

SINGLE-TENANT INVESTMENT FOR SALE



STARBUCKS

5546 South 5600 West | West Valley City, Utah 84118

OFFERING MEMORANDUM

- NOI: \$155,016
- Price: \$2,871,000
- CAP Rate: 5.4%
- New Construction



5600 WEST
20,170 ADT

TY MILLER

801.930.6792

tmiller@legendcommercial.com

CHASE NIELSEN

208.995.0999

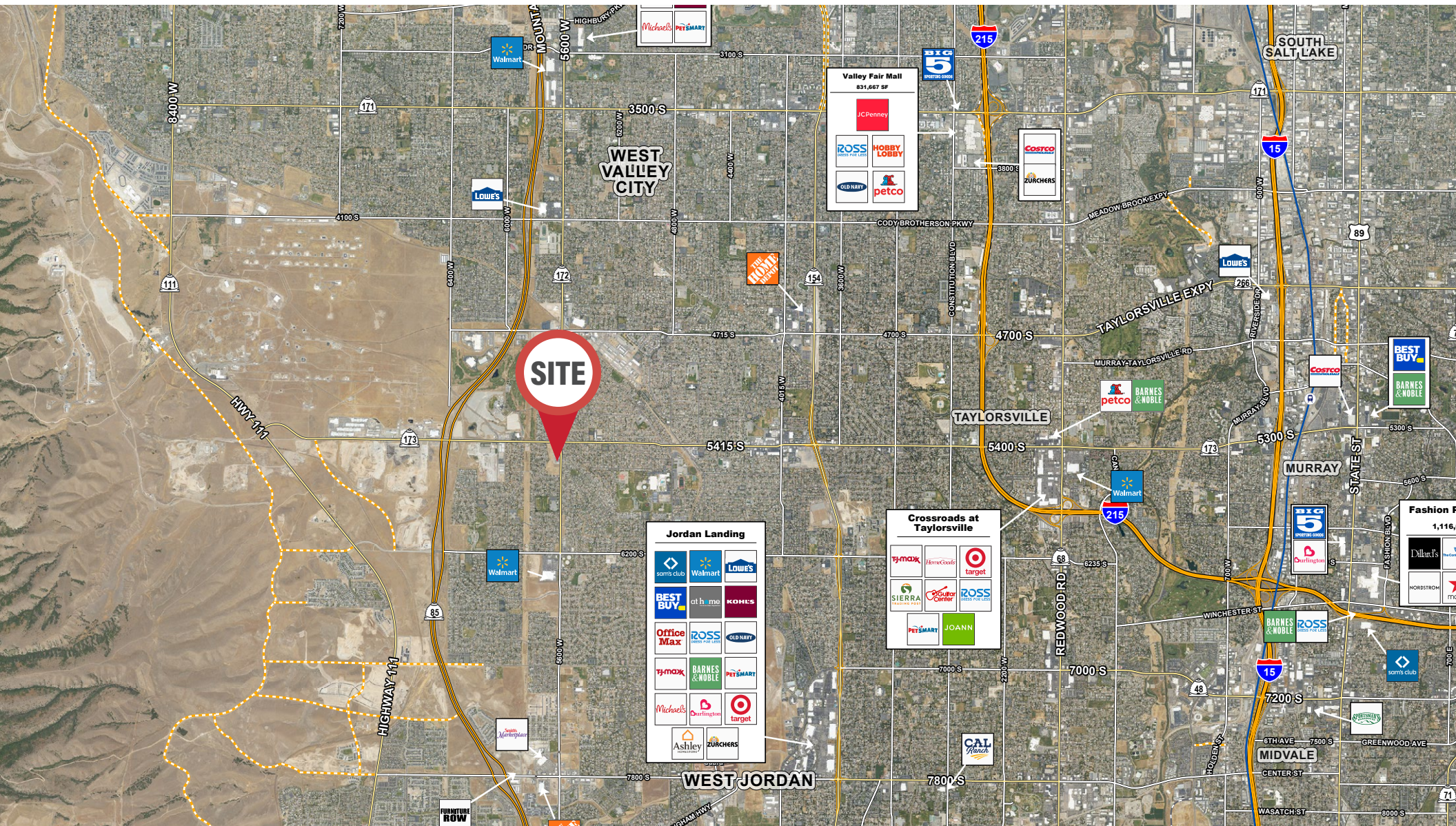
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MAJOR RETAILER AERIAL



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INVESTMENT SUMMARY & HIGHLIGHTS

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CAP Rate 5.4%

NOI \$155,016

Purchase Price \$2,871,000

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
Starbucks	\$12,918	\$155,016	6/2034	10% Every 5 Years	Four 5-Year
TOTAL	\$12,918	\$155,016			

LOCATION HIGHLIGHTS

- Full Access Turns
- Located Near AFCU Amphitheater
- High-Growth Trade Area
- Near Mountain View Corridor Interchange

INVESTMENT HIGHLIGHTS

- Brand New 10 Year Lease
- Four 5-Year Options
- 10% Bumps Every 5 Years During Initial and Option Periods
- Starbucks Opened 5/6/2024

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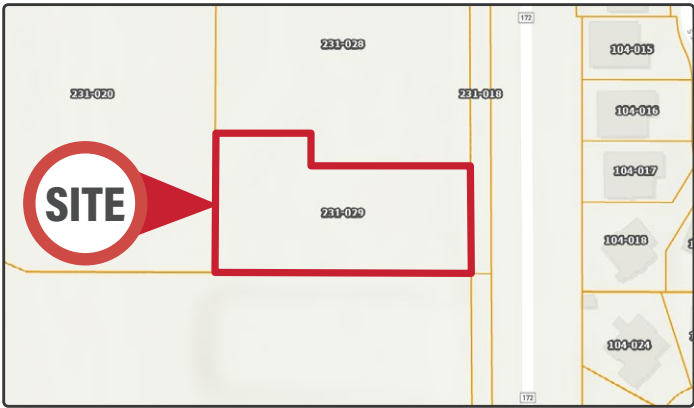
PROPERTY DESCRIPTION

 LOCATION 5546 South 5600 West West Valley City, UT 84118	 PROPERTY TYPE NNN Lease	 YEAR BUILT 2024
 LOT & BUILDING SIZE Lot - 0.70 Acres Building - 2,400 SF	 ZONING C-2 (General Commercial)	 PROPERTY ASSESSMENT ID 20142310290000

 VEHICLE TRAFFIC COUNT	
STREET NAME	VEHICLES PER DAY
5600 West	20,170 VPD
5400 South	7,823 VPD
TOTAL	27,993 VPD



PARCEL MAP



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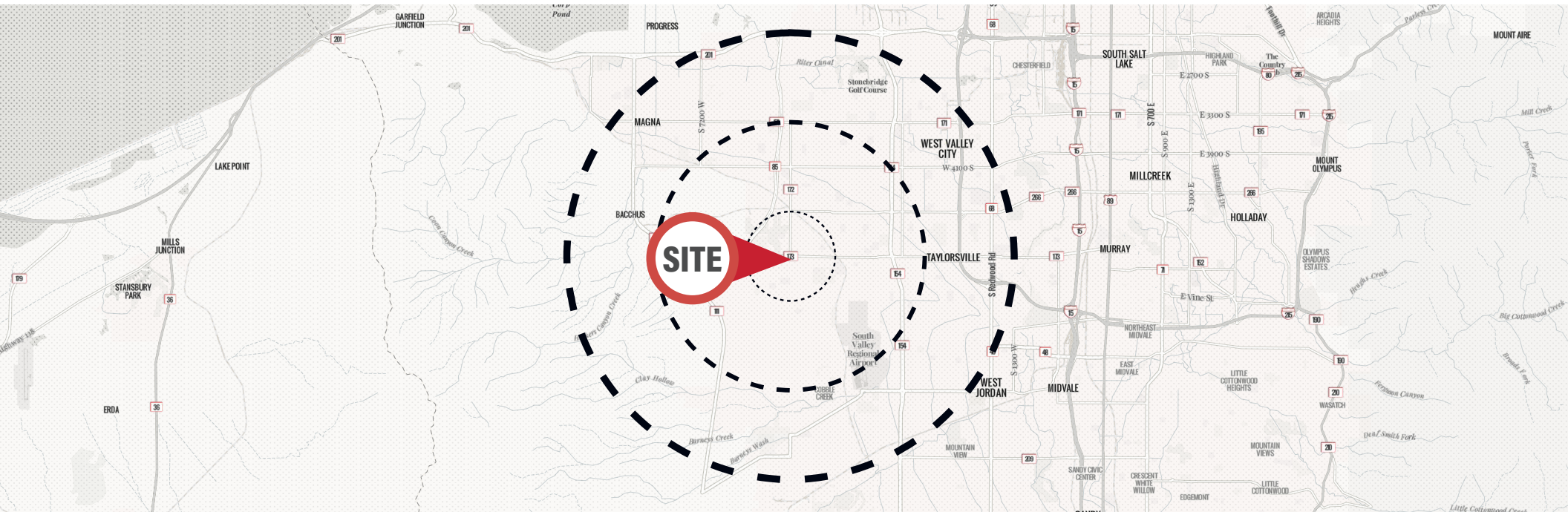
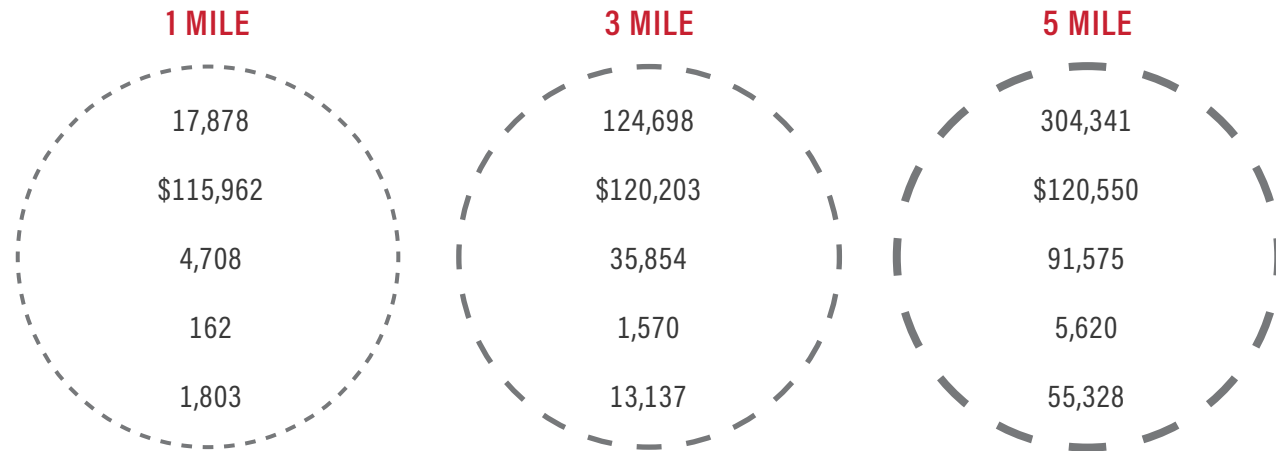
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DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



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