

Two-Story Class-A IHC-Anchored Medical & Retail Development



OFFERING MEMORANDUM

1318 E Eagle Mountain Blvd
Eagle Mountain, Utah 84005





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Regional Map

LOCATION OVERVIEW

Eagle Mountain, Utah



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INVESTMENT HIGHLIGHTS

Sales Price	\$5,500,000
Cap Rate	5.50%
Price/SF	\$544.77/SF
Total NOI	\$302,880
Investment Type	Medical / Retail
Tenancy	Multi-Tenant
Occupancy (Projected)	86% Pre-Leased
Parking Ratio	5.00 / 1,000 SF
Tax ID	65:737:0002

New Class A Medical/Retail Development

This brand-new, two-story Class A medical office and retail building totals 10,096 SF of rentable space on a 0.96-acre parcel in Eagle Mountain's fastest-growing commercial corridor. The entire 7,097 SF main floor is leased to Intermountain Health (IHC), Utah's largest healthcare system, on a 10-year NNN lease with 3% annual increases — delivering secure, institutional-quality anchor income from day one. The 2,999 SF second floor is configured for professional or medical administrative office use, with 1,565 SF leased to Reach Therapy on a 7-year NNN lease with 3% annual increases, and a final 1,434 SF suite available at \$30.00/SF NNN, offering immediate income upside for the next owner.

Due to minimum square footage allowance requirements, the second floor is non-ADA compliant and must remain designated for business or medical administrative office use. Construction completion is scheduled for September 2026. The property includes 34 onsite surface parking stalls (5.0/1,000 SF), offering convenient access for tenants, patients, and visitors.



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Executive Summary



PROPERTY DETAILS	
Address	1318 E Eagle Mountain Blvd, Eagle Mountain, Utah 84005
Property Type	Medical Office & Retail - Class A Multi-Tenant
Building Size	10,096 SF (7,097 SF main floor; 2,999 SF second floor)
Lot Size	0.96 Acres (41,818 SF)
Year Built / Delivery	Under Construction - Delivering Sept 2026
Zoning	CN (Community Neighborhood)
Brokers	Ben Nielsen & Courtney Nielsen, KW Commercial KW Westfield Keller Williams Realty
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Property Highlights



Class-A Investment Opportunity

New Construction (2026) in Eagle Mountain's fastest-growing corridor.



Anchored by Intermountain Health

70% of project income secured by Utah's largest healthcare system on a 10-year NNN lease with 3% annual increases.



Surrounded by Major Brands

Strategic location near national retailers such as Macy's, Walmart, Meta (Facebook), Tyson Foods, and Google.



Rapid Population Growth

Strong population growth: from 250 residents in 1996 to 70,000+ today, projected to reach 175,000 at build-out.



Top-Ranked State Economy

Utah ranked #1 for best state economy and business outlook.



Affluent Demographics

High median household income: \$106K average in Eagle Mountain.

RENT ROLL (ANNUAL):	
Unit A-C	IHC - 7,097 SF: \$212,910/yr (10-Yr NNN, 3% Esc.)
Unit D	Reach - 1,565 SF: \$46,950/yr (7-Yr NNN, 3% Esc.)
Unit E	Available - 1,434 SF: \$43,020/yr
Total NOI:	\$302,880
Lease Rate:	\$30.00/SF NNN
CAM:	\$6.00/SF



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Tenant Profiles & Lease Terms



Intermountain Health (IHC)

Utah's largest health system: 34 hospitals, ~400 clinics, and 64,000+ caregivers across the Intermountain West.



Institutional-Quality Anchor

IHC's 10 year NNN lease with 3% annual increases secures 70% of project income through 2036.



Proven Healthcare Leader

\$9B+ in net patient revenue; nine IHC hospitals named to Modern Healthcare's 2026 "100 Top Hospitals."



Reach Counseling

Locally owned mental health counseling practice serving Eagle Mountain families - committed to a 7 year NNN lease.



Built-in Rent Growth

3% annual escalations on all leases grow stabilized NOI from \$302,880 to \$395,000 by Year 10.



9.5 Year WALT

Weighted average lease term of 9.5 years on in-place income - durable, predictable cash flow from day one.

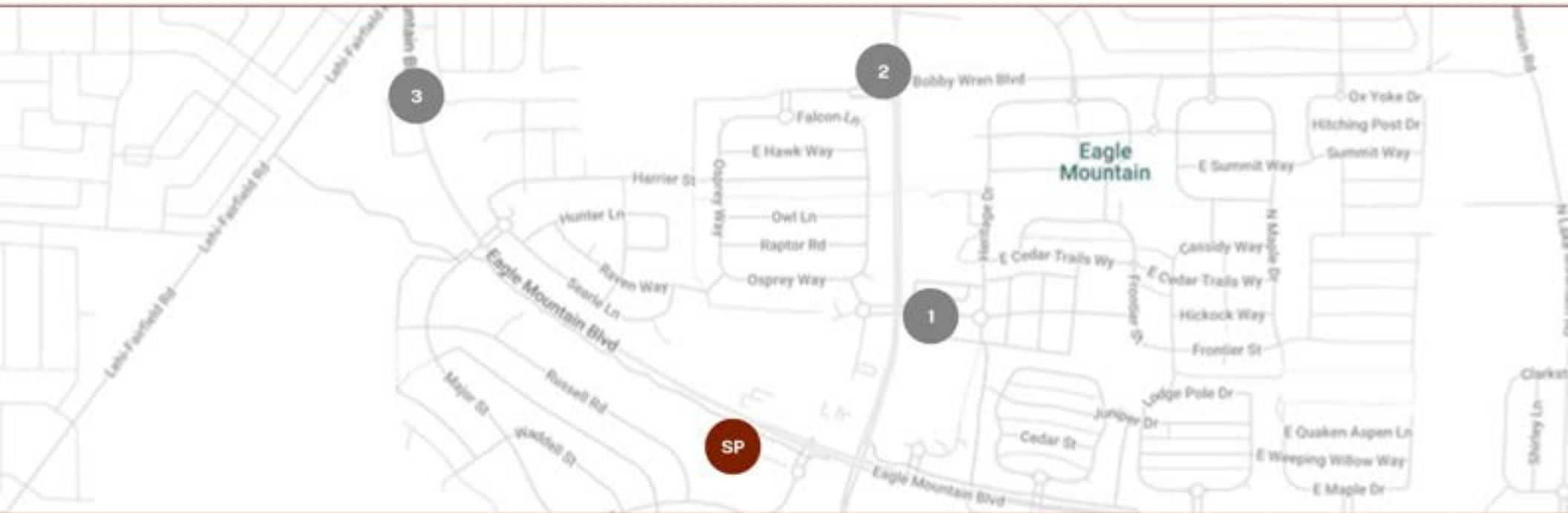
LEASE TERMS:	
IHC (A-C)	10-Yr NNN 3% Annual Esc. Thru 2036
Reach (D)	7-Yr NNN 3% Annual Esc. Thru 2033
Suite E	Available \$30.00/SF NNN 1,434 SF
WALT (In-Place):	9.5 Years
Lease Rate:	\$30.00/SF NNN
CAM:	\$6.00/SF



Demographic and Traffic Count



RADIUS	POPULATION	MEDIAN HH INCOME	POPULATION GROWTH ('24-'29)	No	Intersection	Traffic Volume	Year	Distance
1 Mile	10,469	\$83,919	+31.04%	1	North Pony Express Pkwy & Stagecoach Run	1,708	2025	0.25 mi
3 Miles	17,190	\$87,087	+31.20%	2	Sweetwater North & Stagecoach Run	1,705	2023	0.28 mi
				3	East Eagle Mountain Blvd & Sun St W	502	2025	0.81 mi



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Nearby Establishments



±12,000
VPD

±18,000
VPD



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Nearby Establishments



CEDAR FORT

CEDAR FORT RD

Tyson Foods

W 4000 N ST

NEW FAIRFIELD RD

Meta DATA CENTERS

PEGASUS SPORT HORSES

Lantis™
Fireworks & Lasers

EAGLE MOUNTAIN BLVD

PONY EXPRESS PARKWAY

PONY EXPRESS PARKWAY

EAGLE MOUNTAIN BLVD



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Regional Map



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Eagle Mountain, Utah



Eagle Mountain, Utah, is a hub of rapid growth, expansive development, and scenic living. Known as one of Utah's fastest-growing cities, it offers a strategic location on the western edge of Utah County with significant room for residential and commercial expansion. With a population that has soared to over 70,000 residents and is projected to reach 175,000 at full build-out, Eagle Mountain is experiencing a massive surge driven by affordable new construction, proximity to the "Silicon Slopes" tech corridor in Lehi, and major investment from corporations like Meta (Facebook) and Tyson Foods.

The city provides a family-friendly lifestyle amid stunning natural beauty, with the Lake Mountains as a backdrop and ample space for outdoor recreation. Its economy is diversifying and is an increasingly important locale for data centers and technology, with its business climate ranking highly for starting a small business. This thriving market, characterized by master-planned communities and high demand for housing, offers exceptional opportunities for real estate investment and development, particularly in new residential and commercial properties.



≈ 64,036

Population

≈ 24.45

Median Age

\$105,576

Median Household Income (2024)

3.1% to 3.5%

Poverty Rate

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