

CLEARFIELD TOWN SQUARE

189 S. State Street, Clearfield, UT 84015



BRYCE BLANCHARD

bblanchard@newmarkmw.com
direct 801.578.5534
[View Profile](#)

STEVE WALTON

swalton@newmarkmw.com
direct 801.578.5502
[View Profile](#)

SUZANNE BENDER

sbender@newmarkmw.com
direct 801.746.4744
[View Profile](#)

BRANDON NELSON

bnelson@newmarkmw.com
direct 801.201.9671
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

TABLE OF CONTENTS

03 Investment Highlights

04 Investment Summary

05 Property Summary

06 Surrounding Retail Map

07 Property Photos

10 Demographics

11 Why Utah

12 About Newmark Mountain West

INVESTMENT HIGHLIGHTS

RARE VALUE-ADD RETAIL & OFFICE INVESTMENT IN DAVIS COUNTY

Clearfield Town Square offers investors the opportunity to acquire a well-located mixed-use retail and office asset in the heart of Clearfield, Utah. The property provides stable in-place income with the ability to create significant value through lease-up, tenant repositioning, and market rent growth within one of Northern Utah's most supply-constrained submarkets.

STRATEGIC LOCATION IN THE CENTER OF DAVIS COUNTY

Located along State Street in downtown Clearfield, the property benefits from excellent visibility and accessibility with direct connectivity to I-15 and Highway 193. The site is positioned within an established residential trade area that continues to experience strong population growth and housing demand throughout the Wasatch Front.

HILL AIR FORCE BASE – ONE OF UTAH'S LARGEST EMPLOYMENT CENTERS

Clearfield Town Square is located minutes from Hill Air Force Base, which supports more than 25,000 military and civilian jobs and generates billions in annual economic impact. The base provides a stable employment anchor that consistently fuels housing demand and supports long-term retail and service tenant performance.

SUPPLY-CONSTRAINED HOUSING MARKET DRIVING RETAIL DEMAND

Davis County has experienced sustained population growth as households migrate north from Salt Lake County seeking attainable housing while remaining within commuting distance of major employment centers. Geographic constraints and limited remaining developable land continue to restrict new housing supply, supporting long-term demand for neighborhood retail services.

VALUE-ADD LEASING OPPORTUNITY WITH SHORT WALT

The property currently has approximately 5.59% vacancy and a weighted average lease term of approximately 1.5 years, providing investors with the opportunity to re-tenant space, renew leases at market rates, and reposition the asset to drive NOI growth over the near term.

STABLE IN-PLACE CASH FLOW WITH UPSIDE POTENTIAL

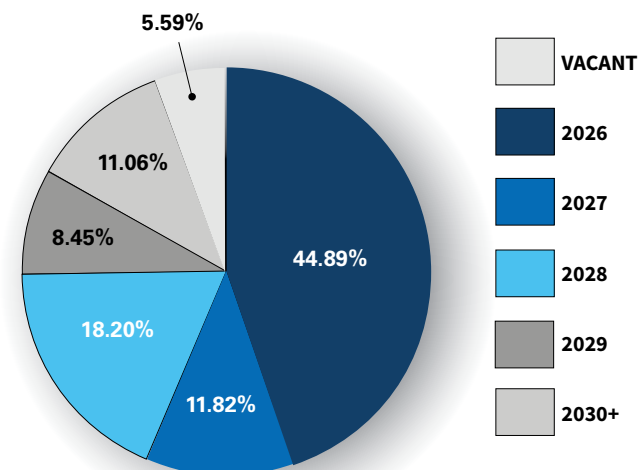
Clearfield Town Square generates approximately \$549,114 in in-place NOI, offering immediate income while providing a clear path to value creation through strategic leasing, operational improvements, and market rent growth.

PROFORMA	
Rent Income	\$959,466
Other Income	\$32,475
Op Ex (\$4.10 PSF)	(\$442,828)
Net Operating Income	\$549,114

In Place CAP Rate	6.25%
Price	\$8,790,000
Price PSF	\$84

LEASE EXPIRATION DATE BY YEAR

(% of income)



INVESTMENT SUMMARY

PURCHASE PRICE

\$8,790,000

CAP RATE

6.25%

NOI

\$549,114

RENT ROLL AS OF 5/1/2026

SUITE	TENANT	SF	BASE RATE/YR	MONTHLY	ANNUAL	Lease Start	LED	Space Use	Comments
N-100	Tope Technology, LLC	2,590	\$ 16.21	\$ 3,498	\$ 41,976	6/2/07	10/31/26	Ground Floor Retail or Office	
N-110	Envision Personal Training, LLC	1,346	\$ 15.30	\$ 1,716	\$ 20,592	5/20/22	5/31/27	Ground Floor Retail or Office	-3% Increase in 6/26
N-125	Wasatch Wok Five Star Franchises	1,944	\$ 15.53	\$ 2,516	\$ 30,192	3/1/13	1/30/30	Retail Restaurant	-3.5% Annual Increases each February
N-130	Children's Service Society of Utah	1,250	\$ 16.11	\$ 1,679	\$ 20,143	12/1/19	4/30/28	Ground Floor Retail or Office	-5% Annual Increases each May
N-140	Embry-Riddle	1,218	\$ 13.30	\$ 1,350	\$ 16,200	8/1/04	5/31/26	Ground Floor Retail or Office	Month to Month
N-145	Fierce Image, Inc	900	\$ 16.23	\$ 1,217	\$ 14,604	2/1/24	2/29/28	Ground Floor Retail or Office	-3% Annual Increases each February
N-150	Workers, LLC	1,556	\$ 15.59	\$ 2,022	\$ 24,258	3/9/23	5/31/26	Ground Floor Retail or Office	Month to Month
N-170	Jessica Rodda	990	\$ 16.30	\$ 1,345	\$ 16,139	6/1/17	12/31/27	Ground Floor Retail or Office	-4.25% Annual Increases each January
N-200	Jacob Baxter	2,222	\$ 13.57	\$ 2,513	\$ 30,159	6/1/13	4/30/28	Second Floor Office	-3% Annual Increases each May
N-210	Ryder Integrated Logistics, Inc.	1,849	\$ 16.60	\$ 2,558	\$ 30,690	9/1/06	12/31/27	Second Floor Office	-4% Annual Increases each January
N-220 & N-240	Davis Behavioral Health	4,568	\$ 11.39	\$ 4,336	\$ 52,033	10/1/18	5/31/26	Second Floor Office	Month to Month
N-250	Vacant	1,311	\$ -	\$ -	\$ -			Second Floor Office	
N-270	Vacant	1,440	\$ -	\$ -	\$ -			Second Floor Office	
S-100, S120 and S170	Jill's Office LLC	3,340	\$ 16.00	\$ 4,453	\$ 53,440	6/1/25	5/31/27	Ground Floor Retail or Office	-3.5% Increase 6/2027
S-110	Whitney Hidalgo/ Inspire Dance Studio	1,814	\$ 11.70	\$ 1,768	\$ 21,216	11/1/23	6/30/29	Ground Floor Retail or Office	-4% Annual Increases each July
S-115	Lindsay Cantwell	1,465	\$ 15.00	\$ 1,831	\$ 21,971	8/1/23	7/31/28	Ground Floor Retail or Office	-3.5% Annual Increases each August
S-125	Scott Campbell Philadelphia Sub Shop	1,980	\$ 14.94	\$ 2,465	\$ 29,580	9/1/06	1/31/30	Retail Restaurant	-3% Annual Increases each February
S-135	Vacant	1,330	\$ -	\$ -	\$ -			Ground Floor Retail or Office	
S-140	Walk In Chiropractic PLLC	1,561	\$ 13.91	\$ 1,809	\$ 21,708	5/1/14	5/31/26	Ground Floor Retail or Office	Month to Month
S-145	Jesse Gibbs	1,500	\$ 16.32	\$ 2,040	\$ 24,480	1/1/21	2/1/29	Ground Floor Retail or Office	-8.8% Annual Increases each February
S-150	WeFile, LLC dba Liberty Tax Services	1,200	\$ 16.25	\$ 1,625	\$ 19,500	9/1/20	5/31/27	Ground Floor Retail or Office	
S-160	The Spa & Lash Studio	2,170	\$ 11.94	\$ 2,159	\$ 25,906	10/1/18	5/31/26	Ground Floor Retail or Office	Month to Month
S-180	Intersect Services, LLC	1,900	\$ 7.26	\$ 1,150	\$ 13,800	1/1/13	5/31/26	Ground Floor Retail or Office	Month to Month
S-200	Sunset Alliance LLC	3,689	\$ 7.67	\$ 2,359	\$ 28,306	5/17/13	5/31/26	Second Floor Office	Month to Month
S-221	Paper & Beans	870	\$ 14.05	\$ 1,018	\$ 12,222	1/1/20	5/31/26	Second Floor Office	MTM but want to expand
S-222A	Mountain Star Financial Inc.	700	\$ 16.29	\$ 950	\$ 11,400	7/1/25	6/30/26	Second Floor Office	
S-222B	Vacant	750	\$ -	\$ -	\$ -			Second Floor Office	
S-225	CAS Healthcare	3,000	\$ 16.64	\$ 4,160	\$ 49,920	6/1/24	5/31/33	Second Floor Office	-4% Annual Increases each June
S-230	Utah Counseling Service,	1,011	\$ 11.61	\$ 979	\$ 11,742	7/1/13	5/31/26	Second Floor Office	Month to Month
S-232	Vacant	400	\$ -	\$ -	\$ -			Second Floor Office	
S-235A	Vacant	120	\$ -	\$ -	\$ -			Second Floor Office	
S-235B	Lyndy Group	120	\$ 25.00	\$ 250	\$ 3,000	11/1/19	5/31/26	Second Floor Office	Month to Month
S-235C	Vacant	120	\$ -	\$ -	\$ -			Second Floor Office	
S-235D	The Spa & Lash Studio	100	\$ 24.00	\$ 200	\$ 2,400	10/1/18	5/31/26	Second Floor Office	Month to Month
S-245	Julander ISP	1,726	\$ 17.19	\$ 2,473	\$ 29,673	7/1/18	5/31/26	Second Floor Office	Month to Month
S-250	Vacant	717	\$ -	\$ -	\$ -			Second Floor Office	
1	Zacademy Archway, LLC Parking Spaces	0	\$ -	\$ 225	\$ 2,701	6/1/22	5/31/31	Parking Spaces	-Annual CPI Increases each January
133-1	Carol E. Meyer	750	\$ 10.40	\$ 650	\$ 7,800	8/23/12	5/31/26	Ground Floor Retail or Office	Month to Month
133-4	Shiba Taekwondo	4,000	\$ 6.64	\$ 2,214	\$ 26,565	2/1/17	12/31/27	Ground Floor Retail or Office	-3% Annual Increase each January
133-3, 133-5 & 133-6	End Zone	10,000	\$ 6.56	\$ 5,464	\$ 65,564	1/1/07	5/31/26	Ground Floor Retail or Office	MTM but want to renew
209	Whitney Hidalgo/ Inspire Dance Studio	11,667	\$ 3.44	\$ 3,345	\$ 40,146	7/16/10	6/30/29	Retail	-3% Annual Increases starting 7/27
239	Elder Automotive, Inc dba Master Muffler	4,000	\$ 12.82	\$ 4,272	\$ 51,264	9/1/23	8/31/28	Retail / Automotive	-3.5% Annual Increases each September
269	Rocky Mountain Tumbling and Cheer	19,364	\$ 4.55	\$ 7,348	\$ 88,176	4/1/16	6/30/26	Retail	
Totals		104,548	\$ 9.18	\$ 79,956	\$ 959,466				

PROPERTY SUMMARY

LOCATION:

189 S. State Street, Clearfield, UT 84015

PROPERTY TYPE:

Service-oriented neighborhood retail and office center strategically positioned in the heart of Clearfield City's primary commercial corridor

BUILDING AREA:

The property features six freestanding retail/office buildings totaling 104,548 SF of gross leasable area

TRAFFIC COUNTS:

State Street - 20,584 cars/day
Center Street - 2,565 cars/day
I-15 - 135,790 cars/day

YEAR BUILT:

2000

ZONING:

UC - Urban Core Commerce, located in RDA Zone 8

PARKING:

Approx. 478 surface parking stalls providing a parking ratio of 4.57 stalls per 1,000 SF



LAND OVERVIEW

APN

ACRES

12-0001-0188

9.677

DOWNTOWN CLEARFIELD LOCATION



THE PERFECT TOUCH SALON
THE PERFECT TOUCH SALON
DAVIS COUNTY LIBRARY CLEARFIELD BRANCH

CHARIN INN

NDFD STATION 42

CLEARFIELD PARKS & RECREATION

CLEARFIELD CITY COMMUNITY ARTS CENTER

WASATCH ELEMENTARY

STATE STREET - 20,584 ADT

200 SOUTH - 521 ADT

BD AUTOMOTIVE SERVICE

CORNER DEVELOPMENT



STATE STREET - 20,584 ADT

200 SOUTH - 521 ADT

08






Newmark Mountain West | Title of Investment Package

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOS



2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION 	12,731	96,589	224,581
2030 EST. POPULATION 	14,091	100,114	234,392
EST. HOUSEHOLDS 	4,783	32,077	74,138
EST. AVERAGE HOUSEHOLD INCOME 	\$89,709	\$118,206	\$124,687
EST. MEDIAN HOUSEHOLD INCOME 	\$81,764	\$101,028	\$105,572

Clearfield Town Square is located in Davis County, Utah, along the Wasatch Front between Salt Lake City and Ogden, one of the most stable and desirable residential regions in the state. Davis County has experienced sustained population growth as households seek attainable housing outside Salt Lake County while remaining within commuting distance of major employment centers. The property is also located minutes from Hill Air Force Base, one of Utah's largest employers with more than 25,000 military and civilian personnel, which generates billions of dollars in annual economic impact and supports consistent housing demand and consumer spending throughout the surrounding communities of Clearfield, Layton, and Sunset. This durable employment base provides a stable customer foundation that supports long-term tenant demand for neighborhood retail and service-oriented businesses.

Why Utah?

#1
**ECONOMIC
OUTLOOK**

(Rich States, Poor States, 2024)

#1
**BEST STATE TO
START A BUSINESS**

(WalletHub, 2025)

#1
**BEST STATE FOR
SOCIAL MOBILITY**

(Archbridge Institute, 2024)

#1
**BEST STATE
OVERALL**

(U.S. News, 2024)

#1
**TOP JOB
MARKET**

(WSI/Moody Analytics, 2024)

#2
**BEST STATE
ECONOMY**

(WalletHub, 2025)

#2
**MOST FINANCIALLY
LITERATE STATE**

(WalletHub, 2023)

#4
**BEST-PERFORMING
SMALL CITIES: ST. GEORGE**

(Milken Institute, 2024)

#4, #5
**BEST-PERFORMING LARGE
CITIES: SALT LAKE CITY, PROVO**

(Milken Institute, 2024)

AAA
**CREDIT
RATING**

(Fitch Ratings, 2024)

Utah has firmly established itself as one of America's strongest economies and most business-friendly environments. For **18 consecutive years**, the state has ranked **#1 in Economic Outlook** (Rich States, Poor States). In 2025, Utah was named **#2 Best State Economy** and **#1 Best State to Start a Business** (WalletHub). Companies benefit from a pro-growth legal and tax environment, light regulation, and electricity costs nearly **30% below the national average**.

UTAH DEMOGRAPHICS

3.55M

Population

#1

Fastest Growing Population

91%

Have a High School Diploma,
70% have College Experience,
37% Have a Bachelor's Degree

32.8

Median Age
(Lowest in the Nation)

77%

of State's Population Live in
Greater Salt Lake Region

1.3%

Growth Rate (2025)

Economic Overview

The numbers reinforce the story: Utah's employment expanded **2.3% year-over-year** as of June 2025, more than double the U.S. average, while **net tech employment grew ~5% in 2024**. The state's GDP continues to climb at a rate outpacing most peers, supported by over **71,000 new business applications filed in 2023**. Leading companies including **Goldman Sachs, Adobe, Amazon, and Microsoft** are expanding operations here, underscoring Utah's role as a destination for advanced manufacturing, finance, technology, and life sciences investment.

Utah's consistent recognition at the top of national rankings is proof of its long-term stability and growth trajectory—exactly the fundamentals investors seek.



jetBlue



Goldman Sachs

SUNRUN



DISCOVER

SkyWest AIRLINES

AMAZON



CHG Healthcare

verizon



C.R.England

Walmart



ebay

ancestry



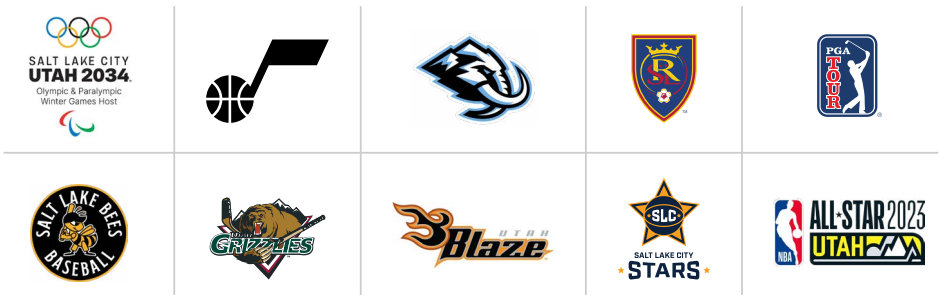
ZIONS BANK

Lifestyle

Beyond its business climate, Utah offers the vibrancy and lifestyle that help companies attract and retain talent. Salt Lake City will host the **2034 Winter Olympic and Paralympic Games**, making it the first U.S. city ever to host the Winter Games twice (previously in 2002). This global spotlight reinforces Utah's international visibility and its capacity to deliver world-class events.

Professional sports are thriving. The **Utah Jazz** (NBA) remain a flagship franchise with deep local and national presence. Smith Entertainment Group recently acquired Utah's first NHL team, rebranding it as the **Utah Mammoth**, while also investing in venues and sports innovation. On the community side, the **Salt Lake Bees**, a Triple-A affiliate of the Los Angeles Angels, provide family-friendly entertainment and regional engagement.

UTAH SPORTS



BEST PLACE TO LIVE & BEST TOWN EVER

Salt Lake and Park City, Outside Magazine



ONE OF THE HEALTHIEST METRO AREAS

Salt Lake, Atlantic Cities Magazine



15 WORLD-CLASS

Ski Resorts



#1 HIKING CITY

Salt Lake City, National Geographic Adventure



5

National Parks



#1 STATE FOR FUTURE LIVABILITY

Gallup Wellbeing



MORE THAN 9 MILLION ACRES

of National Forest



43

State Parks

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 189 S. State Street, Clearfield, UT 84015. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



CLEARFIELD TOWN SQUARE

189 S. State Street, Clearfield, UT 84015



BRYCE BLANCHARD

bblanchard@newmarkmw.com

direct 801.578.5534

[View Profile](#)

STEVE WALTON

swalton@newmarkmw.com

direct 801.578.5502

[View Profile](#)

SUZANNE BENDER

sbender@newmarkmw.com

direct 801.746.4744

[View Profile](#)

BRANDON NELSON

bnelson@newmarkmw.com

direct 801.201.9671

[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple, Salt Lake City, Utah 84111

Office 801.456.8800 | www.newmarkmw.com