

SINGLE-TENANT INVESTMENT FOR SALE

THE
COMPLEX

THE COMPLEX

536 West 100 South | Salt Lake City, Utah 84101

DELTA
CENTER

DOWNTOWN
SLC

THE
GATEWAY

SITE

2.04 ACRES

0.39 ACRES (NOT A PART)
ALSO AVAILABLE FOR SALE
[CLICK HERE FOR FLYER](#)

600 WEST

100 SOUTH

OFFERING MEMORANDUM

- NOI: \$372,600
- Price: \$7,800,000
- CAP Rate: 4.78%
- New 20-Year Lease

TANNER OLSON

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SALT LAKE CITY AMENITIES



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INVESTMENT SUMMARY & HIGHLIGHTS

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CAP Rate 4.78%

NOI \$372,600

Purchase Price \$7,800,000

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
AEG PRESENTS – ROCKY MOUNTAINS, LLC,	\$31,050	\$372,600	5/1/2045	3% after 5 Years, then 3% Annually	Two 5-Year
TOTAL	\$31,050	\$372,600			

LOCATION HIGHLIGHTS

- Located just west of Downtown in Gateway District
- Easy access to Trax/Frontrunner and I-15
- Rare Concert Venue with ~100 Concerts and ~190K Attendees Annually

INVESTMENT HIGHLIGHTS

- Brand New 20 Year Lease
- Two 5-Year Options
- 3% Bumps After the First 5 Years, then 3% Bumps Annually Thereafter
- Landlord is Responsible for Insurance, Roof and Structure
- Tenant is Responsible for all Utilities, Taxes, and CAM
- Long Term Covered Land Play

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PROPERTY DESCRIPTION

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 LOCATION 536 West 100 South Salt Lake City, UT 84101	 PROPERTY TYPE NNN Lease	 YEAR BUILT 1967 Remodeled 2010
 LOT & BUILDING SIZE Lot - 2.04 Acres 2 Buildings - 48,903 SF	 ZONING GMU (Gateway Mixed Use)	 PROPERTY ASSESSMENT ID 1501105006



PARCEL MAP



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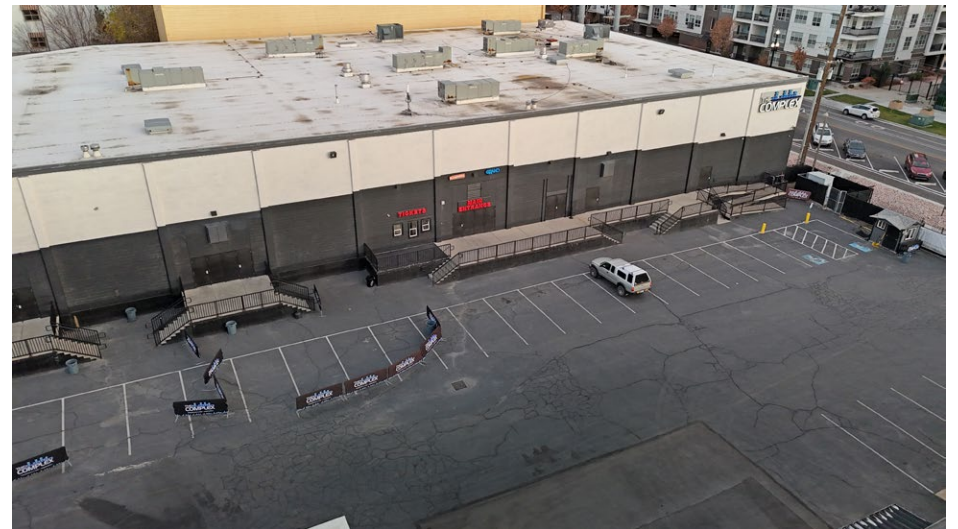


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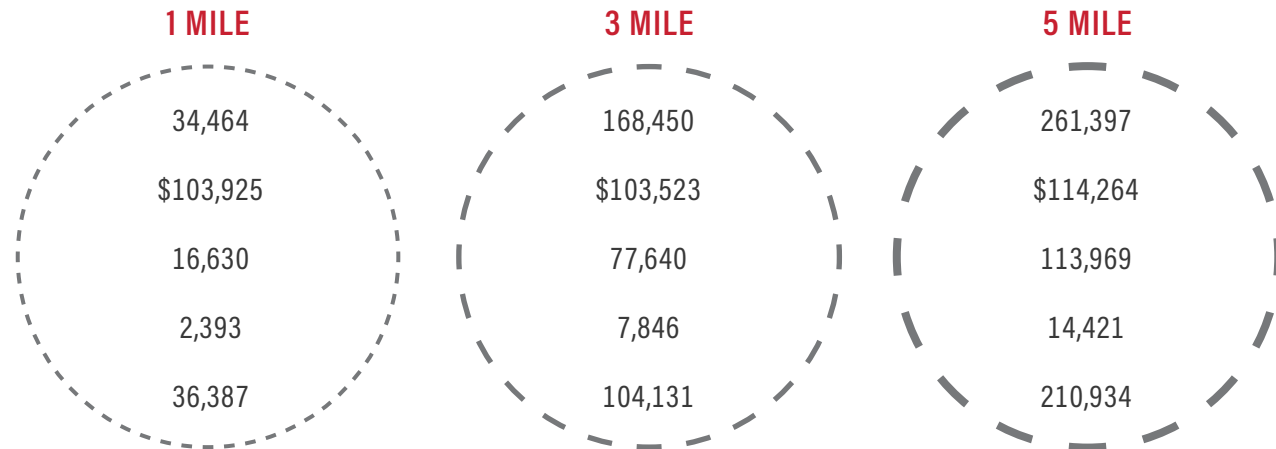
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DEMOGRAPHICS

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



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