

BANFIELD PET HOSPITAL

INVESTMENT SALE



PROPERTY DETAILS

475 W. 2310 N., Provo, UT 84604

Sale Price: \$3,588,000 / CAP Rate: 5.25%

- 1,000+ Hospitals | Corporate Lease
- New Construction | 10-Year Term | NNN Lease | 10% Rent Increases
- Visible from University Pkwy (35,213 ADT)
- 1.5 Miles to BYU (37k Students) & UVU (46k Students)
- National Co-Tenants | University Place Mall | Costco, Dillard's, Cotton On, Lululemon & RC Willey

NEARBY TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 21,111
3 MILE » 149,336
5 MILE » 222,506



EST. HOUSEHOLDS

1 MILE » 6,427
3 MILE » 45,932
5 MILE » 68,404



EST. AVERAGE HH INCOME

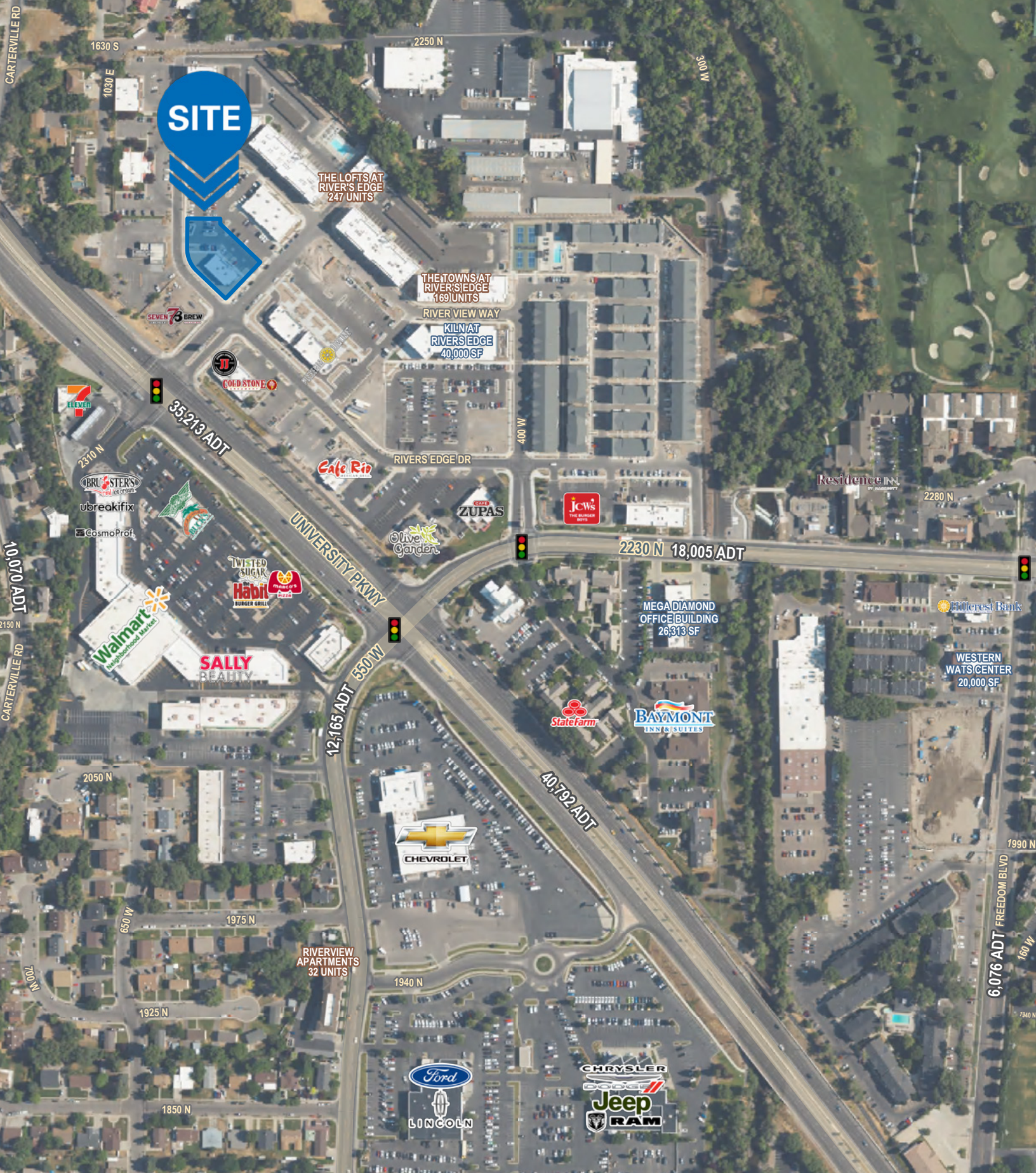
1 MILE » \$103,261
3 MILE » \$101,484
5 MILE » \$106,429



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