

ROY RETAIL INVESTMENT OFFERING

5676 S 1900 W, ROY, UT



RYAN MYERS

801.319.5548

ryan@capitaladvisorsre.com



Capital Advisors
REAL ESTATE

MULTI-TENANT INVESTMENT OPPORTUNITY



PRIME FREEWAY SIGN

ADJACENT TO FREEWAY OFF 5600 S



PROPERTY SUMMARY

Perfectly positioned adjacent to the I-15 freeway across from Hill Airforce Base on the 5600 S onramp, this location offers *unmatched exposure to nearly 1 million vehicles weekly.*

The property is sitting on a spacious lot providing ample parking. Zoned Downtown “East” in Roy, the property offers flexibility for a variety of commercial/retail uses.

Features include:

- Ample parking - 35 parking stalls
- High-visibility freeway billboard
- 3 total units fully leased out to 2 Tenants
- Prime location adjacent to I-15 off 5600 S

This property is a *rare investment opportunity*— unmatched visibility and exposure in one of Utah’s most dynamic regions.

**Buyer to verify square footages and details through their own due diligence*



Address:	5676, 5684, 5688 S 1900 W, Roy
Property Type:	Commercial
Property Subtype:	Retail
APN:	094650001, 094650003, 094650004
Building Size:	5,870 sq. ft.
Zoning:	Commercial- Downtown “East”
Parking Stalls:	35

OFFERING SUMMARY

	<u>Square Footage</u>	<u>Lease Expiration</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>	<u>PSF</u>	<u>NNN's</u>
Pedro Nick Sengsone 5688 S 1900 W	1,500	4/30/2029	\$2,125.00	\$25,500.00	\$17.00	Tenant Responsible
Pedro Nick Sengsone 5684 S 1900 W	1,500	4/30/2029	\$2,125.00	\$25,500.00	\$17.00	Tenant Responsible
Asamblea Apostolica 5676 S 1900 W	2,870	4/30/2027	\$2,600.00	\$31,200.00	\$10.87	Tenant Responsible

Sales Price:	\$1,096,000
Square Footage:	5,870 sq. ft.
Price Per Sq. Ft.:	\$186.71
Lease Type:	NNN
Blended Lease Rate:	\$14.00 NNN
NOI:	\$82,200.00
CAP Rate:	7.5%



*DO NOT disturb Tenants

**Buyer to verify square footages and details through their own due diligence



5600 South

1900 West

Hill Aerospace

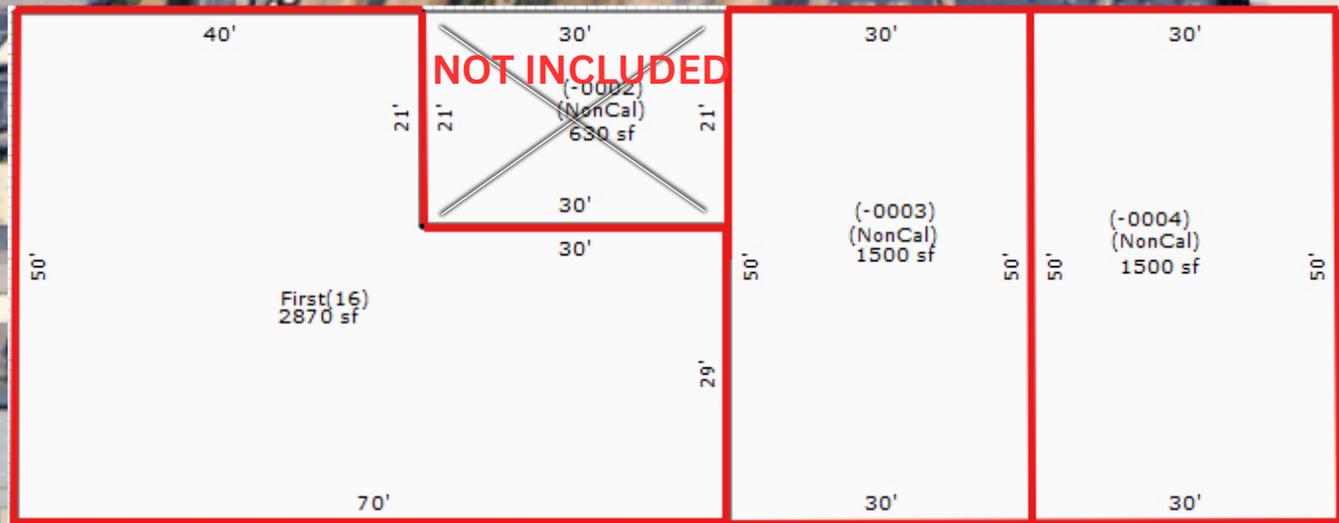
Hill Air Force Base

EoS Fitness

Academy

ans Memorial Hwy

15



Exclusively marketed by:

Ryan Myers

801.319.5548

ryan@capitaladvisorsre.com



Capital Advisors
REAL ESTATE