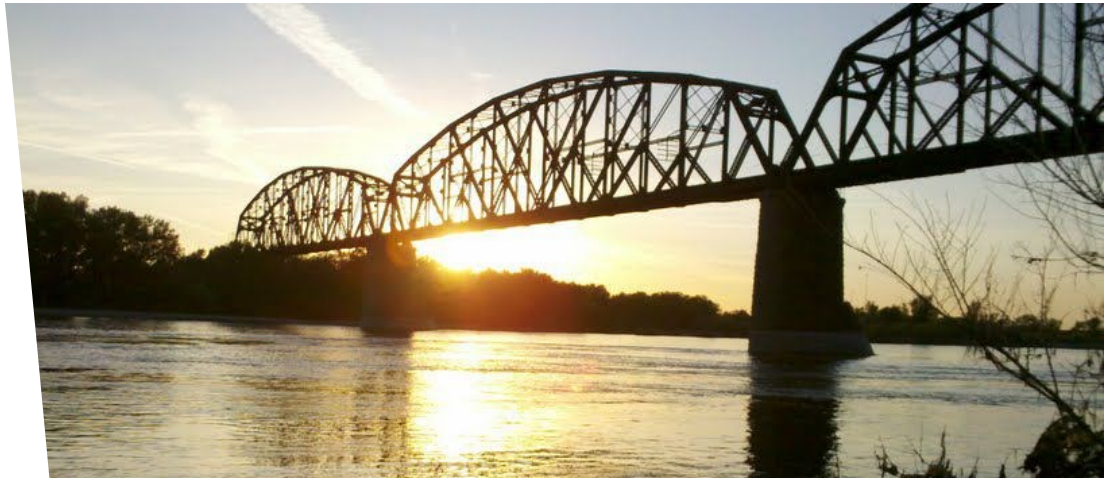
Arrowhead PLAZA
Arrowhead PLAZA
PLAZA DRUG
EXTREME NUTRITION

Arrowhead PLAZA
Arrowhead PLAZA

Bismarck - Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

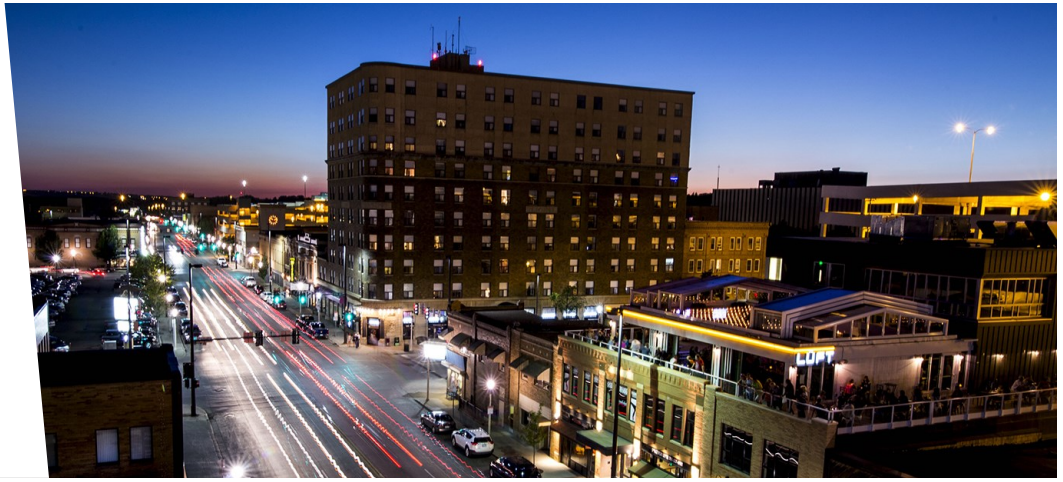


With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck–Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita



The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.

Nationally Recognized Education

When it comes to education, Bismarck-Mandan takes no chances. We demand quality education from pre-school through post-graduate degrees. Whether public or private, education is a top priority for this community.

Elementary and secondary education in Bismarck-Mandan ranks above average in the nation. October 2013 North Dakota State Assessment scores indicated that 77% of students in grades 3-8 are advanced or proficient in reading and math. In 2009 Mandan opened a new middle school with advanced classroom capabilities that cater to students wo hare excited to be part of a new era of education.

Bismarck growth has led to the completion of two new elementary schools, Sunrise Elementary in 2010 and Liberty Elementary in 2014. In August 2015 Bismarck Public Schools opened Legacy High School.

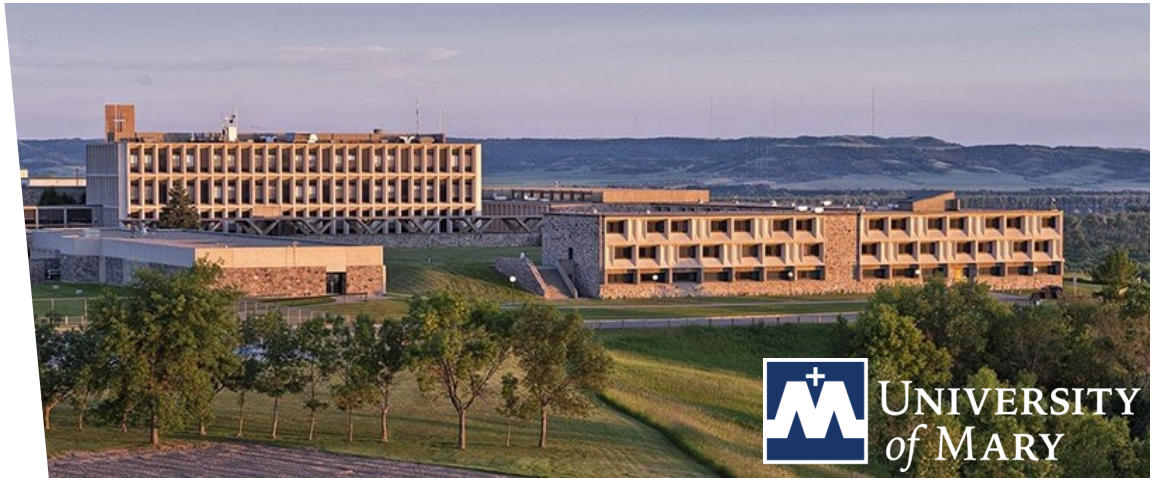
Options in private education abound in Bismarck-Mandan. In 2012 Catholic parishes of Bismarck came together to form the Light of Christ Catholic Schools. This includes three elementary schools, a middle school and newly built high school in 2019. Other private education options include Montessori schools, Shiloh Christian School and Dakota Adventist Academy.

Together Bismarck-Mandan hosts four public and three private high schools. The graduation rate is consistently more than 80%, close to 90% of seniors plan to pursue higher education, and ACT test takers score higher than national average.

Higher Education in Bismarck-Mandan is also in the increase. With twelve institutions of higher learning we have provide continuing education and attract students from across the nation. Bismarck State College, a two year college offering associate degrees as well as vocational technology degrees has been designated the National Power Plant Operations Technology and Education Center.

University of Mary is a private Catholic university that offers more than 60 undergraduate, 14 master's degrees and three doctoral programs.
United Tribes Technical College provides an outstanding education to the Native American people of our region and around the country. It is a regionally accredited institution, having achieved accreditation through the Higher Learning Commission of the North Central Association of Colleges and Schools.

NDSU Nursing at Sanford Health offers an upper-division program leading to a Bachelor of Science in Nursing.



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.