

Single-tenant NNN Investment Office Investment Building

6150 Redwood Road, Taylorsville, UT 84123

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

100% Occupied – Long-Term Tenant



Offering
Memorandum

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Confidentiality & Disclaimer

NAI Excel has been engaged as the exclusive listing brokerage to the seller in connection Seller's solicitation of offers for the purchase of the property known as Subject Property located at 6150 Redwood Road in the city of Taylorsville, County of Salt Lake, State of Utah. Prospective purchasers are advised that as part of the solicitation process, they will be evaluated for a number of factors including the current financial qualification. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or NAI Excel. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by NAI Excel from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or NAI Excel or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relation to this solicitation process or the marketing or sale of the Property.

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Property Overview

INVESTMENT SUMMARY

Price	\$4,350,000.00
CAP Rate	6.5%
NOI	\$282,660.00
Occupied	100%
Square Footage	Approx. 16,463 SF
Total Land Area	1.32 AC
Property Type	Office

HIGHLIGHTS

- Investment property - **fully leased**
- Close to many amenities
- Convenient freeway access to I-215
- Elevator
- Unique building design
- Year built: 2007
- Zoned: PO
- Parking: 4/1,000
- Parcel numbers: 21-15-379-032, 21-15-379-015, 21-15-379-016
- Additional 2.14 AC of land available for purchase south of the building. Inquire for information.

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6150 S Redwood Road | Taylorsville, UT 84123

Building Photos

Office Investment Building
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ODYSSEY HOUSE

Founded in 1971, a 501(c)3, our mission is “empowering people to heal and build better lives.” We are the largest and most comprehensive addiction program in Utah. Every decision made at Odyssey hinges on what is best for those we serve. Our programs treat the “whole person” with evidence-based models to help people successfully overcome each barrier they may face. Our services genuinely address each aspect of the individual, producing whole person change.



Tenant Overview - Rent Roll

Retail/Warehouse Investment Building

150 East 3300 South | South Salt Lake, UT 84115

Tenant	Square Footage	Orig Lease Start Date	Renew Date	Lease End Date	Term	Monthly Rent	Rate / SF	Annual Rent	Comments
Odyssey House	16,463 SF	3/1/20	3/1/25	2/28/30	5 Yrs	\$23,555	\$17.17 PSF NNN	\$282,660	3% Annual increase years 3-5

INCOME

Net Operating Income \$282,660.00

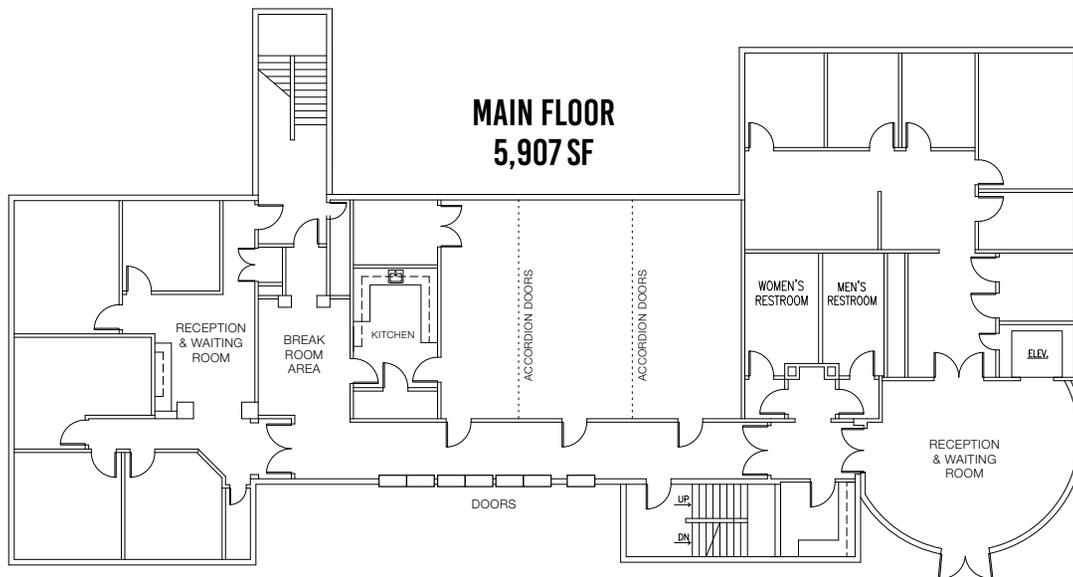
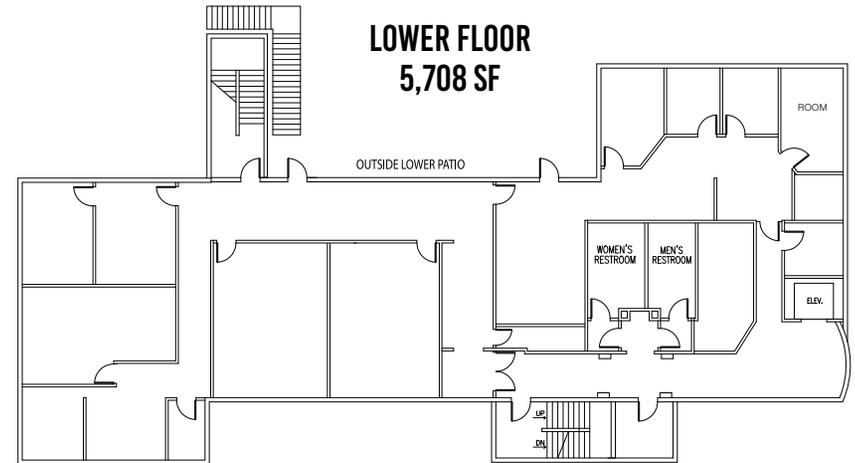
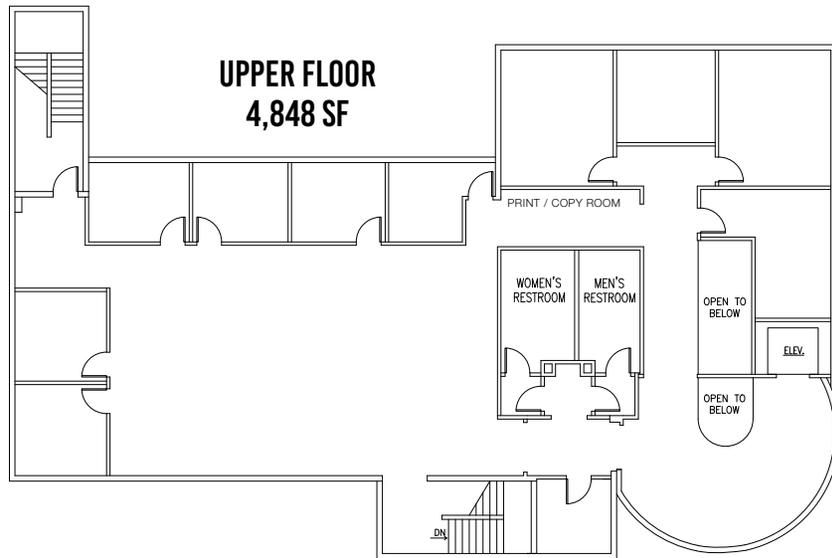
Cap Rate 6.5%

OFFERING PRICE

\$4,350,000.00

Floorplan

Office Investment Building
6150 S Redwood Road | Taylorsville, UT 84123



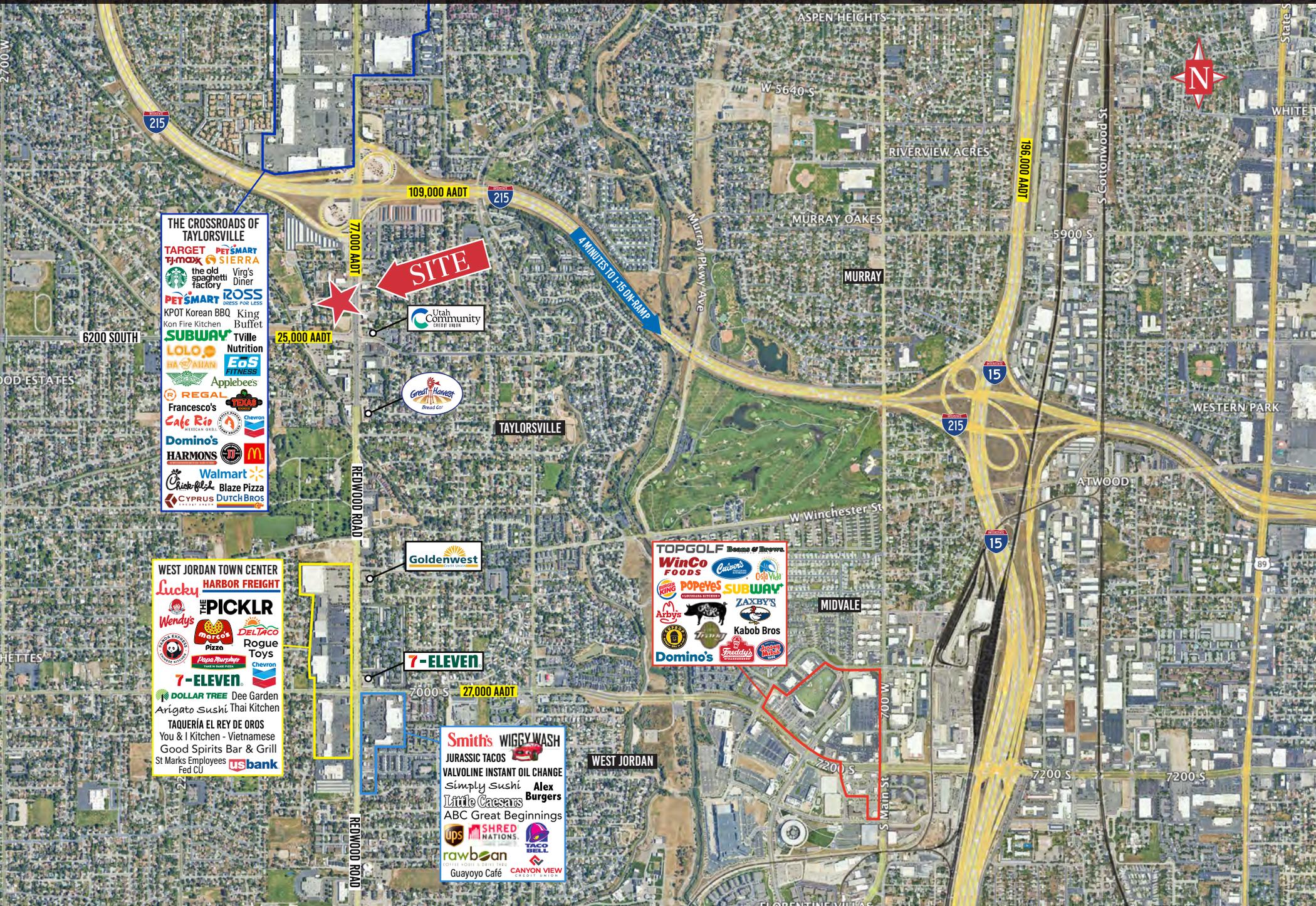
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Amenities Map

Retail/Warehouse Investment Building

6150 S Redwood Road | Taylorsville, UT 84123



THE CROSSROADS OF TAYLORSVILLE

- TARGET
- SIERRA
- the old spaghetti factory
- Virg's Diner
- PET SMART
- ROSS DRESS FOR LESS
- KPOT Korean BBQ
- King Buffet
- Kon Fire Kitchen
- Subway
- LOLO
- Nutrition
- Applebees
- REGAL
- Francesco's
- Safe Rio
- Domino's
- HARMONS
- Walmart
- Blaze Pizza
- CYPRUS
- Dutch Bros

WEST JORDAN TOWN CENTER

- Lucky
- HARBOR FREIGHT
- Wendys
- THE PICKLR
- DEL TACO
- Rogue Toys
- 7-ELEVEN
- DOLLAR TREE
- Dee Garden
- Arigato sushi Thai Kitchen
- TAQUERIA EL REY DE OROS
- You & I Kitchen - Vietnamese
- Good Spirits Bar & Grill
- St Marks Employees
- Fed CU
- usbank

Smiths WIGGY WASH

- JURASSIC TACOS
- VALVOLINE INSTANT OIL CHANGE
- Simply Sushi
- Little Caesars
- ABC Great Beginnings
- ups
- SHRED NATIONS
- rawboan
- Guayoyo Café
- CANYON VIEW CREDIT UNION

TOPGOLF

- WinCo FOODS
- Arby's
- Domino's
- Subway
- Zaxby's
- Kabob Bros

109,000 AADT

25,000 AADT

7-ELEVEN

27,000 AADT

4 MINUTES TO I-15 OFF-RAMP

196,000 AADT

6200 SOUTH

REDWOOD ROAD

REDWOOD ROAD

TAYLORSVILLE

WEST JORDAN

MURRAY

MIDVALE

ASPEN HEIGHTS

RIVERVIEW ACRES

MURRAY OAKES

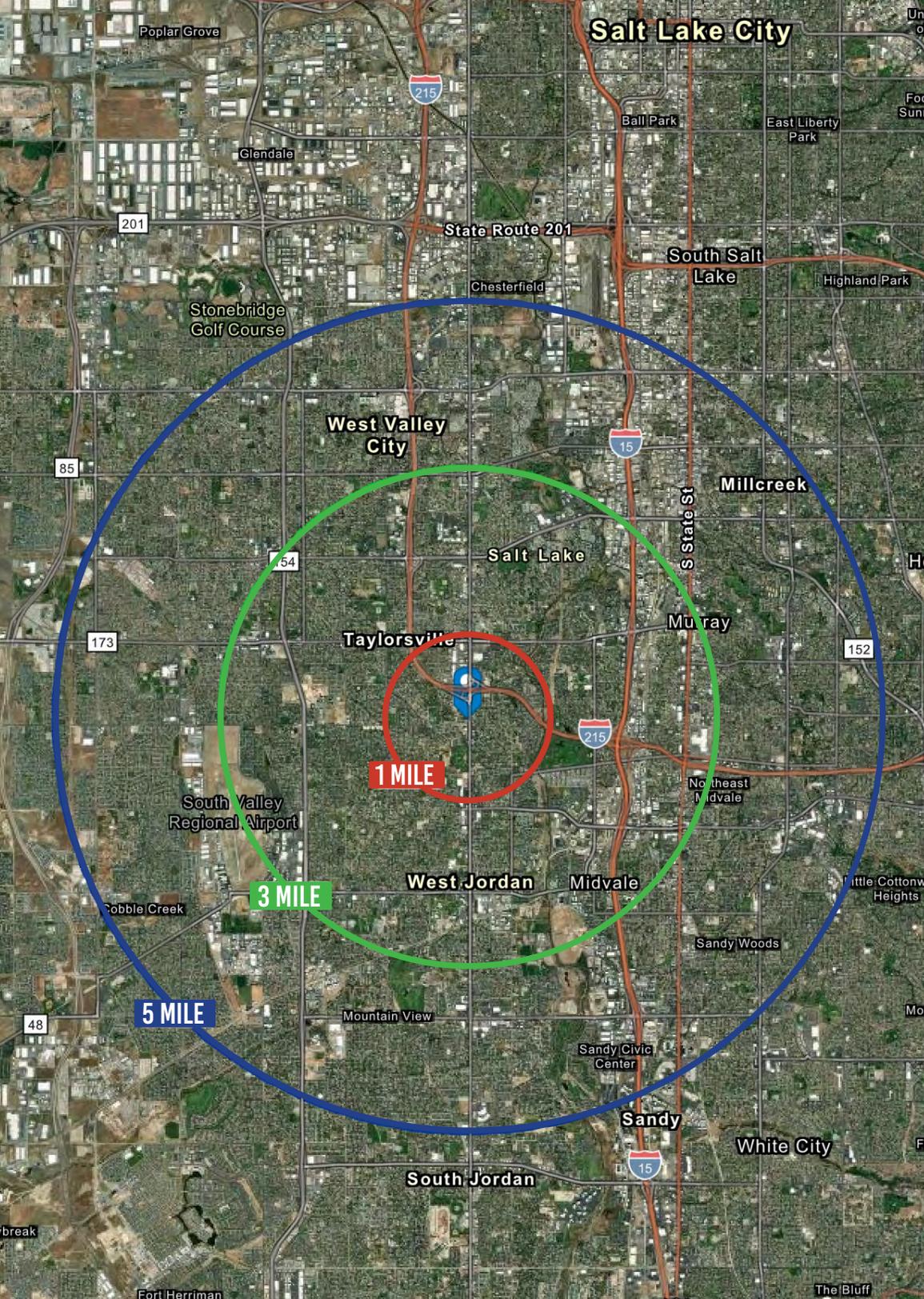
WESTERN PARK

ATWOOD

7200 S

7200 S





DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2025 EST	15,158	141,229	421,819
2030 PROJ	14,757	142,710	423,519

HOUSEHOLDS

2025 EST	5,568	49,926	150,295
2030 PROJ	5,552	51,700	154,635

INCOME

2025 AVG	\$147,863	\$126,933	\$125,711
2025 MED	\$125,694	\$106,109	\$102,658

Source: Esri 2025

TRAFFIC COUNTS

Redwood Road - **77,000 AADT**

6200 South - **25,000 AADT**

WHY Salt Lake County



1.2 Million

Estimated 2025 Population in Salt Lake County *Esri*



2.6%

Population growth since 2020 *Census.gov*



2.5%

Job growth from 12/2023-12/2024 *Utah Job Website*



5.7%

2024 Wage Growth



9,675 New Homes

Built in Salt Lake County between 2023-2024 *Utah Policy+1*



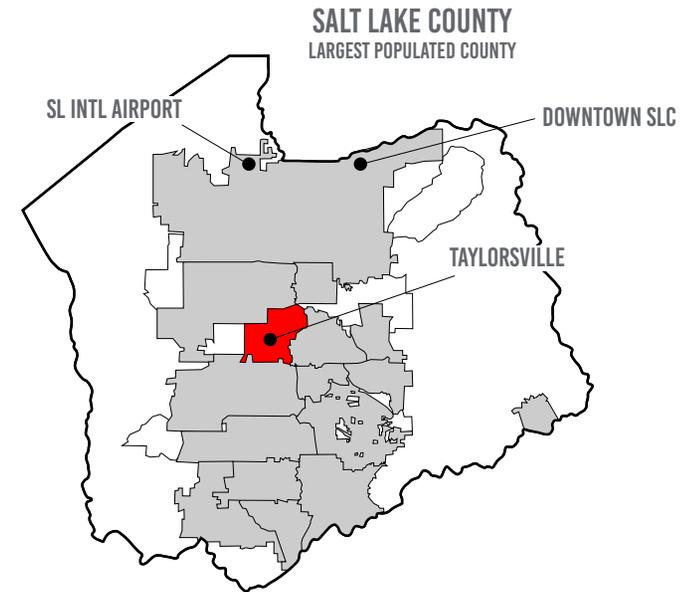
\$133,926

Average household income in Salt Lake County *Esri*



\$5.1 Billion - New International Airport

First new U.S. hub airport built in the 21st century. Used by 34 million passengers/year *SLC Airport*



WHY Salt Lake County - Distance from office building



Downtown Salt Lake City
12 Miles - Avg 15 min drive time



Salt Lake City International Airport
12 Miles - Avg 15 min drive time



Park City
35 Miles - Avg 45 min drive time



Five National Parks
Avg 3.5 hr drive time

For more information, please contact

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