

FOR SALE

3687 Pioneer Road
Santa Clara, UT 84765

- 100 % occupied retail investment property for sale.
- Parcel totaling approximately 0.67 acres.
- 5.1 CAP rate.

± 6,400 SF | RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

OFFERED PRICE	\$5,100,000
CAP RATE	5.1%
NOI	\$260,100
BUILDING SIZE SF	± 6,400 SF
LOT SIZE	± 0.67 Acres
YEAR BUILT	2023
TYPE	Retail Neighborhood Center
ZONING	C-2
CLASS	A

- It is located in Santa Clara in a newly developed retail strip along Pioneer Parkway, near Harmon's grocery store.
- Surrounding Tenants include Royal Thai, Alfredo's, Jersey Mike's, & Thrive.
- Less than a mile from Black Desert Resort & PGA.
- Frontage and access points include three entrance points off Pioneer Parkway and one-off Rachael Dr.
- The building also has one drive-thru access for end-cap tenants.
- Please call the Listing agent with any inquiries.



OR TEXT 22802 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

28 parking spaces total.
Building also has drive-thru access for end cap tenant.
Three (3) entrance points to the building.



AREA MAP



ARCADIA
RESORT

RACHEL DR

OSOTILLO
SERVING

Lava Ridge
Intermediate
School

Archie H.
Gubler Park

MOUNTAIN AMERICA
CREDIT UNION

SITE

HARMONS
Cafe Rio
TARG-IT-50
Express Car Wash

Solace

BLACK DESERT
RESORT

PIONEER PKWY

ACE
Hardware

O'Reilly
AUTO PARTS
THRIVE
MARKET

OLD HWY 91

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	6,339	29,971	51,213
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,176	10,811	18,922
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$102,236	\$115,977	\$110,420

Traffic Counts

STREET	AADT
Pioneer Parkway	5,030
Snow Canyon Parkway	7,743

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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