



THE PROMENADE

916 4th Street Suite A | Sioux City, IA



CO-TENANTS



AT A GLANCE



ESTIMATED
POPULATION
(5 MILE RADIUS)
109,423



AVERAGE
INCOME
(5 MILE RADIUS)
\$52,785



YEAR BUILT
2004

PROPERTY HIGHLIGHTS

- Premium, downtown retail space
- Over-sized storefront windows
- Tall 18' ceilings

AVAILABLE UNITS

SUITE A & B 4,871 SF

Retail

Premium, downtown retail space available. The Promenade offers excellent foot traffic with its 14-screen, 2,400-seat cinema and great options with its retail space that wraps around the theater and is encased with over-sized storefront windows. This property is in the sweet spot of Sioux City's downtown bar & restaurant district and is only six blocks from Hard Rock Casino & Hotel and across the street from the new Marriott Courtyard. Tall, 18' ceilings offer endless options for your desired build out. Ample parking.

For more information please contact:

MARTA KENNY

480.696.4812

marta@yamproperties.com

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AREA CO-TENANTS



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yam
PROPERTIES

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SITE MAP

ENTERTAINMENT

1 ACX Cinemas – Promenade Cinema 14

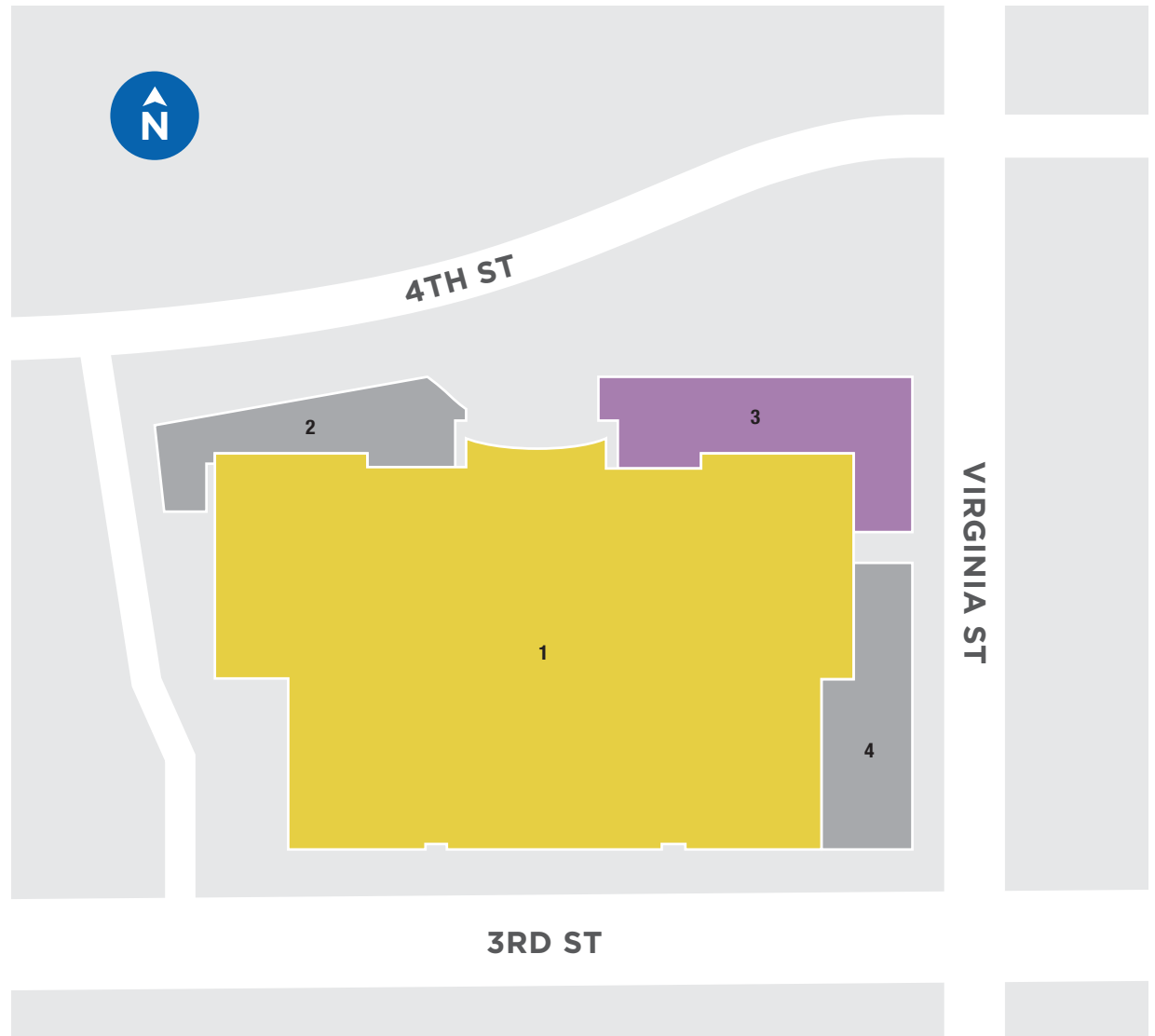
DINING

3 Marto Brewing Co.

AVAILABLE

2 Suite A & B – 4,871 SF

4 Pad – 4,300 SF



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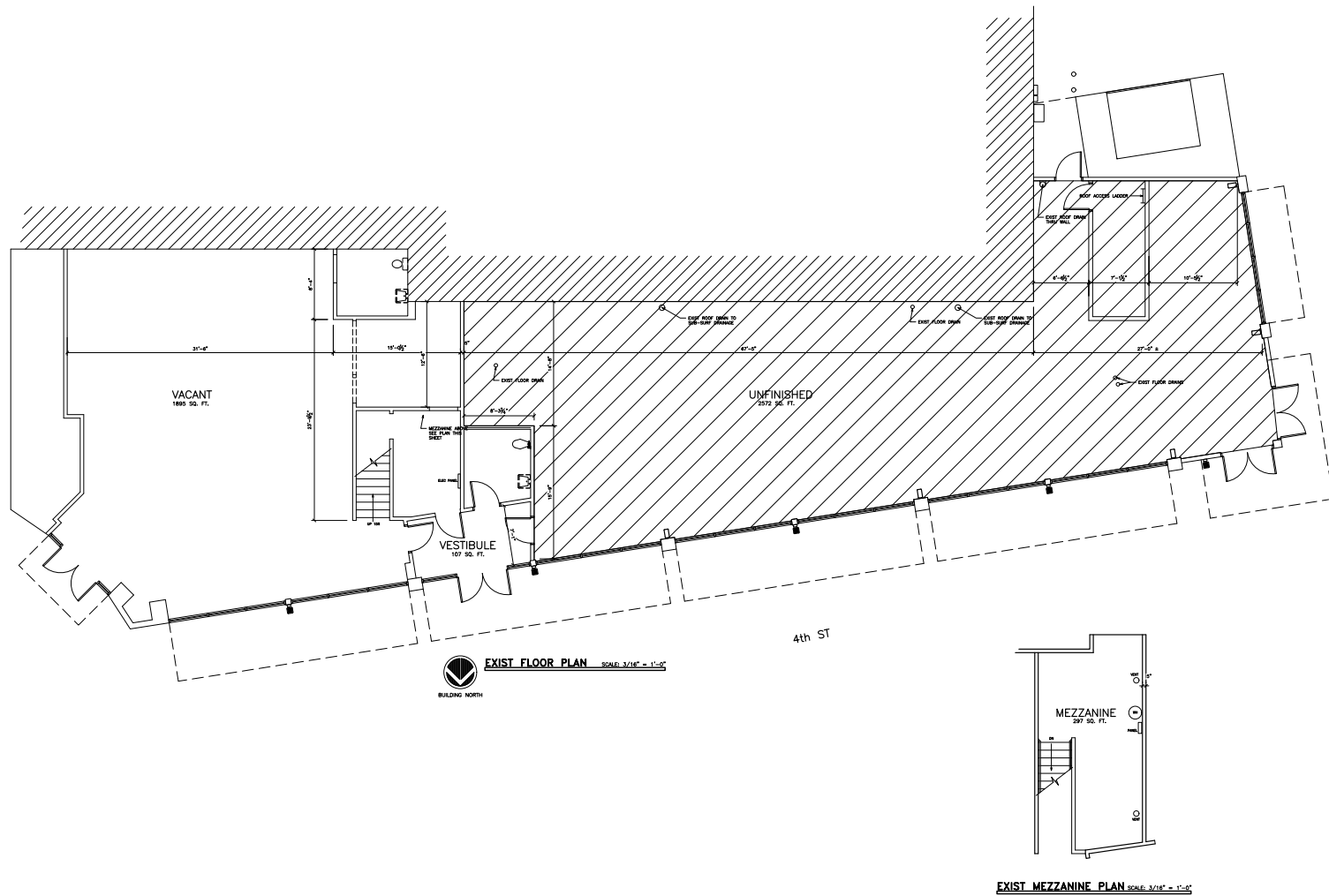
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FLOOR PLAN

SUITE A & B | 4,871 SF

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PHOTOS



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DEMOGRAPHICS

Radius	1 mile	5 mile	10 mile
Population			
Total Population	7,868	109,423	144,572
Median Age	28.7	33.3	34.5
Median Age (Male)	28.3	32.3	33.5
Median Age (Female)	28.6	34.2	35.4
Race			
% White	54.3%	77.2%	80.5%
% Black	5.5%	3.5%	2.8%
% Asian	8.2%	3.6%	3.1%
% Hawaiian	0.0%	0.2%	0.2%
% Indian	4.4%	2.4%	2.0%
% Other	22.6%	10.5%	8.9%
Ethnicity			
% Hispanic	40.7%	21.2%	17.8%

Radius	1 mile	5 mile	10 mile
Households & Income			
Total Households	2,743	40,773	54,268
# of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$34,592	\$52,785	\$55,660
Average House Value	\$63,544	\$118,953	\$124,513

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