Occidental
MANAGEMENT

FOR SALE

NORTHROCK 14 THEATER

3151 N. Penstemon St. | Wichita, KS

Located in Northeast Wichita

APPROXIMATELY 47,586 SF

Scan QR to View Property on Website

Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331

AVAILABLE SPACE

Total Available | 47,586 SF

- **Long-Term Lease** - Six years of lease term remaining with three five-year renewal options, offering investors a stabilized investment opportunity.
- **Consistent Rent Growth** – Lease provides base rent increases every five years throughout both the initial term and renewal periods.
- **Passive Lease Structure** – NNN $9.60 SF
- **Significant Tenant Investment** into the space, demonstrating their commitment to the location.
- **Cap Rate** – 8.5%
- **Price** – $11,000,000

PROPERTY OVERVIEW

Northrock 14 Theater Located in Northeast Wichita

Wichita Fan Favorite Movie Theatre

This property is a Wichita icon located near the high-income and high-traffic area of Rock Rd. and K-96 in Northeast Wichita. There are six years left on the initial term and there is a base rent bump every five years. The theater was extensively renovated in 2018 and features a total of 14 screens and 1,014 seats.

SALES AGENT

CHAD STAFFORD

OCCIDENTAL MANAGEMENT
PRESIDENT

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SPACE PHOTOS

SPACE PHOTOS

BUSINESSES NEARBY

The AT&T Store, Bowlero Wichita, Buffalo Wild Wings, Charlie's Car Wash, Credit Union of America, Dairy Queen, Gerber Collision & Glass, IHOP, Jimmie's Diner, Jimmy John's, LaMar's Donuts, Mattress Firm, New Perspectives Counseling Center, Noodles & Company, Office Depot, Papa John's, Petco, Smoothie King, Walmart Supercenter, and many corporate businesses within walking distance.