

SINGLE-TENANT INVESTMENT FOR SALE



DUTCH BROS

729 North Main St | Clearfield, Utah 84015

OFFERING MEMORANDUM

- NOI: \$151,000
- Price: \$2,932,040
- CAP Rate: 5.15%
- Near Hill Air Force Base

**MAIN ST
31,000 ADT**

UNIVERSAL
RENT-ALL

UNIVERSAL RENT-ALL
PROPANE
SOLD HERE

TY MILLER

801.930.6792

tmiller@legendcommercial.com

CHASE NIELSEN

208.995.0999

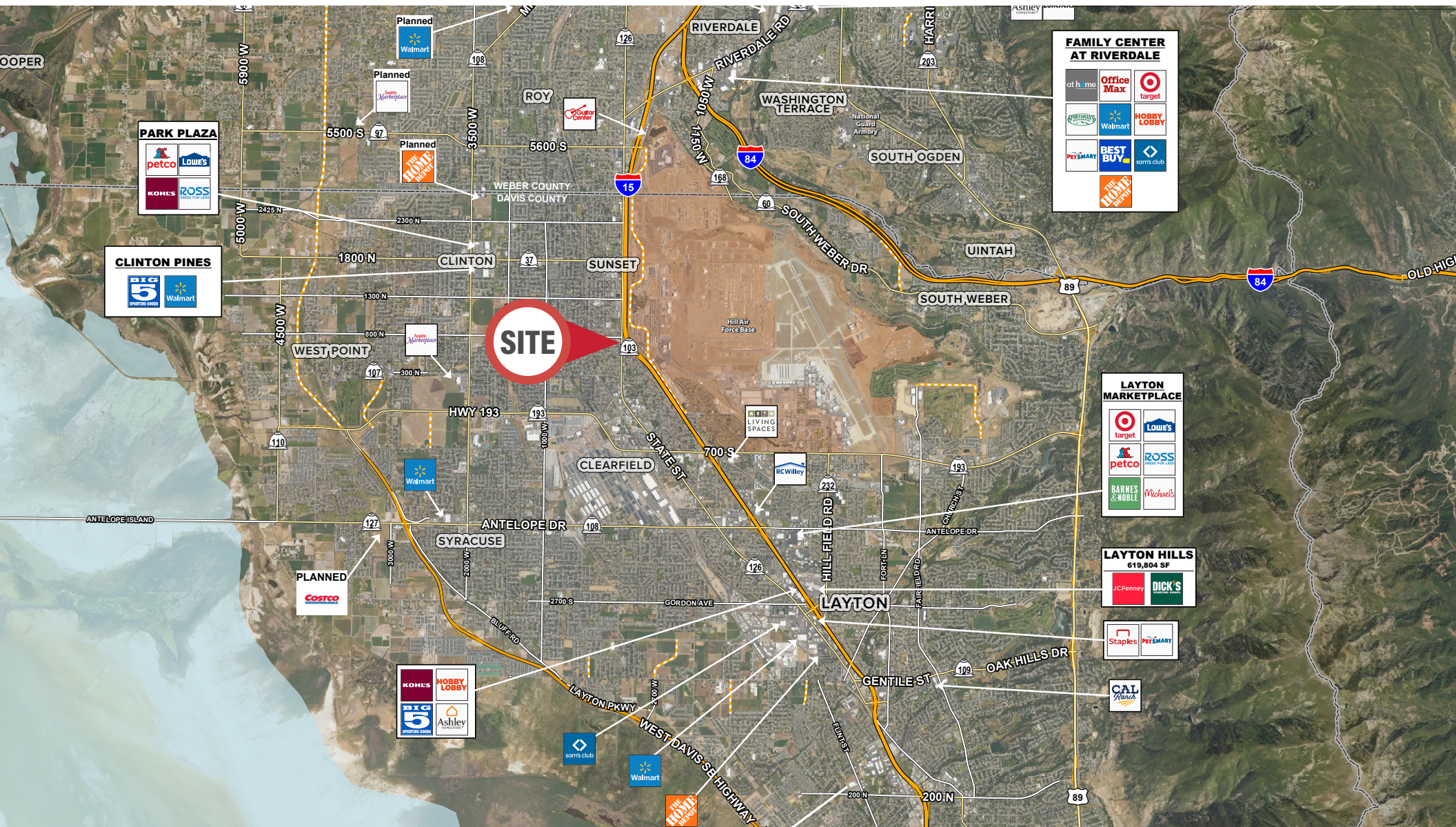
cnielsen@legendcommercial.com



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2180 S 1300 E, Suite 240 | Salt Lake City, UT

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MAJOR RETAILER AERIAL



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INVESTMENT SUMMARY & HIGHLIGHTS

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CAP Rate 5.15%

NOI \$151,000

Purchase Price \$2,932,040

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
Dutch Bros	\$12,583.33	\$151,000	2/29/2044	10% Every 5 Years	Four 5-Year
TOTAL	\$12,583.33	\$151,000			

LOCATION HIGHLIGHTS

- High Traffic Road
- Easy Access to/from I-15
- Incredible daytime population, next to Hill Airforce Base

INVESTMENT HIGHLIGHTS

- 20 Year Initial Term
- Four 5-Year Options to Extend
- 10% Bumps Every 5 Years During Initial and Option Periods
- Rent Commencement: 3/1/2024 (Dutch Bros Opened)

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PROPERTY DESCRIPTION

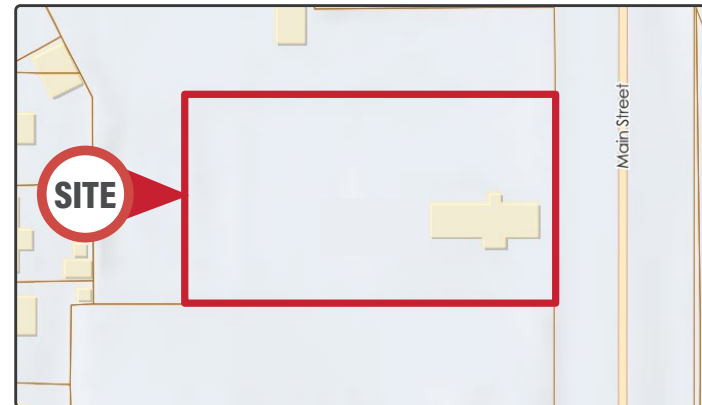
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 LOCATION 729 North Main St Clearfield, UT 84015	 PROPERTY TYPE NNN Lease	 YEAR BUILT 1995
 LOT & BUILDING SIZE Lot - 0.93 Acres Building - 2,735 SF	 ZONING C-C (Gateway Corridor Commerce)	 PROPERTY ASSESSMENT ID 140710032

 VEHICLE TRAFFIC COUNT	
STREET NAME	VEHICLES PER DAY
Main Street	31,000 VPD
TOTAL	31,000 VPD



PARCEL MAP

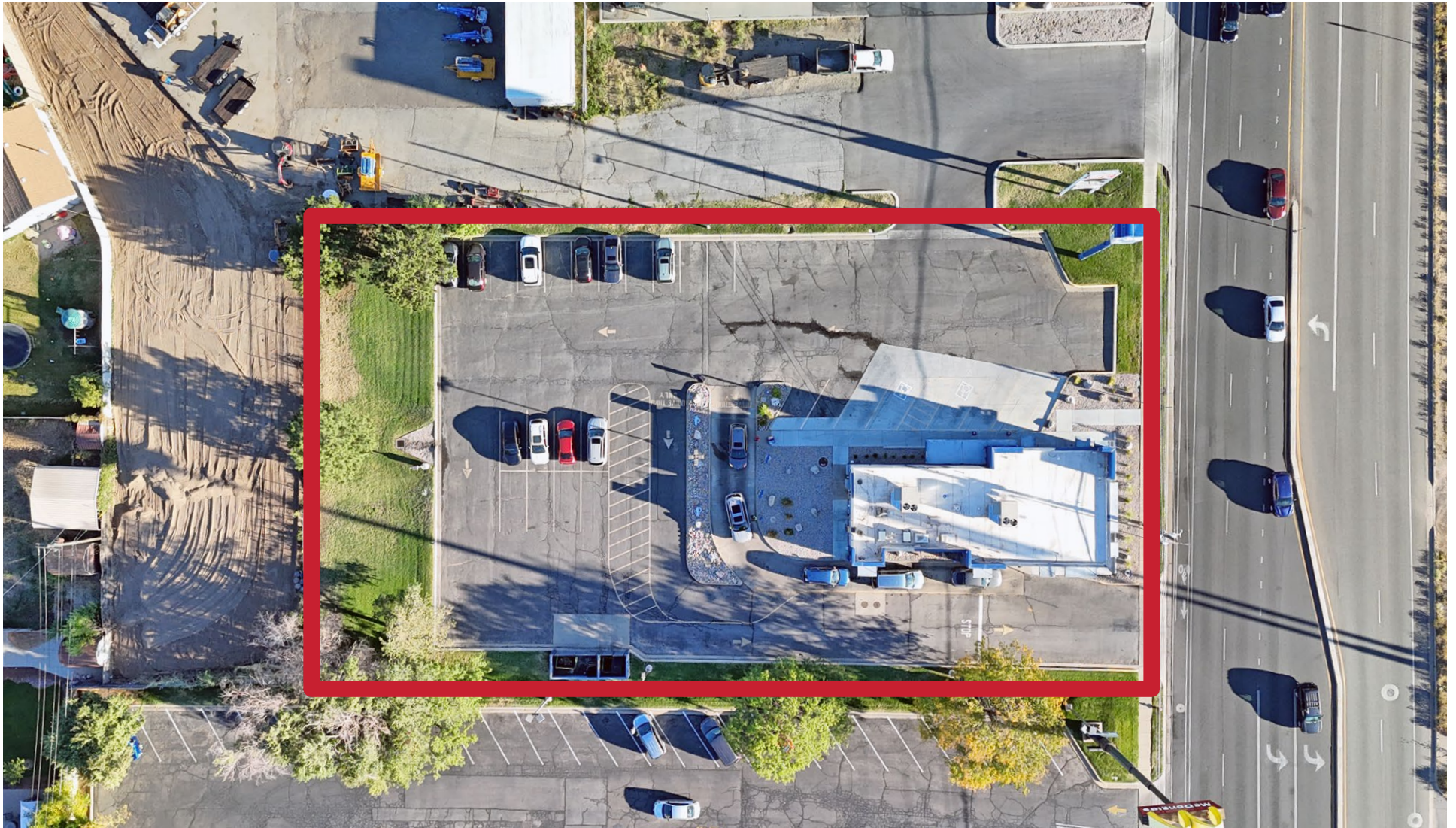


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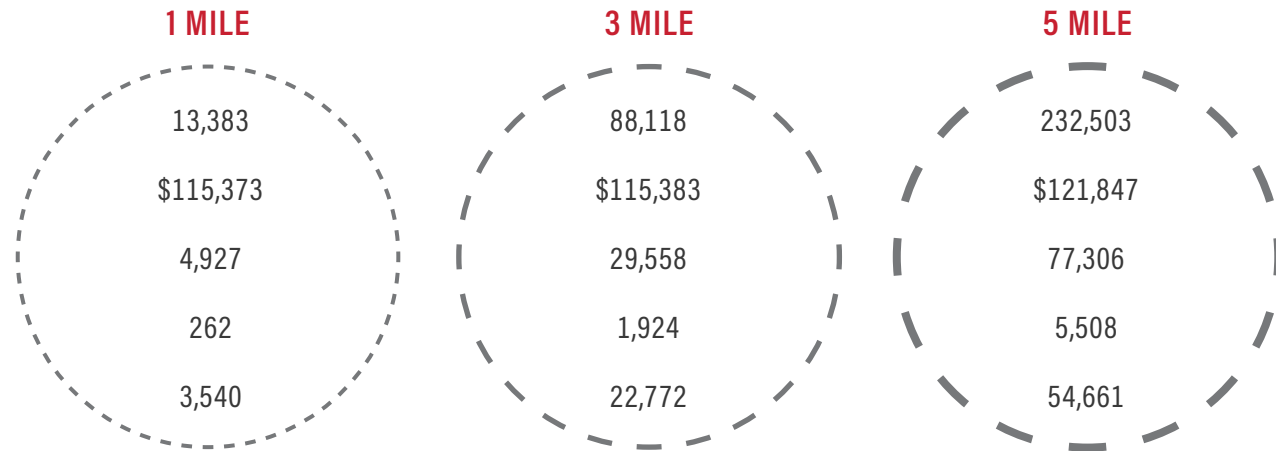
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DEMOGRAPHICS

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



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