

NEW MULTI-TENANT NNN RETAIL INVESTMENT

THE POINT (TWO BUILDINGS)

315 North 2000 West & 339 North 2000 West | West Point, Utah 84015

Smith's
Marketplace

OFFERING MEMORANDUM

- NOI: \$415,350
- Purchase Price: \$6,922,500
- CAP Rate: 6.0%



2000 WEST



24,000 ADT

300 NORTH

11,000 ADT

SITE

TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

jmills@legendcommercial.com



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MAJOR RETAILER AERIAL

THE POINT - RETAIL INVESTMENT

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LOCATION

THE POINT - RETAIL INVESTMENT

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ZOOM AERIAL

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INVESTMENT SUMMARY & HIGHLIGHTS

CAP Rate	6.0%
Purchase Price	\$6,922,500
NOI (NORTH BUILDING)	\$206,200
NOI (SOUTH BUILDING)	\$209,150
Total NOI	\$415,350

LOCATION HIGHLIGHTS

- Brand New Buildings at Signalized Intersection
- Shadow-Anchored by Smith's Marketplace
- High-Growth Area of Davis County

INVESTMENT HIGHLIGHTS

- 100% occupied
- New 10-Year Leases
- Two Drive-Thru Spaces

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RENT ROLL

339 North 2000 West (North Building)

Tenant Name	Size (SF)	Annual Rent (PSF)	Monthly Rent	Annual Rent	Lease Term (Years)	Rent Increases	Options to Extend
Parlor Doughnuts	1,800	\$47.00	\$7,050.00	\$84,600	10	2% annually	Two (2) five-year options
Chubby's Neighborhood Cafe	3,200	\$38.00	\$10,133.33	\$121,600	10	2% annually	Two (2) five-year options
Total / Occupied	5,000		\$17,183.33	\$206,200			

315 North 2000 West (South Building)

Tenant Name	Size (SF)	Annual Rent (PSF)	Monthly Rent	Annual Rent	Lease Term (Years)	Rent Increases	Options to Extend
GoodVets	2,500	\$43.50	\$9,062.50	\$108,750	10	10% every 5 years	Two (2) five-year options
Flow Power Yoga	1,010	\$40.00	\$3,366.67	\$40,400	10	3% annually	Two (2) five-year options
West Coast Sourdough	1,200	\$50.00	\$5,000.00	\$60,000	10	12.5% every 5 years	Two (2) five-year options
Total / Occupied	4,710		\$17,429.17	\$209,150			

TOTAL NOI: \$415,350

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PROPERTY DESCRIPTION



LOCATION

315 North & 339 North
2000 West (2 Parcels)
West Point, UT 84015



PROPERTY TYPE

NNN Lease



YEAR BUILT

2026



LOT & BUILDING SIZE

Total Lot - 1.45 Acres
Total Building - 9,710 SF



ZONING

C-C
(Community Commercial)



PROPERTY ASSESSMENT ID

339 North: 146200001 (0.77 Acres)
315 North: 146200002 (0.68 Acres)

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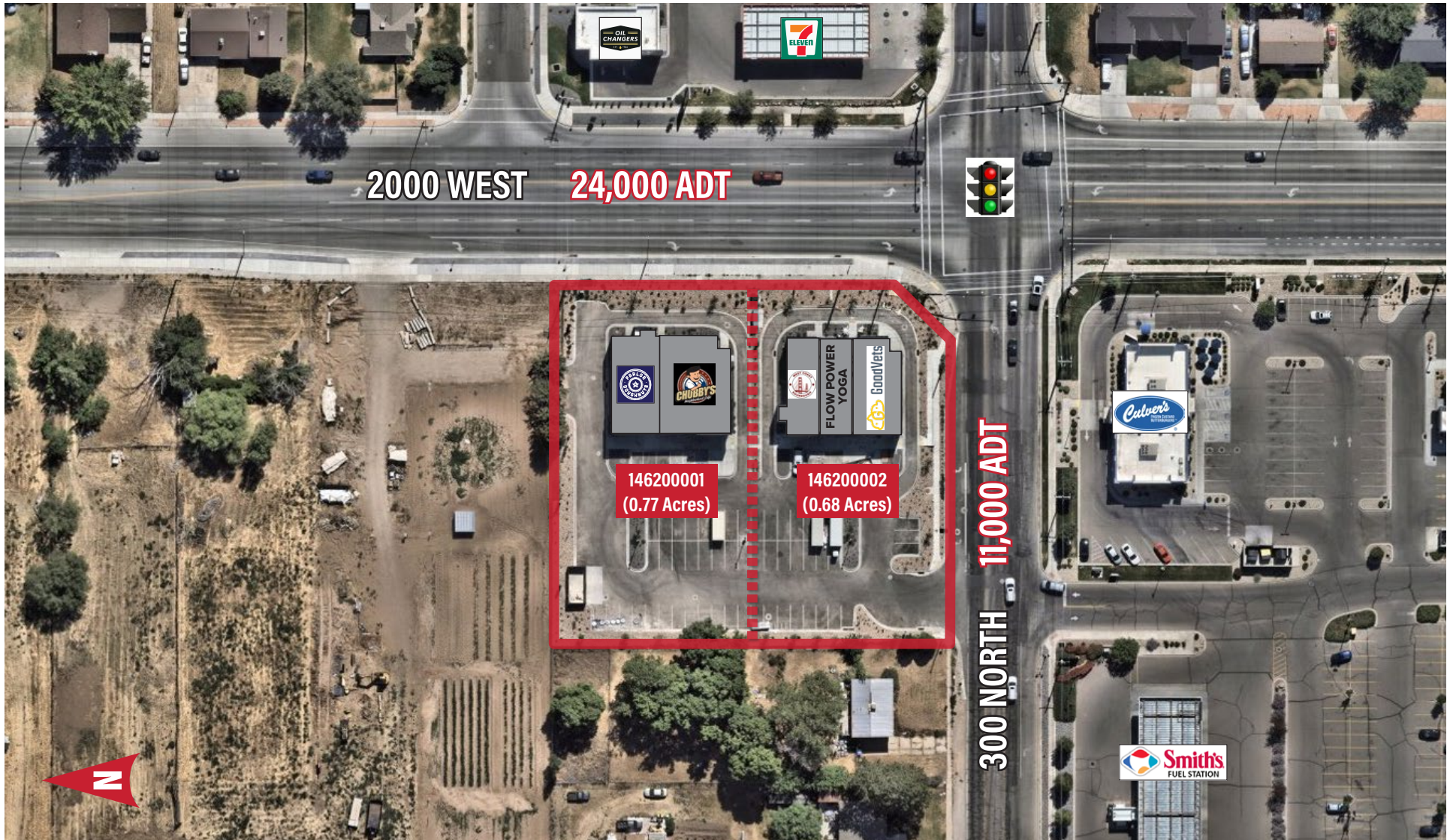


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PARCEL AERIAL

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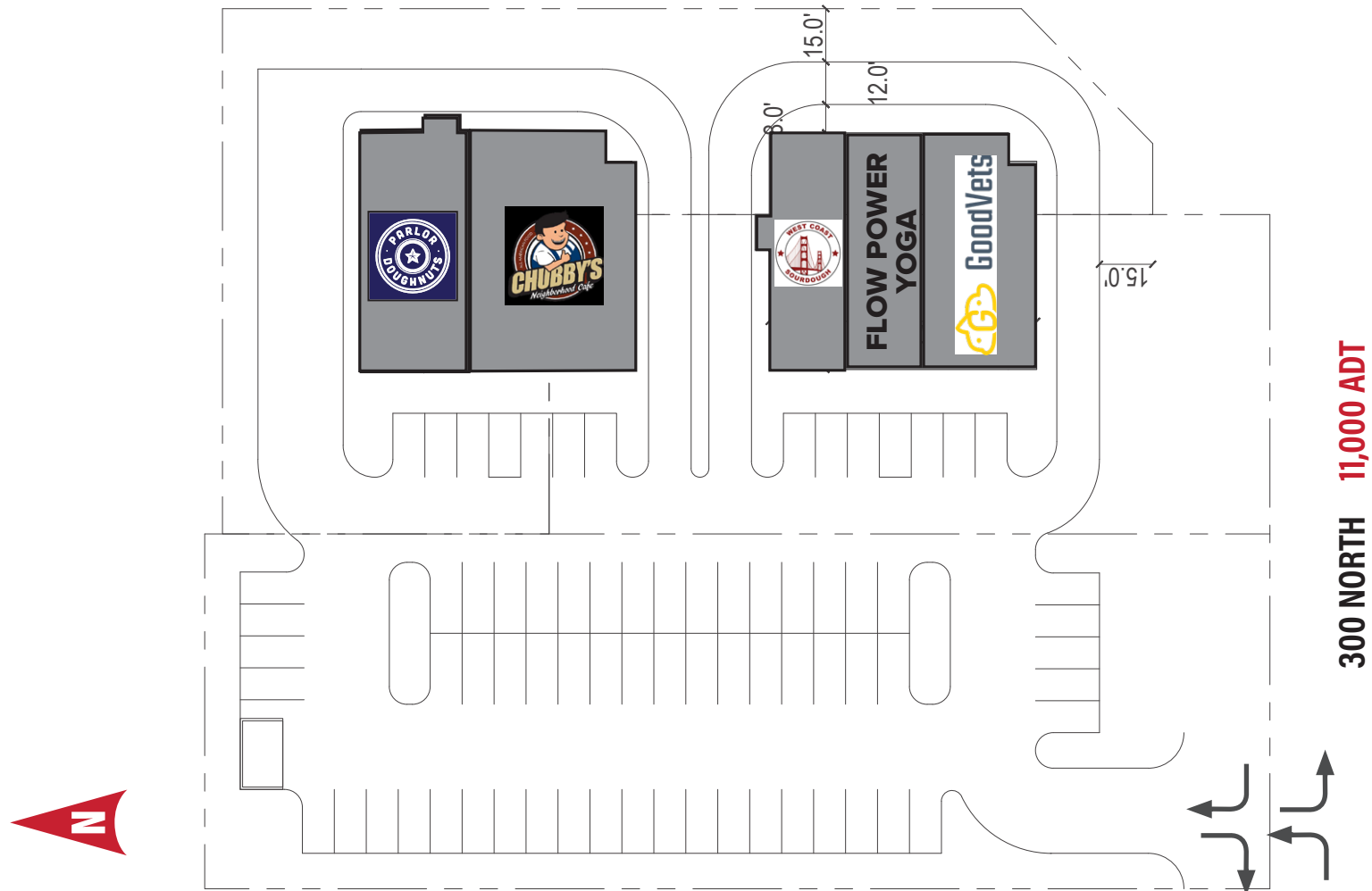


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SITE PLAN

2000 WEST 24,000 ADT



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PHOTOS



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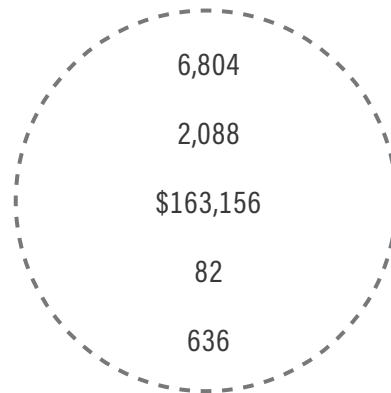


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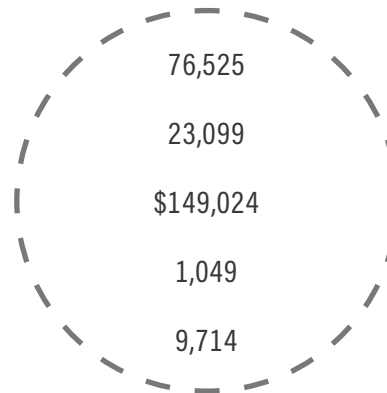
DEMOGRAPHICS

-  POPULATION
-  HOUSEHOLDS
-  AVG. HOUSEHOLD INCOME
-  BUSINESSES
-  DAYTIME POPULATION

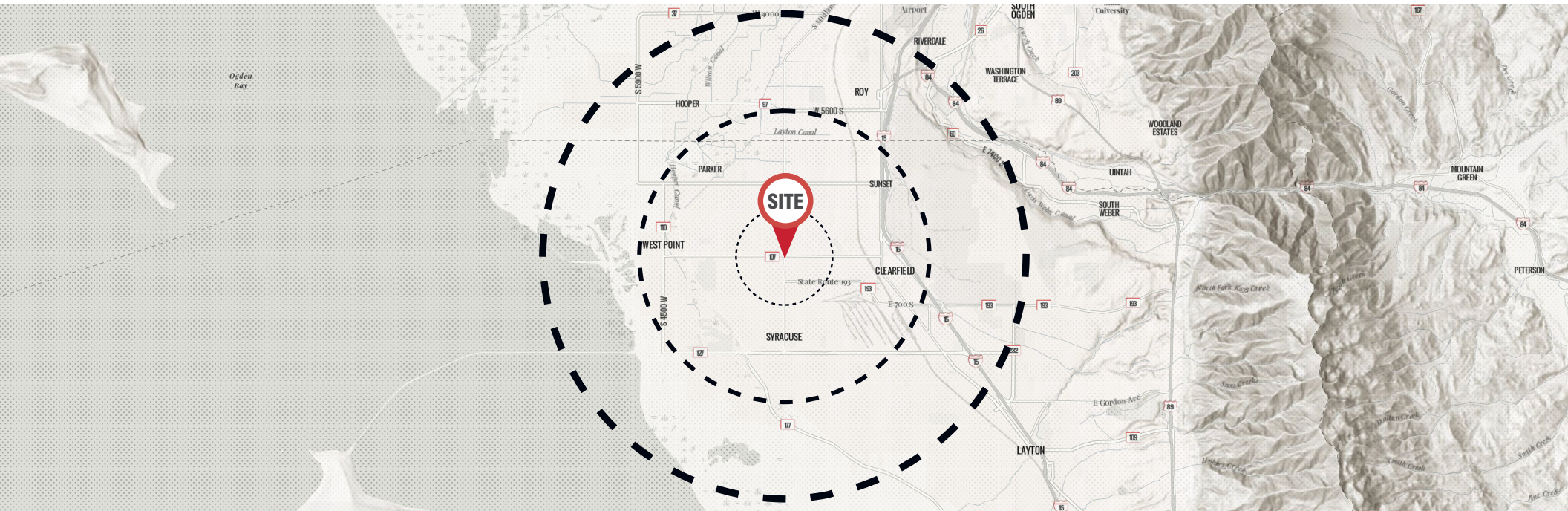
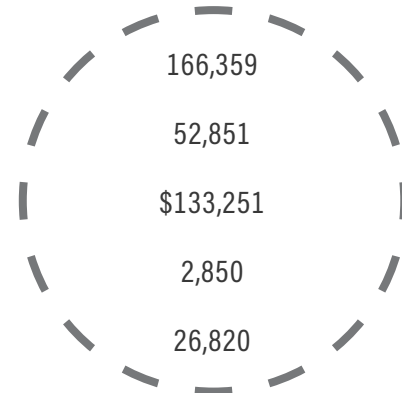
1 MILE



3 MILE



5 MILE



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