



# 39TH SOUTH RETAIL

Owner-User or  
Investment Opportunity

894 East 3900 South  
Millcreek, Utah

# OVERVIEW AND OPPORTUNITY

Cushman & Wakefield is pleased to present 39th South Retail (the "Property"), a retail strip center opportunity located at 894 East 3900 South in Millcreek, Utah. While the Property is currently fully leased on paper, multiple tenants have expressed a willingness to terminate their leases. This creates meaningful flexibility for new ownership to shape the Property's future tenancy, pursue a market-driven lease-up strategy, or accommodate owner-user occupancy. Importantly, these requests are driven by lease-specific circumstances and are not indicative of weak retail fundamentals or diminished demand for the location. Lender financing is available.

## HIGHLIGHTS INCLUDE:

- **Flexible Investment, Repositioning, Redevelopment, or Owner-User Opportunity:** Willingness among multiple tenants to vacate provides new ownership the flexibility to retain existing income, pursue a targeted lease-up, accommodate an owner-user, or evaluate longer-term redevelopment
- **Prime Millcreek Setting:** Highly accessible east-side location with convenient connectivity to Highland Drive, I-80, and I-15, serving established neighborhoods and recreation-oriented consumers
- **Compelling Retail Repositioning Opportunity:** Tight retail fundamentals, limited new supply, and a projected market-rent target of approximately \$23.00 psf NNN support a compelling path to future value creation



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## ASSET SUMMARY

Name:	39th South Retail
Address:	894 East 3900 South Millcreek, Utah
Property Type:	Multi-Tenant Retail
Building Size:	10,289 sf (buyer to verify)
Parcel Details:	16-32-376-007: 0.91 acres
Zoning:	Commercial (C)
Age:	1961 (renovated 2003)
Parking:	63 spaces 6.12/1,000 sf ratio (approx.)

## INVESTMENT HIGHLIGHTS

Sales Price:	\$2,750,000 (\$267 psf)
Cap Rate:	Vacant building
Market Rent:	\$23.00 psf, NNN
Annual Rent:	\$236,647 (pro forma)
Occupancy:	Vacant upon sale*
Debt:	Lender financing available

*\*Subject to discussions with tenants. Contact brokers for further details*



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# SYNERGIES WITH NEARBY RETAIL & HEALTHCARE

894 East 3900 South is positioned within a well-established retail, healthcare, and employment corridor at the highly visible intersection of 3900 South and 900 East. Nearby retail and service users include Rancho Markets, Iceberg Drive Inn, Starbucks, and Auto Pro, driving significant foot-traffic to the area.

St. Mark's Hospital, located immediately east of the Property, serves as a significant daytime-demand driver for the corridor. The hospital includes 325 licensed beds and is supported by more than 827 physicians, 1,650 employees and volunteers, and over 80,000 annual outpatient visits. A nearby 107,000-square-foot medical office building further supports a broad mix of cardiology, orthopedics, physical therapy, primary care, and other specialty practices.

Western Governors University's (WGU) Millcreek headquarters, located just west of the Property in Woodlands Business Park, provides an additional institutional and employment anchor. WGU serves more than 191,000 students and employs over 9,500 people nationwide, including approximately 1,850 at its local headquarters, making it the nation's largest online university by number of graduates.



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**Brickyard Shopping Center**  
\$75mm+ annual sales, 1.2mm transactions, 2mm customers

- Harmons - \$70mm annual sales (#1 in Utah)
- TJ Maxx - \$33mm annual sales (#1 in Utah)
- Ross - \$11mm annual sales
- ULTA - \$10mm annual sales (#3 in Utah)

**Home Depot**  
• \$85mm annual sales

**RANCHO MARKETS**

**St. Mark's Hospital**

**39th South Retail**

**WGU**

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