

# Orem Office/Retail - Value Add

845 N State Street | Orem, UT

**FOR SALE**



## PROPERTY HIGHLIGHTS

- .77 Acres
- 9,287 Square Feet of Office/Retail
- 81% Leased
- Existing Cap Rate - 4.50%
- ProForma Cap Rate - 8.22%
- 46,172 AADT on State Street
- 37,498 AADT on 800 North
- Right in Right out Access
- Great Value-Add Opportunity!

**SALE PRICE:**  
**\$1,900,000**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

**Jon Anderson**  
President/ Principal Broker  
jon@andersoncrg.com

**(801) 472-1000**

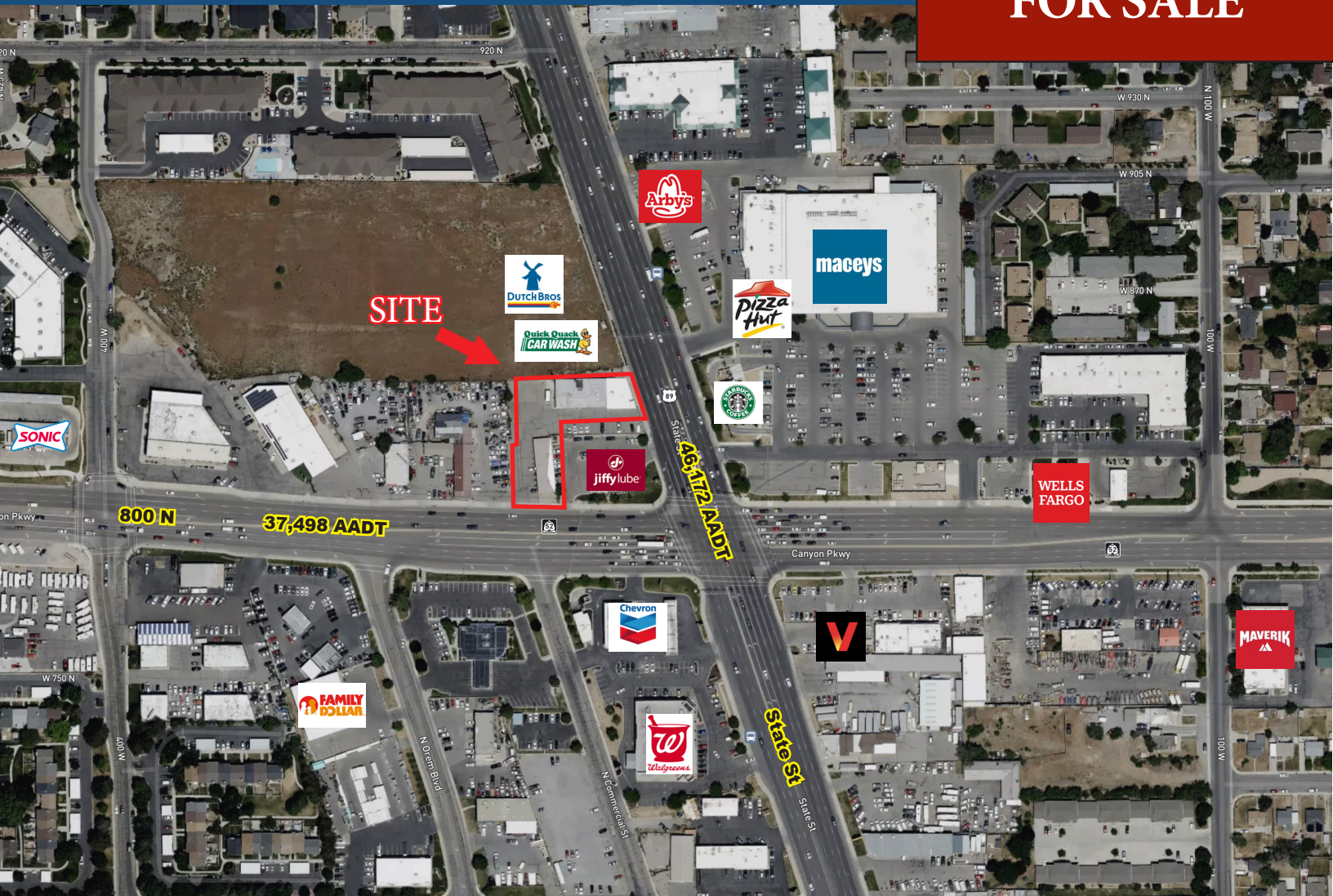
**Chase Bryan**  
Executive Vice President  
chase@andersoncrg.com

**(801) 425-3655**

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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Households			
2023	7,519	32,079	58,879
Population			
2023	22,529	102,699	191,333
Income			
2023	\$77,483.61	\$86,238.83	\$85,292.45

Nearby Retailers



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