



FOR SALE | INVESTMENT OPPORTUNITY

# Pinehurst Retail Plaza

424 WEST 800 NORTH | OREM, UTAH



Accelerating success.

**Brandon Fugal**

Chairman

+1 801 947 8300

[brandon.fugal@colliers.com](mailto:brandon.fugal@colliers.com)

**John Monson**

Vice President

+1 801 702 4675

[john.monson@colliers.com](mailto:john.monson@colliers.com)



## Executive Summary

Pinehurst Retail Plaza is a proven office/retail destination in the heart of Orem, offering a rare blend of stability and upside potential. This two-suite property delivers immediate income from an established tenant in Suite 202, while Suite 201 offers flexibility for an owner/user or new lease to increase returns. Positioned within a thriving commercial hub just minutes from I-15, Pinehurst benefits from strong tenant synergy, consistent traffic, ample parking, and close proximity to restaurants, retail services, and major healthcare facilities—making it a strategic acquisition in one of Utah County's fastest-growing markets.

- 8,718 SF across two suites
- Suite 202 (3,964 SF) fully leased
- Suite 201 (4,772 SF) available for owner/user or lease
- Sale Price: \$1,549,000
- Located just minutes off of I-15
- Flexible space design with natural light and break room
- Combination of private and collaborative workspace
- Close to restaurants, retail services, and major health center
- Ample surface parking



**Priced dramatically below replacement value at below market rate and attractive cap rate**





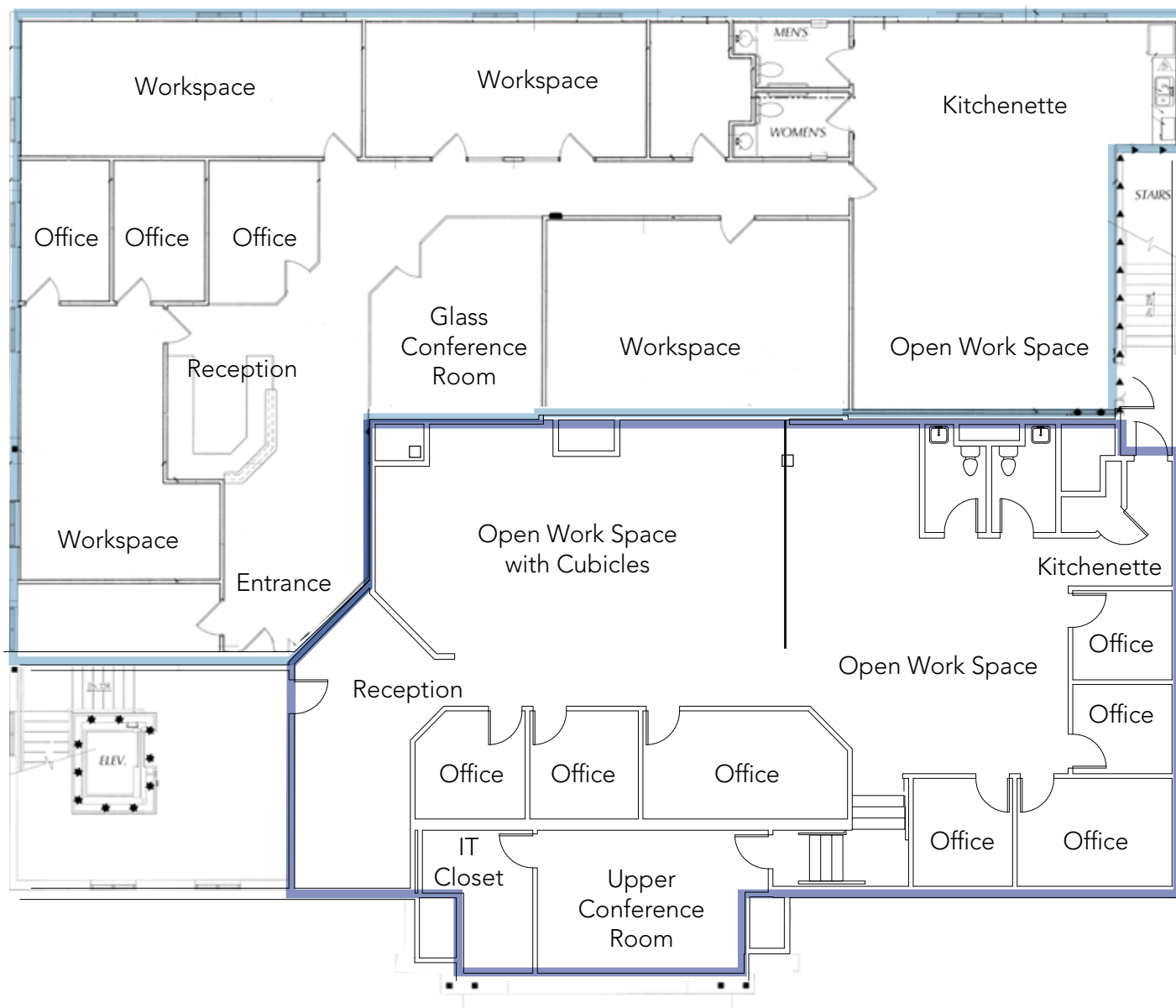
Unit 201



Unit 202



**Suite 201**  
**4,772 SF**



**Suite 202**  
**3,964 SF**

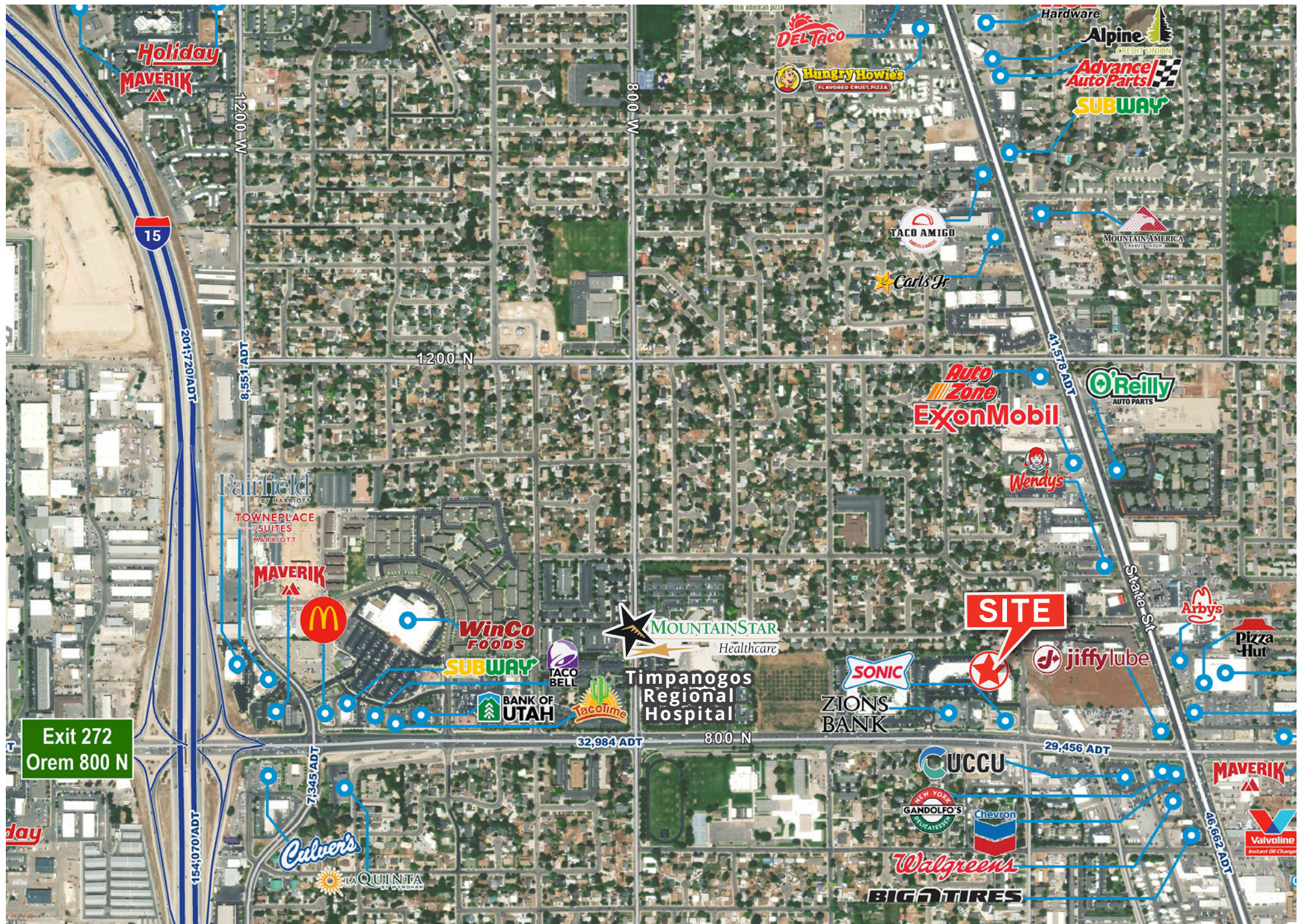


# Suite 201



# Suite 202









**Utah County is experiencing unprecedented growth.** Projections indicate it will nearly match Salt Lake County's population within the next 50 years. This explosive growth is driven by several factors including:

- **Strong job market:** The county is attracting a diverse range of industries, creating ample employment opportunities.
- **High quality of life:** A desirable combination of outdoor recreation, family-friendly environment, and affordable housing.
- **Excellent education:** Strong public and private schools, as well as higher education institutions, are drawing families and talent.
- **Favorable business climate:** The county offers incentives and support for businesses, fostering economic development.

This rapid expansion is expected to continue, making Utah County a dynamic and attractive region for both residents and businesses.

Utah County has emerged as a thriving hub for industrial real estate. Its strategic location, robust infrastructure, and favorable business climate have made it an attractive destination for companies seeking to establish or expand their operations. The county offers excellent access to transportation networks, including major highways and interstates, facilitating efficient distribution and logistics. Additionally, Utah County boasts a highly skilled workforce, a strong educational system, and a pro-business environment, creating an ideal ecosystem for industrial growth. These factors combined with the region's steady population growth and increasing consumer base have driven demand for industrial space, making Utah County a prime location for companies in various sectors.





# Pinehurst Retail Plaza

424 WEST 800 NORTH | OREM, UTAH

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



**Brandon Fugal**  
Chairman  
+1 801 947 8300  
[brandon.fugal@colliers.com](mailto:brandon.fugal@colliers.com)

**John Monson**  
Vice President  
+1 801 702 4675  
[john.monson@colliers.com](mailto:john.monson@colliers.com)

Colliers 6440 S Millrock Dr Suite 500 Salt Lake City, UT 84121 P: +1 801 947 8300