



FOR SALE

# Single Tenant NNN in Draper

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131 E 13065 S, DRAPER, UT 84020



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# 01

INVESTMENT  
HIGHLIGHTS



## Investment Highlights

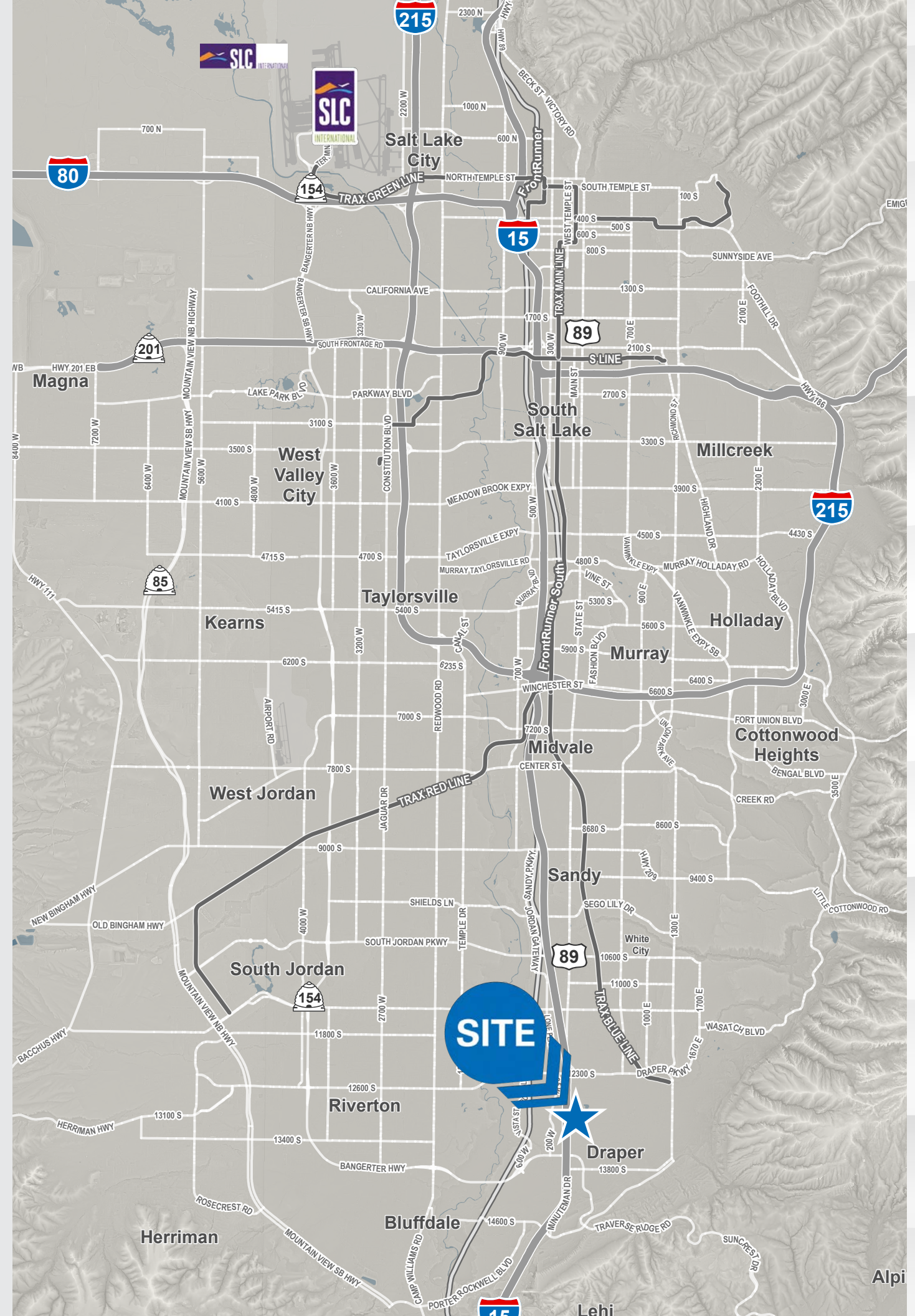
- Rare Freestanding building for sale east of I-15
- Single Tenant
- Long Term Tenancy (Since 2013, LED 5/2034)
- 2% Annual Rent Increases
- Excellent Draper location with immediate access to I-15
- 16,800 SF
- 1.89 Acres



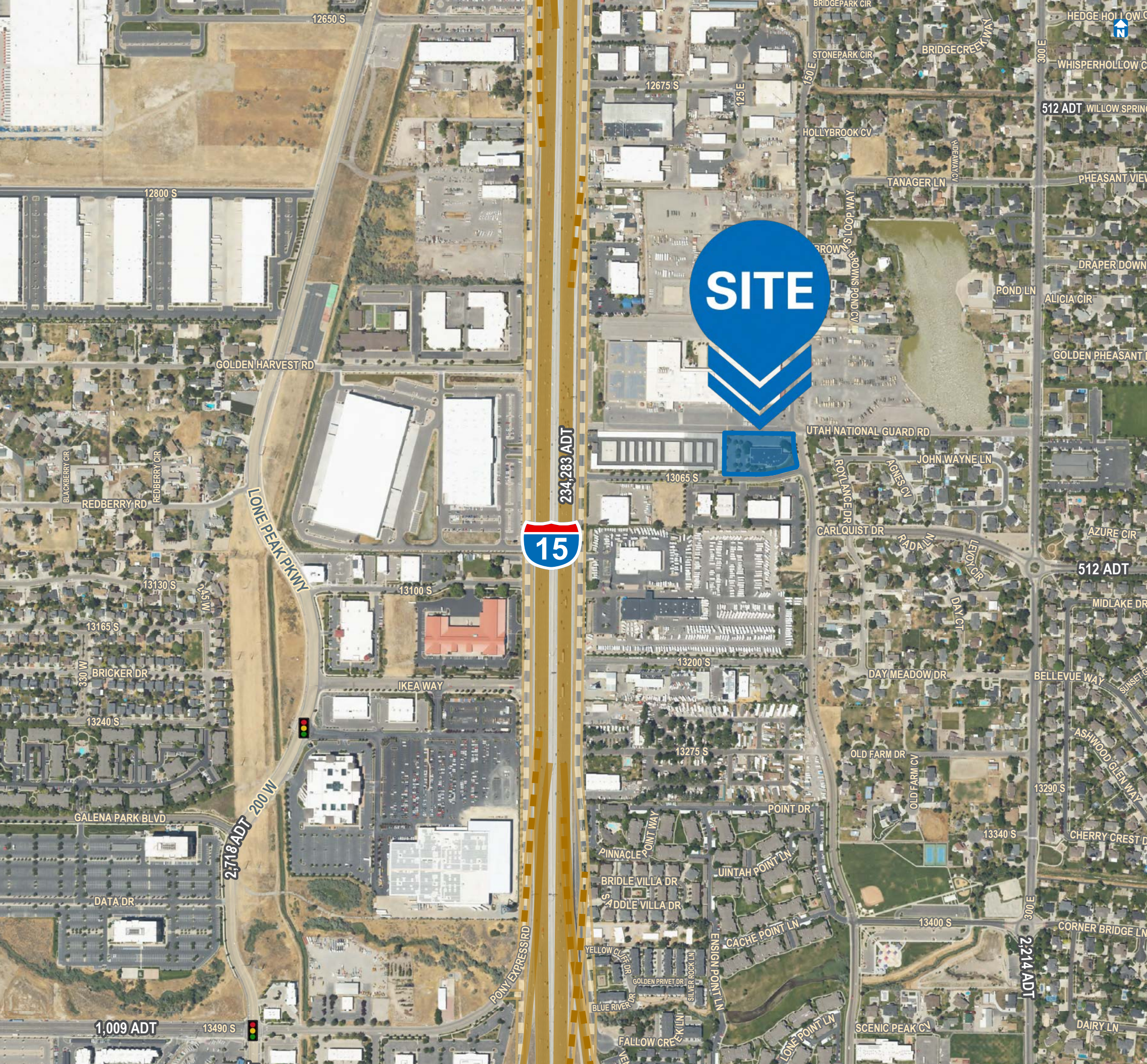


## Property Summary

- 5.72/1,000 SF Parking Ratio
- 1 GL Door
- Certified Full wet-pipe fire protection system
- Beautiful jewelry laboratory space, executive offices, breakroom and built-in jewelry vault
- Under-floor vacuum helps keep the interior clean of the grinding and polishing dust
- 600 amps, 277/480 volt, 3 phase power
- EPDM membrane roof
- Year built: 2002











# 02

FINANCIAL  
ANALYSIS



# Financial Analysis

## RENT ROLL AS OF JANUARY 1, 2026

TENANT	SF	Comments
Lashbrook Design (Diamonds Direct, LC)	16,800	NNN Lease, LED is May 2034, 2% Annual Rent Increases, and a Personal Guaranty provided by owner of Lashbrook.

## PRICING

\$/PSF	First Years Rent	Lease Term	CAP Rate	Price
\$17.90	\$300,775	5/1/34	6.3%	\$4,765,000



# Tenant Overview



Our journey to change the way men think and feel about wedding rings began in 2000, when Eric Laker founded Lashbrook. Eric named the company after his great, great grandfather, Lashbrook, an immigrant who was among the first western settlers. With nothing but earth's natural resources and landscape to work with, Lashbrook helped build a city and lay the foundation for what is today the thriving state of Utah, truly a pioneer for his time.

We honor his pioneering spirit today as we innovate and overcome preconceived limitations. We started with just a handful of styles that were finished in Eric's garage. It has now progressed to millions of style variations. Every ring is made from scratch with high-tech machinery and high-touch craftsmanship from our state-of-the-art facility located in Draper, Utah.

From exotic hardwoods and diamonds to the source of our precious metals, all Lashbrook materials are ethically sourced.

With more than 100 skilled employees at our Draper, Utah, USA, facility, our team of goldsmiths, designers, machinists, and operators create your ring using our "high-tech, high-touch" method. High-tech with our investment in state-of-the-art machinery and lasers. High-touch in that we handle each ring by hand to polish, finish, and customize with diamond or other materials the customer may desire. No matter the material or cost, each ring is handmade using the latest technology.

## Lashbrook Designs Accolades

- One of the first US companies to make and distribute Titanium wedding bands
- First company to launch a Camo wedding band line
- First company to launch a Carbon Fiber wedding band line
- First company to launch a Damascus Steel wedding band line
- Early innovator in Meteorite, Zirconium, Hardwood and Antler wedding bands
- Ranked one of Utah's 100 Fastest Growing Companies for the last three years
- Is continually recognized as one of the best-selling wedding band lines in the country





# 03

AREA OVERVIEW



# About Draper City

Draper City is one the best-managed cities in Utah, with its top-tier schools, safe neighborhoods, economic opportunities, and access to open space and recreational activities. We are a leader in the state’s economy as part of the Silicon Slopes tech corridor with more than 1,000 businesses in various industries operating in our city. Through forward-thinking discussions and bold planning, the city remains positioned for upward movement and continued development.

Over the past several years, Draper has welcomed many new and exciting businesses to accommodate our growing population. Large or small, each one becomes an important part of our community. Businesses in Draper include Pluralsight, Dealertrack, 1-800 Contacts, Trader Joe’s, Tesla, Minky Couture, and many others.

Draper City is in the perfect location at the Point of the Mountain– at the south end of Salt Lake Valley and the north end of Utah Valley. Public transit is available to and from both valleys through UTA's FrontRunner and Trax stops in Draper. The Salt Lake International Airport and Provo Municipal Airport are both only 30 minutes away from Draper by car.

Source: Draper City Economic Development 2025

## Draper City Economic Overview

### KEY INDICATORS



55,383  
Population



58,757  
2024 Daytime  
Population



16,912  
Households



3.09  
Households



34.5  
Median Age



\$764,560  
Median Home  
Value



\$151,048  
Median Household  
Income



\$58,741  
2024 Per Capita  
Income

### BUSINESS



1,978  
Total Businesses



\$26,591  
Total Employees

### EMPLOYMENT



79.9%  
White Collar



11.5%  
Blue Collar



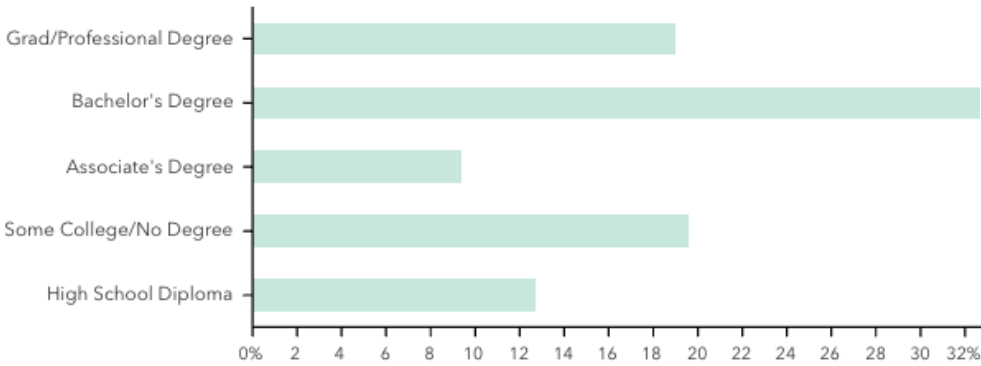
8.6%  
Services



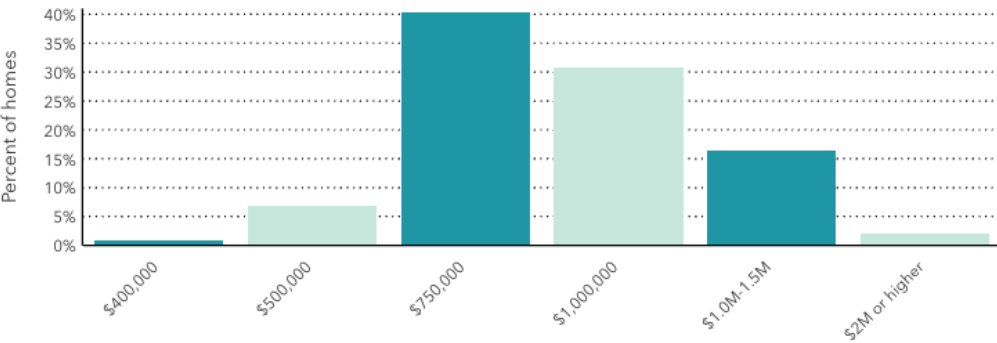
1.6%  
Unemployment  
Rate

Source: Esri

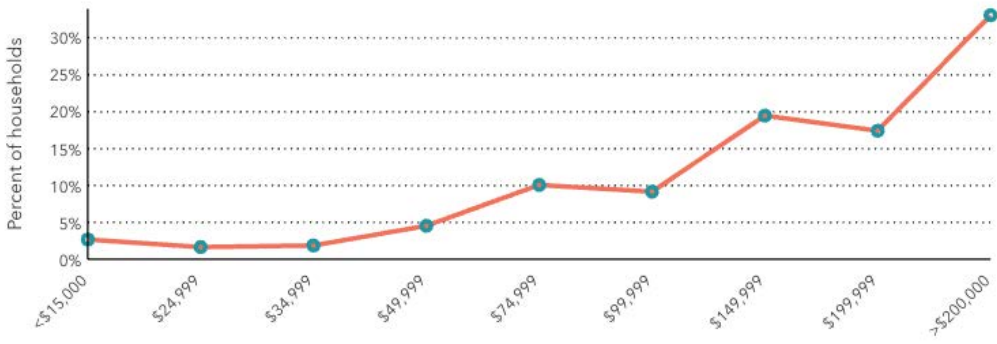
Education: 2024 Population Age 25+



Home Value



Household Income







04

WHY UTAH



# Why Utah?

<div>#1</div> <div>ECONOMIC OUTLOOK</div> <div>(Rich States, Poor States, 2024)</div>	<div>#1</div> <div>BEST STATE TO START A BUSINESS</div> <div>(WalletHub, 2024)</div>
<div>#1</div> <div>BEST STATE FOR SOCIAL MOBILITY</div> <div>(Archbridge Institute, 2024)</div>	<div>#1</div> <div>BEST STATE OVERALL</div> <div>(U.S. News, 2024)</div>
<div>#1</div> <div>TOP JOB MARKET</div> <div>(WSI/Moody Analytics, 2024)</div>	<div>#2</div> <div>BEST STATE ECONOMY</div> <div>(WalletHub, 2024)</div>
<div>#2</div> <div>MOST FINANCIALLY LITERATE STATE</div> <div>(WalletHub, 2023)</div>	<div>#4</div> <div>BEST-PERFORMING SMALL CITIES: ST. GEORGE</div> <div>(Milken Institute, 2024)</div>
<div>#4, #5</div> <div>BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO</div> <div>(Milken Institute, 2024)</div>	<div>AAA</div> <div>CREDIT RATING</div> <div>(Fitch Ratings, 2024)</div>

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five “Best States for Business.” Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

### DEMOGRAPHICS

The State of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

<div>3.46M</div> <div>Population</div>	<div>#1</div> <div>Fastest Growing Population</div>	<div>77%</div> <div>of State’s Population (2.7M) Live in Greater Salt Lake Region</div>
<div>91%</div> <div>Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor’s Degree</div>	<div>31.4</div> <div>Median Age (Lowest in the Nation)</div>	<div>2.9%</div> <div>Unemployment Rate (BLS, May 2024)</div>



AREA OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019 — more than three times the average investment over the past four years.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter.


LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care and cultural diversity. Best of all, the state offers a side-by-side mix of outdoor recreation and urban entertainment.


  
  
  
  
  
  
  



  
  
  
  
  
  
  


**Best Place To Live & Best Town Ever**  
Salt Lake and Park City, Outside Magazine




**One Of The Healthiest Metro Areas**  
Salt Lake, Atlantic Cities Magazine




**15 World-Class**  
Ski Resorts




**#1 Hiking City**  
Salt Lake City, National Geographic Adventure




**5**  
National Parks



**#1 State For Future Livability**  
Gallup Wellbeing







**More Than 9 Million Acres**  
of National Forest







**43**  
State Parks



UTAH SPORTS





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