

# SINGLE-TENANT INVESTMENT FOR SALE

THE  
COMPLEX

## THE COMPLEX

536 West 100 South | Salt Lake City, Utah 84101

DELTA  
CENTER

DOWNTOWN  
SLC

THE  
GATEWAY

SITE

2.04 ACRES

0.39 ACRES (NOT A PART)  
ALSO AVAILABLE FOR SALE  
[CLICK HERE FOR FLYER](#)

600 WEST

100 SOUTH

### OFFERING MEMORANDUM

- NOI: \$372,600
- Price: \$9,936,000
- CAP Rate: 3.75%
- New 20-Year Lease

TANNER OLSON

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# SALT LAKE CITY AMENITIES



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# INVESTMENT SUMMARY & HIGHLIGHTS

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**CAP Rate** 3.75%

**NOI** \$372,600

**Purchase Price** \$9,936,000

| TENANT                               | MONTHLY  | ANNUAL    | LED      | RENT INCREASES                     | OPTIONS    |
|--------------------------------------|----------|-----------|----------|------------------------------------|------------|
| AEG PRESENTS – ROCKY MOUNTAINS, LLC, | \$31,050 | \$372,600 | 5/1/2045 | 3% after 5 Years, then 3% Annually | Two 5-Year |
| <b>TOTAL</b>                         | \$31,050 | \$372,600 |          |                                    |            |

## LOCATION HIGHLIGHTS

- Located just west of Downtown in Gateway District
- Easy access to Trax/Frontrunner and I-15
- Rare Concert Venue with ~100 Concerts and ~190K Attendees Annually

## INVESTMENT HIGHLIGHTS

- Brand New 20 Year Lease
- Two 5-Year Options
- 3% Bumps After the First 5 Years, then 3% Bumps Annually Thereafter
- Landlord is Responsible for Insurance, Roof and Structure
- Tenant is Responsible for all Utilities, Taxes, and CAM
- Long Term Covered Land Play

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# PROPERTY DESCRIPTION

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|                                                                                                                                                                    |                                                                                                                                |                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>LOCATION</b><br>536 West 100 South<br>Salt Lake City, UT 84101             | <br><b>PROPERTY TYPE</b><br>NNN Lease        | <br><b>YEAR BUILT</b><br>1967<br>Remodeled 2010 |
| <br><b>LOT &amp; BUILDING SIZE</b><br>Lot - 2.04 Acres<br>2 Buildings - 48,903 SF | <br><b>ZONING</b><br>GMU (Gateway Mixed Use) | <br><b>PROPERTY ASSESSMENT ID</b><br>1501105006 |



## PARCEL MAP



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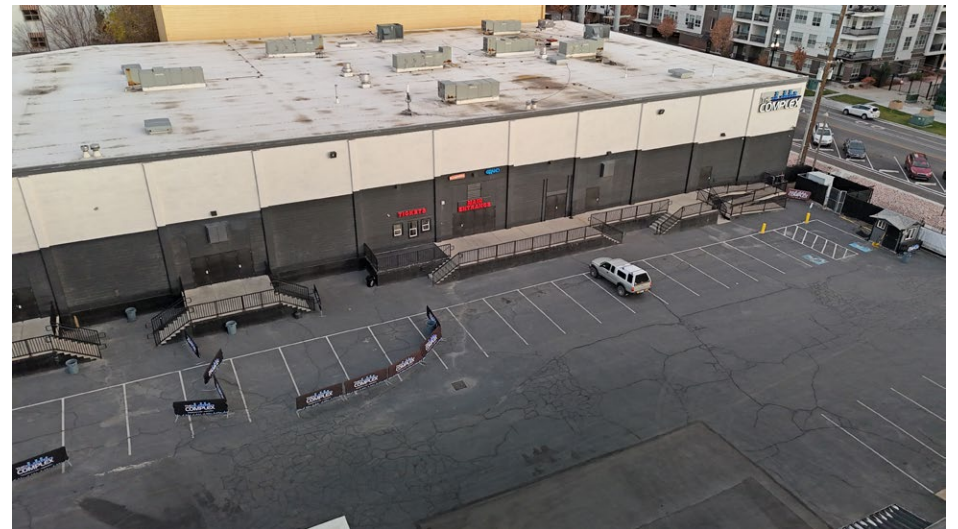


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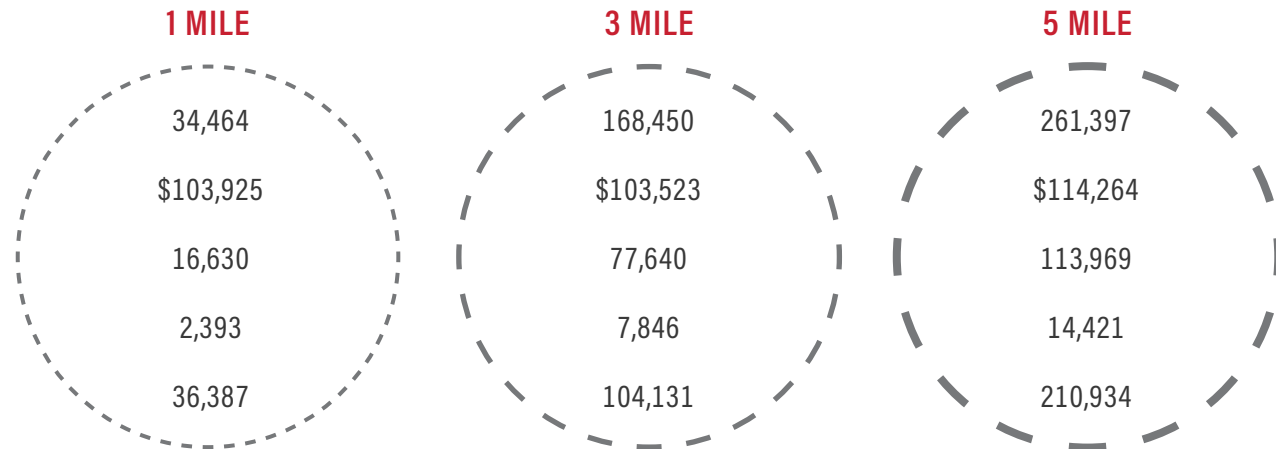
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# DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



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