

Monadnock Marketplace sold for \$31M to NY firm

By Meghan Foley Sentinel Staff

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One of Keene's largest shopping centers has a new owner.

New York-based Katz Properties purchased the Monadnock Marketplace from Inland American Retail Management LLC Wednesday in a deal totaling \$31.2 million.

The purchase gives Katz Properties, a real-estate acquisition and development company, its second shopping center in southern New Hampshire, according to the company.

Joshua Katz, chief operating officer for Katz Properties, said Thursday the Monadnock Marketplace fits the mold of the types of properties the company focuses on, which are thriving retail centers in sub-markets. A sub-market is the small part of a larger market; New England, for example, is a sub-market of the Northeast market.

In New England, Katz Properties owns retail centers in Warwick, R.I.; East Longmeadow, Mass.; Fairhaven, Mass.; Stoughton, Mass.; and Wayland, Mass. In New Hampshire, it owns Derry Meadows Shoppes in Derry.

The company also has properties in Delaware, Maryland, New York, Ohio, Pennsylvania, Virginia and Washington, D.C.

The Monadnock Marketplace has some vacancies, but at the same time it's a strong regional center, Katz said. The vacancies are "an opportunity" for the company, he said.

"We want to maintain the center as a viable destination for people to shop and eat," he said. "We're dealing with a stabilized asset to a certain extent."

However, one of the company's first priorities will be to find tenants to fill the space formerly home to Circuit City, and a small space next to the forthcoming ULTA, he said.

Circuit City closed in 2009.

ULTA, a national cosmetic, fragrance and beauty salon, signed a 10-year lease agreement with the previous Monadnock Marketplace owner in January.

It will fill about 64 percent, or 11,023 square feet, of the 17,400-square-foot space that used to be home to Borders Books and Music.

A representative from ULTA said the company plans to open the Keene store June 27.

"We don't have anything specific in mind," Katz said of new tenants. "The tone of the center is a lot of national retailers. We may look to fill some spaces entirely, or carve them up a little bit," he said.

He added, “We’ll do what we can to keep the center vibrant.”

Monadnock Marketplace, which opened in 2003 off Route 9, consists of 200,791 square feet of retail and restaurant space, and 10 tenants — excluding ULTA — filling 13 of those spaces.

The tenants are Bed, Bath and Beyond, Chili’s, Game Stop, Longhorn Steakhouse, Michael’s, Olive Garden, Party City, Pier 1 Imports, Price Chopper and Sleepy’s.

Four additional spaces in the marketplace are owned by other companies, and weren’t part of the sale.

They are Dick’s Sporting Goods, The Home Depot, Target and the N.H. Liquor and Wine Outlet.

Originally, Monadnock Marketplace was owned by Monadnock Condominium LTD Partnership before being sold to Inland for \$48.7 million in 2005.

The roughly 70-acre property, not including the spaces owned by other companies, is assessed at \$31.7 million, according to Keene city records.

Besides New York, Katz Properties has offices in Boston, Connecticut, Philadelphia and Virginia.