

MEDICAL OFFICE INVESTMENT FOR SALE

3583 W 9800 S

South Jordan, UT 84095



Property Description

SoJo Health Center is a medical office investment with long-term NNN leases and 3% annual rent escalations. Projected stabilization includes revenue from leases currently in final negotiation, bringing the property to full occupancy.

Projected NOI: ~\$299,000 (pro forma)

Tenant Mix: Pharmacy, orthodontics, medical therapy

Access: Immediate freeway access via completed Bangerter Highway improvements

Offering Summary

Sale Price:	\$4,500,000
Number of Units:	4
Building Size:	13,526 SF
NOI:	\$299,222.00
Cap Rate:	6.65%

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	155	764	3,667
Total Population	552	2,776	13,266
Average HH Income	\$194,866	\$179,082	\$160,232

MATT HARTMAN

385.394.6108

hartmancre@gmail.com

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Property Type	Office
Property Subtype	Office Building
APN	27084010400000
Building Size	13,526 SF
Lot Size	0 SF
Building Class	B
Year Built	2018
Number of Floors	2
Number of Buildings	1

SoJo Health Center is a medical office investment offering durable in-place income with clear near-term upside through lease-up of remaining space at market rents. The property is anchored by established medical tenants on long-term NNN leases with 3% annual rent escalations, providing predictable cash flow and built-in income growth.

The building features high-quality medical buildouts throughout, minimizing future capital exposure and supporting strong tenant retention. Remaining suites are in final lease negotiation, positioning the asset for full stabilization in the near term and a transition from pro forma to stabilized cash flow.

The property benefits from ample parking, prominent signage, and immediate freeway access via completed Bangerter Highway improvements, enhancing tenant demand and long-term marketability across South Jordan and surrounding growth markets.

At stabilization, the asset is projected to generate approximately \$299,000 in NOI, supporting an attractive pro forma going-in cap rate with additional upside through contractual rent growth and future refinancings or disposition.



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SPARK
REALTY



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