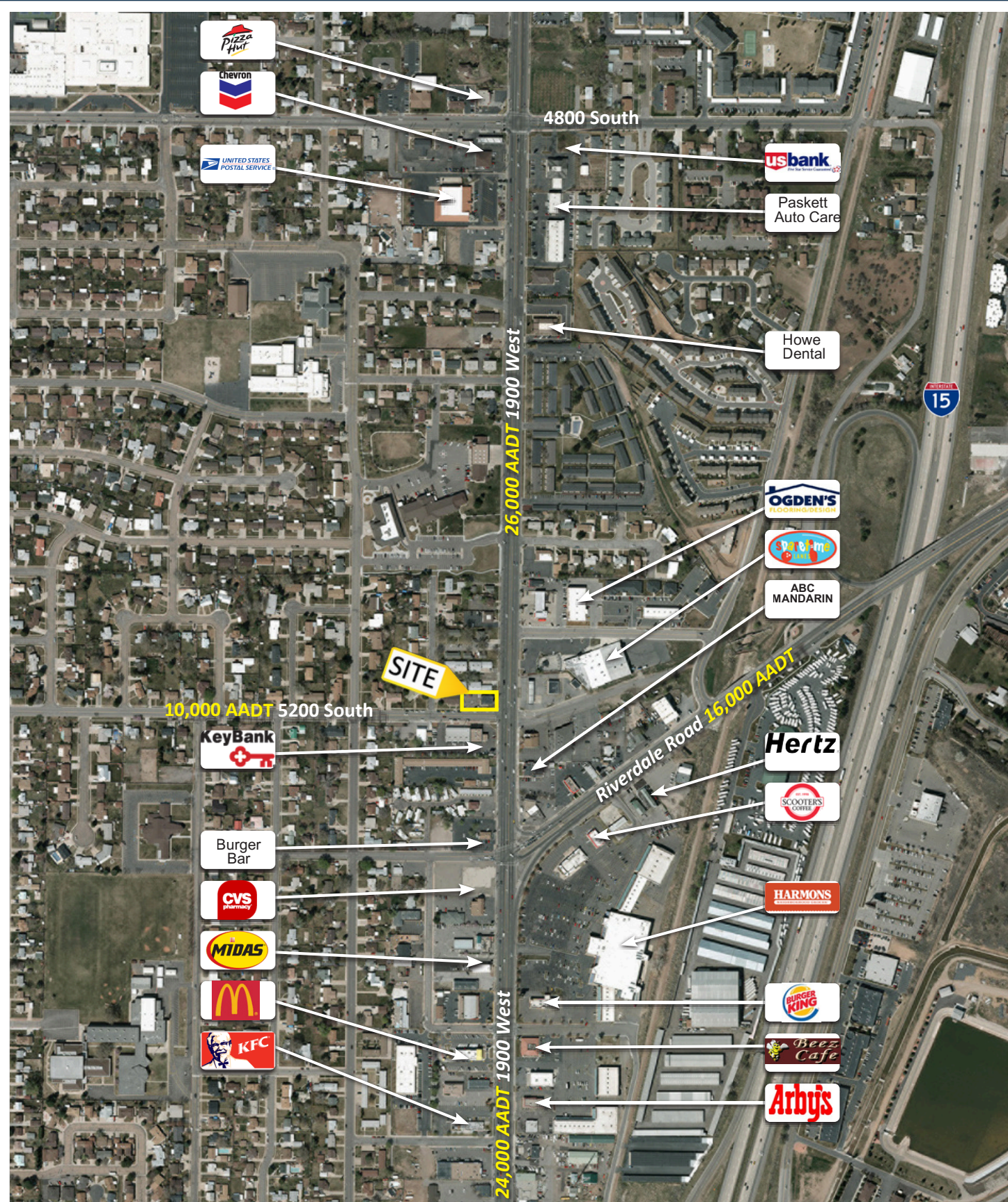


AERIAL VIEW

RIVERDALE POINT 1920 WEST 5200 SOUTH, ROY, UTAH 84067



OFFICE

RIVERDALE POINT 1920 WEST 5200 SOUTH, ROY, UTAH 84067



NEARBY TENANTS



BURGER BAR



PROPERTY FEATURES

- \$1,400,000 asking price
- Newly Remodelled
- Executive Suites
- Small Units available
- Monument Signage Available
- High Exposure Location
- Easy Access to I-15
- AADT: 16,000 -- 1900 West
- AADT: 10,000 -- 5200 South

AREA DEMOGRAPHICS

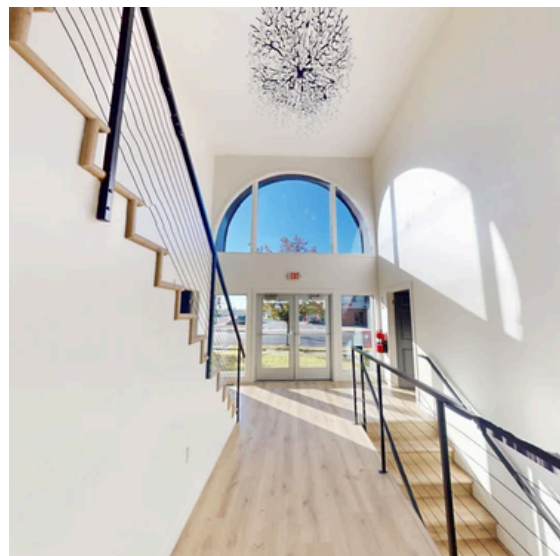
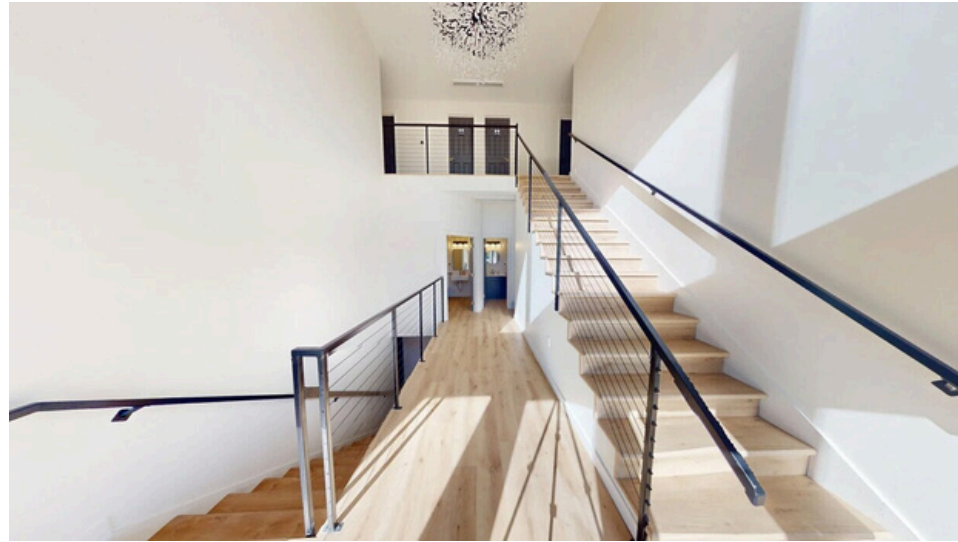
	1 MILE	3 MILE	5 MILE
Population	12,951	84,949	203,695
Household	4,783	28,450	67,508
Income	\$80,854	\$87,667	\$86,719

RYAN WICKNICK
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801.309.1640 CELL
ryan@ppc-utah.com

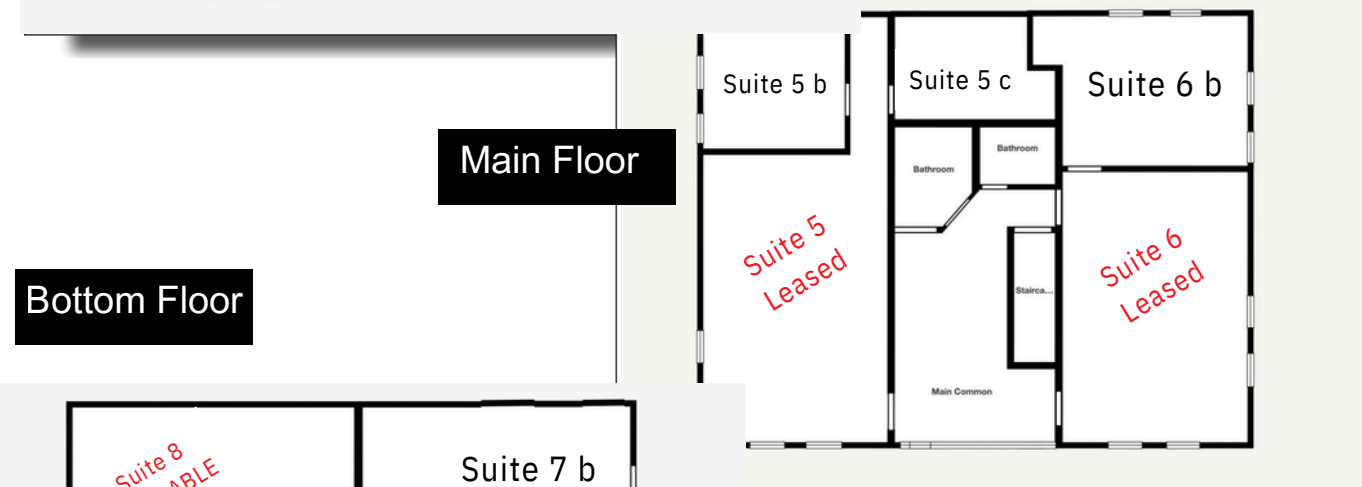


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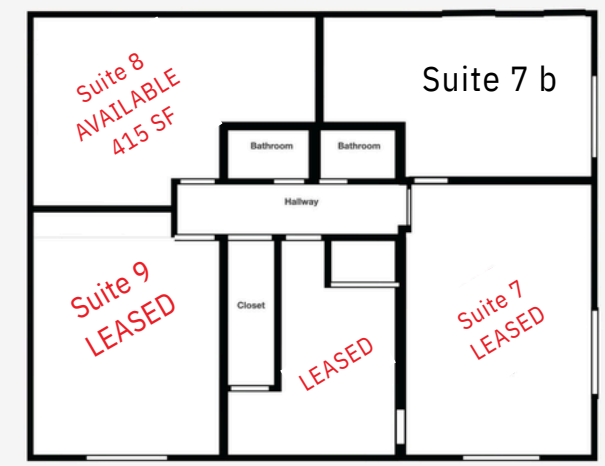


Top Floor



Main Floor

Bottom Floor



Second Floor				
Suite	Size/SF	Base Rent	Expenses	Total
1	349	\$ 523.50	\$ 215.80	\$ 739.30
2	506	\$ 759.00	\$ 312.88	\$ 1,071.88
3	430	\$ 645.00	\$ 265.88	\$ 910.88
4	423	\$ 634.50	\$ 261.56	\$ 896.06
Main Floor				
Suite	Size/SF	Base Rent	Expenses	Total
5	964	\$ 1,687.00	\$ 596.07	\$ 2,283.07
6	806	\$ 1,410.50	\$ 498.38	\$ 1,908.88
Bottom Floor				
Suite	Size/SF	Base Rent	Expenses	Total
7	824	\$ 1,030.00	\$ 509.51	\$ 1,539.51
8	415	\$ 622.50	\$ 256.61	\$ 879.11
9	400	\$ 500.00	\$ 247.33	\$ 747.33

Rent Table