

INVESTMENT PROPERTY for SALE

Commercial Condos only

A. Ewing



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ABSTRACT
COMMERCIAL REAL ESTATE



Invest in downtown Madison's history!

INVESTMENT HIGHLIGHTS

Pricing: \$2,100,000

- 38% Increase in Retail and Office
 - Lease Rates driving a significant NOI Growth
 - Consistently one of the fastest growing cities in WI
 - Projected growth by 2050 of 385,269
-
- One-of-a-kind Historic building originally constructed in 1924; completely renovated into luxury condominiums in 2004.
 - Located at the hard corner of W. Washington Ave and S. Fairchild St in downtown Madison, WI, this site is comprised of 3 parcels (with 5 commercial Retail-Office condominiums) totaling 7557 SF.
 - Take advantage of this value-add investment opportunity in the heart of the city.



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THE CAPITOL SQUARE

The property is in the heart of downtown Madison, surrounded by major employers such as the University of Wisconsin-Madison, American Family Insurance, US Bank, and more with local, regional and national co-tenancy. Enjoy one of the nation's largest Farmers Markets, favorite events such as Art Fair on the Square, Concerts on the Square, Jazz at 5, the Ironman, and many others.

PRIME TRANSIT ACCESS

- Nearby parking ramps
- Metro's Rapid Bus Transit
- B-Cycle Electric Bike rentals (45 stations)
- Electric Vehicle Charging Stations in downtown
- 1 Parking Stall at Property (Covered)
- Street Parking

CIVIC ATTRACTIONS NEARBY

- Wisconsin State Capitol
- Overture Center for the Arts
- History Museum
- Olbrich Botanical Gardens
- University of Wisconsin-Madison Arboretum

115-131 W Washington Ave Madison, WI

EMPLOYERS

- 1 University of Wisconsin-Madison
- 2 US Bank
- 3 Shopbop
- 4 American Family Insurance
- 5 EPIC Systems
- 6 Exact Sciences

RETAIL

- 1 Fromagination
- 2 Square Wine Co.
- 3 Walgreens
- 4 Little Luxuries
- 5 Orange Shoe Fitness
- 6 Candina's Chocolates

DINING + NIGHTLIFE

- 1 Casetta Kitchen
- 2 Barriques Coffee
- 3 The Coopers Tavern
- 4 The Old Fashioned
- 5 107 State
- 6 Graze
- 7 L'Etoile
- 8 Nitro Beverage Lounge

TRANSIT

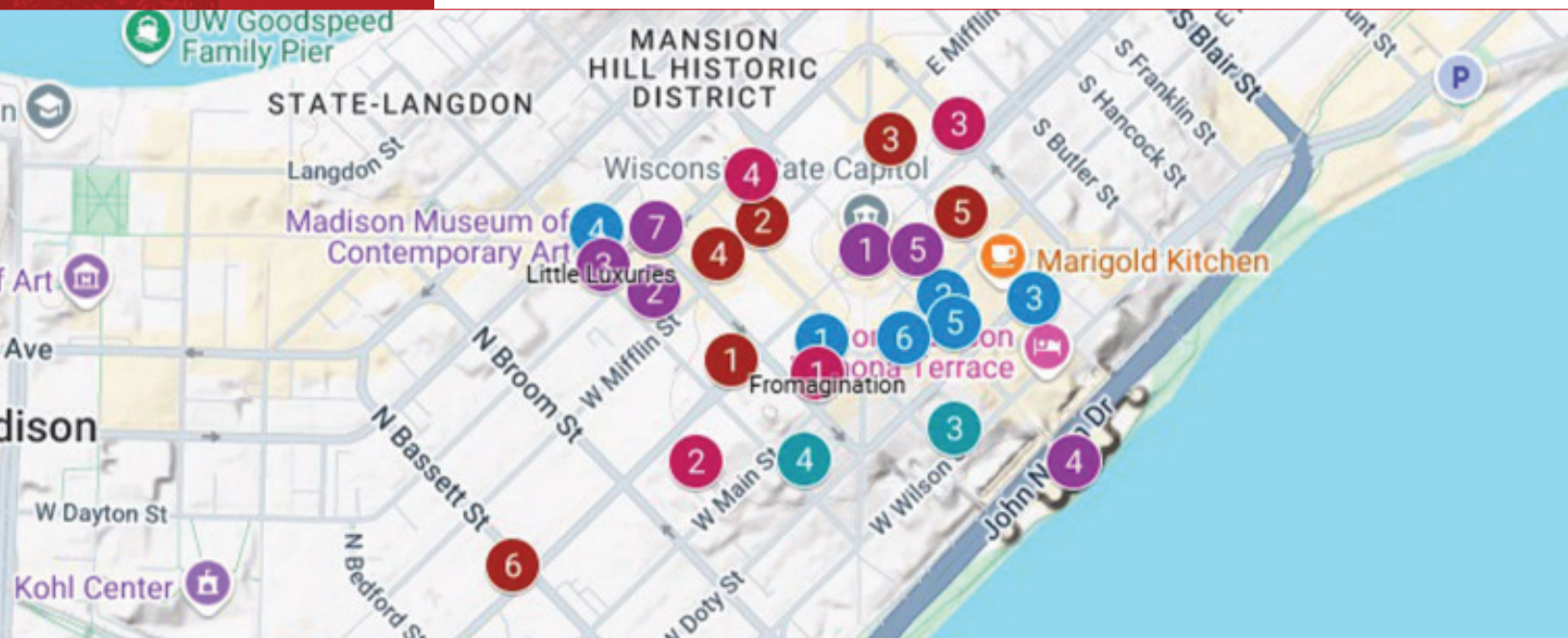
- 1 Metro Rapid Bus Transit
- 2 B-Cycle
- 3 Street Parking
- 4 Parking Ramps

CIVIC + ENTERTAINMENT

- 1 Wisconsin State Capitol
- 2 Overture Center for the Arts
- 3 Madison Museum of Contemporary Art
- 4 Monona Terrace Community and Convention Center
- 5 Madison Night Market
- 6 Concerts on the Square
- 7 Comedy on State

HOTELS

- 1 Best Western Premier Park Hotel
- 2 Hyatt Place Madison Downtown
- 3 AC Hotel Madison Downtown
- 4 The Madison Concourse Hotel





127-131 W Washington Ave

Total Units - 2

3096 SF

Occupancy - 100%

Average Rent/SF - \$22.65/SF



115-119 W Washington Ave

Total Units - 2

4196 SF

Occupancy - 32%

Average Rent/SF - \$20.57/SF



11 N Fairchild St

Total Units - 1

265 SF

Occupancy - 100%

Average Rent/SF - \$38.83/SF

SUMMARY

	2025	SCHEDULED	PROFORMA
INCOME			
Scheduled Lease Income		190,696	201,404
Less Vacancy		-73,688	0
NNN Reimbursement		15,416	26,314
<hr/>			
Total Income		101,592	227,718
EXPENSES			
Taxes + Fees		724	724
Utilities & Trash		7529	7529
Systems Maintenance, Inspections + Permits		1133	1133
Building Maintenance + Supplies		2166	2166
Management & Professional		8690	8690
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Total Expenses		26,314	26,314
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NOI		75,278	201,404



RENT ROLL-SCHEDULED + PROFORMA

	Parcel Unit 102		
Address	127 W Washington	131 W Washington	
Lease Type	NNN	NNN	
Use	Café	Retail-Office	
Lease Commencement	2010	2023	
Lease Expiration	3/31/2027	8/31/2030	
SF	2126	970	
%	0.28	0.13	
Scheduled Lease Rate/SF	26.1	19.12	
Annual Base Rate	55,489	18,546	
NNN (\$3.49/SF)	7,403	3,378	
Total Scheduled Annual Rent	\$62,892	\$21,924	
Proforma Lease Rate/SF	29	25	
Annual Base Rate	61,654	24,250	
NNN	7,403	3,378	
Total Proforma Annual Rent	\$69,057	\$27,628	

	Parcel Unit 103		Parcel Unit 101
Address	115 W Washington	119 W Washington	11 N Fairchild St
Lease Type	NNN	NNN	MG
Use	Retail-Office	Retail-Office	Retail
Lease Commencement	2021		2022
Lease Expiration	5/31/2031	Vacant	3/31/2030
SF	1331	2865	265
%	0.18	0.38	0.04
Scheduled Lease Rate/SF	24.42	25.72	39.51
Annual Base Rate	32,503	73,688	10,470
NNN (\$3.49/SF)	4,635	9,976	923
Total Scheduled Annual Rent	\$37,138	\$83,664	\$11,393
Proforma Lease Rate/SF	25	25	40
Annual Base Rate	33,275	71,625	10,600
NNN	4,635	9,976	923
Total Proforma Annual Rent	\$37,910	\$81,601	\$11,523

MARKET HIGHLIGHTS

THRIVING CITY ON THE ISTHMUS

Home to leading employers such as University of Wisconsin-Madison, American Family Insurance, EPIC Systems, Promega, Google, creating a highly sought-after market to invest in.

INFRASTRUCTURE

Accessible via Dane County Regional Airport, I-94 to Chicago/Milwaukee, Rapid Bus Transit or Hwy 12-18 connecting submarkets.

SIGNIFICANT GROWTH

Voted 3rd Best City to Live in the U.S in 2024 ranked by U.S. News. Madison metro area's population is >674,500 with significant growth in technology, healthcare, creating sustained demand for residential, office and retail assets.

SOLD COMPS

114-116 King St, Madison, WI

118 King St, Madison, WI

800 Williamson St, Madison, WI

128 State St, Madison, WI

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 122 W Washington Ave, Madison, WI 53703

CITY, STATE

Madison, WI

POPULATION

42,466

AVG. HHSIZE

2.22

MEDIAN HH INCOME

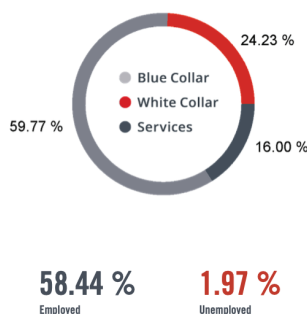
\$58,713

HOME OWNERSHIP

Renters: **11,778**

Owners: **7,391**

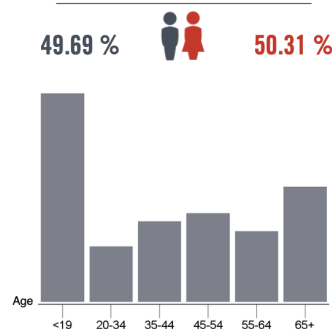
EMPLOYMENT



EDUCATION

High School Grad: **14.55 %**
Some College: **15.44 %**
Associates: **5.96 %**
Bachelors: **61.87 %**

GENDER & AGE

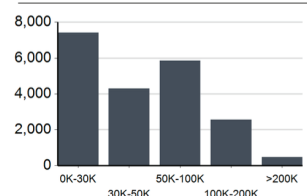


RACE & ETHNICITY

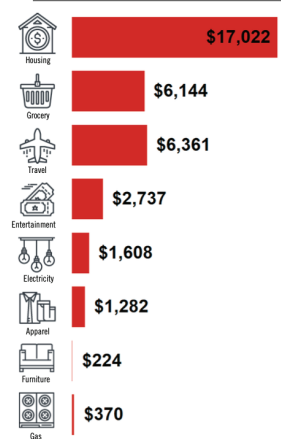
White: **76.87 %**
Asian: **8.01 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **4.38 %**
Hispanic: **6.64 %**
Two or More Races: **4.09 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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