



KeyBank

**Layton Hills Mall Outparcel
NNN Corporate Guaranteed Lease**

999 N Hill Field Rd
Layton, UT 84041



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Listed in Conjunction with

Utah Broker of Record:

Tom Cook

UT Lic 5463109-SA00



KeyBank

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

16

LEASE SUMMARY

18

FINANCIAL ANALYSIS

19

TENANT OVERVIEW

20

LOCATION OVERVIEW

22

DEMOGRAPHICS

KeyBank

999 N Hill Field Rd
Layton, UT 84041

Year Built:

1981

Land:

0.64 Acres
(27,878 SqFt)

Bldg:

3,550 SqFt



GOMEZGROUP

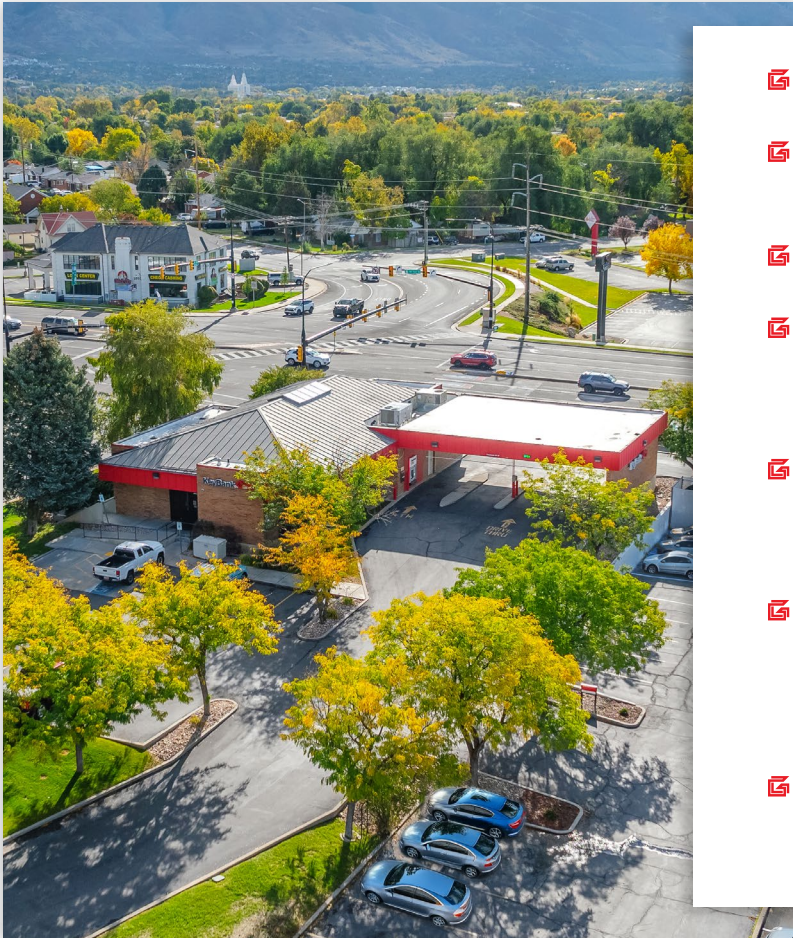
APN:

10-317-0002

Parking Ratio:

3.06/1,000 SF





- ❏ NNN Corporate Guaranteed Lease
- ❏ Brand New 5-Year Lease Extension Executed with Two 5-Year Options
- ❏ +35 Year Operating History at this Site
- ❏ Strong Financial Ratings and Brand Recognition; +1,100 Branches and +1,500 ATMs
- ❏ Affluent Demographics with Population of +103,600 and Avg HHI of +\$102,400 in 3 Mile Radius
- ❏ Immediate Access to I-15 (+134,300 VPD), the Primary North/South Thoroughfare with Connection to Major Cities
- ❏ Layton Ranked Utah's 2nd Most Small-Business Friendly City According to B2B Review Study

- Strategically Located in the Heart of Layton, the Main Retail Corridor in Davis County, Utah
- Outparcel to Layton Hills Mall, Home to Over 100 Retailers and 3.9MM Annual Visitors, Ranking in the 97th Percentile Nationwide for Visits within the “Shopping Centers” Category, per Placer.ai
- Situated at the Hard Corner Signalized Intersection Entrance to Layton Hills Mall
- Positioned Near Other National Retailers such as Olive Garden, Wendy’s, Red Lobster, Harbor Freight, Hobby Lobby, and PetSmart

[▶ WATCH PROPERTY VIDEO](#)



- 📍 Prime Employment Center with Access to Hill Air Force Base (Utah's Largest Single Site Employer with \$12.7MM Economic Impact) and East Gate Business Park, a 55-Acre Mixed-Use Industrial Ongoing Development
- 📍 Densely Populated Hotel Area with +1,120 Rooms Combined in 1.5 Mile Radius
- 📍 Less than 1 Mile from Young Automotive Group Headquarters, a New \$35MM State-of-the-Art Parts Warehouse Built in April 2024
- 📍 12 Miles from Weber State University (+30,000 Average Annual Student Enrollment and +4,300 Employees)









KeyBank 







LAYTON HILLS MALL

JCPenney
 Dillard's
 KAY JEWELRY
 GNC
 DICK'S SPORTS & OUTDOORS
 PLUSHIE



OPENING Q4 2025



14,585 VPD
W GORDON AVE

KEYBANK
 999 N. Hill Field Rd., Layton, UT 84041

44,913 VPD
N HILLFIELD RD



Young

COMPANY HEADQUARTERS
+145,000 SQFT
NEW 2024 CONSTRUCTION

Walmart

Sams CLUB



Office DEPOT

PETSMART

KFC

HuHOT
WINGOLAN QUILT

TACO BELL

IHOP

savers
Good deeds. Great deals.

Kristin Krewe
DRESS UP



134,375 VPD

Public Storage

La Puente RESTAURANT
Mediterranean Mexican Food

Red Lobster

OPENING
Q4 2025

FIRST WATCH
THE DAYTIME CAFE

44,913 VPD
N HILLFIELD RD

KEYBANK
999 N. Hill Field Rd., Layton, UT 84041

14,585 VPD
W GORDON AVE

GARCIA'S
Mexican Restaurant



W ANTELOPE DR



LAYTON HILLS MALL



W GORDON AVE (14,585 VPD)



W 1000 N



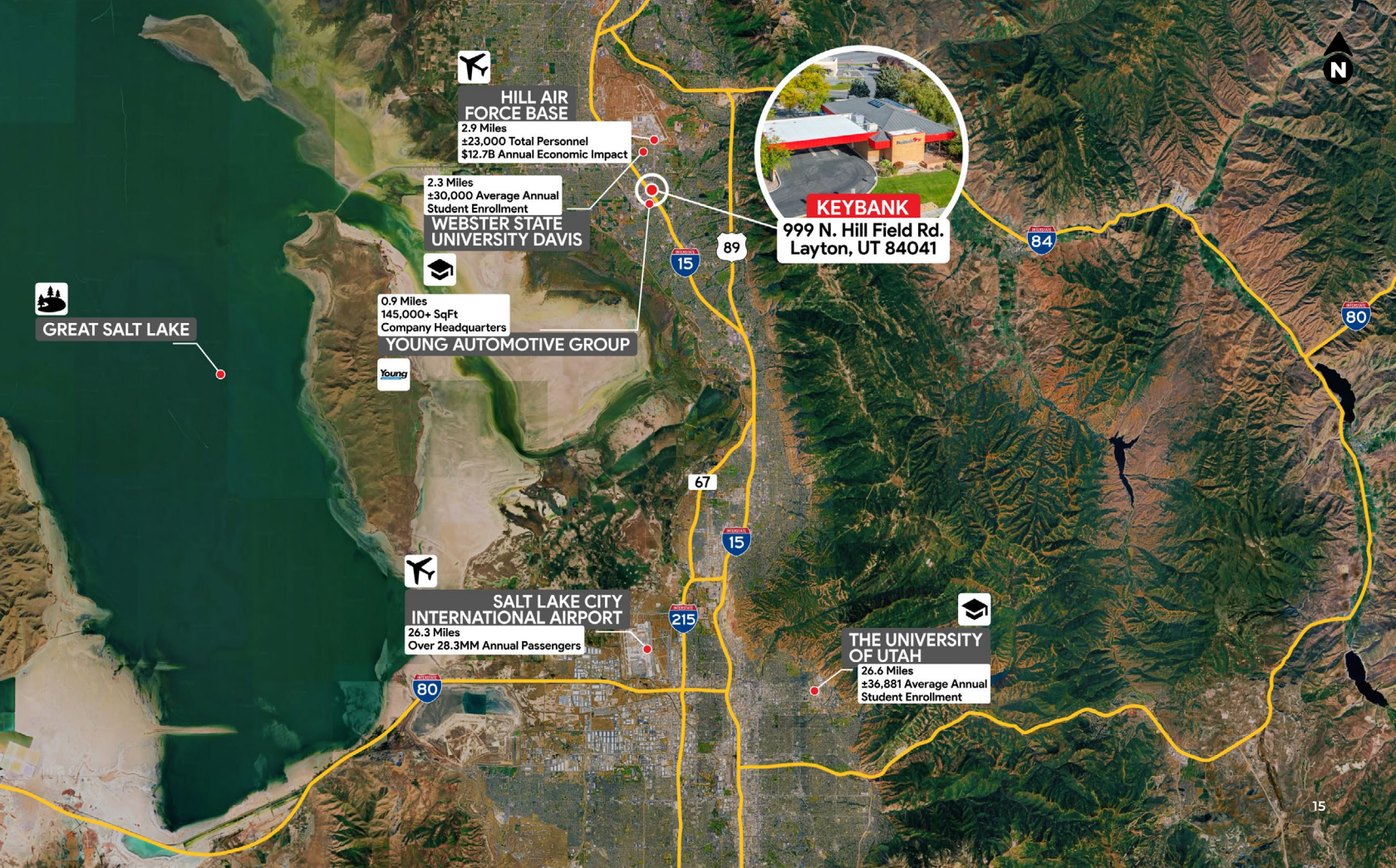
W HILL FIELD RD (22,242 VPD)



W HILL FIELD RD



N FORT LN



HILL AIR FORCE BASE
2.9 Miles
±23,000 Total Personnel
±\$12.7B Annual Economic Impact

2.3 Miles
±30,000 Average Annual Student Enrollment

WEBSTER STATE UNIVERSITY DAVIS



0.9 Miles
145,000+ SqFt
Company Headquarters
YOUNG AUTOMOTIVE GROUP



SALT LAKE CITY INTERNATIONAL AIRPORT
26.3 Miles
Over 28.3MM Annual Passengers



THE UNIVERSITY OF UTAH
26.6 Miles
±36,881 Average Annual Student Enrollment



KEYBANK
999 N. Hill Field Rd.
Layton, UT 84041



GREAT SALT LAKE





Lease Type

NNN

Landlord Responsibilities

**Repair and Replacement of
Roof & Structure**

Lease Guarantor

**KeyBank National Association,
DBA KeyBank**

Lease Commencement Date

April 21, 1991

Lease Expiration Date

January 31, 2033

Term Remaining on Lease

±7 Years

Options

Two 5-Year

Increases

10% Increase in Options



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
KeyBank	NNN	3,550	04/21/1991	01/31/2033	\$206,305	\$58.11	\$226,935.50	02/01/2033 EXTENDED TERM	TWO 5-YEAR WITH 10% INCREASE

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	CURRENT – 01/31/2033	\$17,192	\$206,305
	02/01/2033 – 01/31/2038 (OPTION 1)	\$18,911	\$226,935
	02/01/2038 – 01/31/2043 (OPTION 2)	\$20,802	\$249,629

NOI
\$206,305



Cap Rate
5.75%



Price
\$3,588,000



Price/ft Land
\$128.70



Price/ft Bldg.
\$1,010.70



KeyBank

Established in 1994, KeyBank has grown into one of the nation's largest publicly traded financial services institutions and serves as the principal subsidiary of KeyCorp. Founded in 1849, KeyCorp is a bank holding company that delivers a broad spectrum of commercial and retail banking products and services through its subsidiary, KeyBank National Association. KeyBank provides comprehensive financial solutions for individuals and businesses, including wealth management, personal banking, business lending, investment banking, payment services, and more.

The company employs approximately 17,000 full-time staff and operates over 1,100 branches and 1,500 ATMs across 15 states. Since inception, KeyBank has completed 13 acquisitions, the latest being GradFin—a Washington, DC-based lending platform—acquired in May 2022. KeyBank holds an A- credit rating from Standard & Poor's and trades on the NYSE under the ticker symbol KEY. As of June 30, 2025, the company reported assets exceeding \$185B and second-quarter revenue of \$1.8B. KeyBank has received notable recognition, including placement on the Fair360 Top 50 Companies for Diversity list, multiple 2025 Coalition Greenwich Best Bank Awards for excellence in middle market and small business banking, and the "Best Family Wealth Solution" honor at the 2025 Family Wealth Report Awards.



LOCATIONS

+1,100 Branches; +1,500 ATMs



2025 TOTAL ASSETS

\$185B



2025 EMPLOYEES

±17,000



WEBSITE

www.key.com



HEADQUARTERS

Cleveland, OH

LAYTON, UTAH

Layton, one of Utah's largest suburbs, is home to approximately 88,000 residents as of 2025 and serves as a key municipality within the Ogden–Clearfield Metropolitan Statistical Area (MSA), which spans Davis and Weber counties and includes around 700,000 people. The region's economy is driven by major industries such as aerospace and defense, advanced manufacturing, retail trade, education, and healthcare and social assistance. Prominent employers in Layton include Hill Air Force Base (HAFB)—Utah's largest single-site employer (±32,500 Total Personnel)—Layton Hills Mall, the leading retail destination in Davis County with over 3.9MM annual visitors according to Placer.ai and a planned \$5MM capital investment, and the Layton City School District. With a vibrant culture and robust economic growth, Layton is expected to welcome an additional 32,000 residents over the next 25 years, according to Laytonecon.org.

[▶ WATCH PROPERTY VIDEO](#)



Layton remains a leading employment hub in Davis County, driving regional growth across multiple sectors. The city's hospitality industry is anchored by the Davis Conference Center—a dynamic 70,000-square-foot facility surrounded by more than 1,000 hotel rooms, over 150 restaurants, and two movie theaters. Layton also benefits from a strong healthcare presence, with reputable providers such as Davis Hospital and Medical Center and Intermountain Layton Hospital. Additionally, the local economy is bolstered by major industrial players including Frito-Lay, Geneva Rock, Kroger Manufacturing, and others.

The city is actively pursuing multiple economic development initiatives, including the expansion of KIHOMAC, a 67,000-square-foot facility dedicated to light industrial, manufacturing, and office space that will support non-secure product development, boost storage capacity, and generate 30 new jobs. Another key project is Grandview Office II, located within the East Gate Economic Development Project Plan Area, which aligns with Layton's strategic efforts to foster commercial growth and attract new business. In addition, April 2024 marked the completion of a major construction project by Young Automotive Group, Inc., which developed a new 167,000-square-foot corporate headquarters. For further details on ongoing and upcoming developments, additional information is available through Layton's economic development resources [here](#).

 WATCH PROPERTY VIDEO

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	15,103	103,679	187,774
2029 Population Projection	15,945	110,396	199,580
Annual Growth 2024-2029	1.1%	1.3%	1.3%
Median Age	31.8	31.9	32.3
Bachelor's Degree or Higher	25%	32%	34%
U.S. Armed Forces	197	1,926	2,733

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	5,380	33,067	57,435
2029 Household Projection	5,687	35,219	61,094
Annual Growth 2024-2029	1.1%	1.3%	1.3%
Owner Occupied Households	2,869	22,651	44,391
Renter Occupied Households	2,818	12,569	16,703
Avg Household Size	2.8	3.1	3.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$162.6MM	\$1.2B	\$2.4B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$73,613

\$102,487

\$115,040

Median Household Income

\$62,541

\$80,273

\$91,986

► HOUSING

Median Home Value

\$323,537

\$391,962

\$423,210

Median Year Built

1988

1994

1993



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