

CENTERVILLE MARKETPLACE II

OFFERING MEMORANDUM

520 North Marketplace Drive, Centerville, UT 84014



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)



BRANDON WOOD, CCIM
brandon@northwoodgrp.com
801.593.5500

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South, Suite 100
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

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INVESTMENT SUMMARY

Mountain West Commercial Real Estate and the Northwood Group are pleased to exclusively market the Centerville Marketplace Office Park for investment sale. Located 10 minutes north of Salt Lake City and 15 minutes from the Salt Lake City International Airport, direct freeway and West Davis Corridor visibility and access, and abundant amenities.



PROPERTY HIGHLIGHTS

- 3 - Story Building
- Number of Tenants: 8+
- Occupancy: 86%
- 50,476 SF
- Constructed in 2014
- 4:1000 Parking Ratio Allotted; 6:1000 Parking Ratio Cross-Access
- Total Parking Spaces: 538 (398 surface uncovered; 140 covered garage)
- Parking Garage:
 - 2 Stories
 - 140 Stalls (68 main level/72 second level)



LISTING PRICE

\$10,900,000



CAP RATE

8.00%



PER SQUARE FEET

\$216

RENT ROLL & INVESTMENT SUMMARY



Unit	Tenant	Square Feet	Annual Rent	Rate/SF	Lease Expiration	Notes
Bldg 2						
100	Youth Health Group	2,598	\$ 70,146	\$ 27.00	12/31/27	
120	B-Money Management	3,131	\$ 81,062	\$ 25.89	1/31/31	
130	State of Utah Dept of Admin	5,865	\$ 158,062	\$ 26.95	9/30/28	
140	Evergreen Marine Corp	4,544	\$ 122,688	\$ 27.00	Discussing 5-10 year terms	International company, been in project for 8+ years. Plans designed and budgeted
202	South Davis Psychologists	3,601	\$ 91,501	\$ 25.41	3/31/26	
205	RSN Tech	3,798	\$ 102,546	\$ 27.00	6/30/26	
204	Advanced Brain Technologies	2,087	\$ 55,306	\$ 26.50	2/28/28	
201/203	Vacant	7,407	\$ 199,314	\$ 27.00		Secturion relocating out of this space- easily demised into 2-3 suites if necessitated
300	Secturion Systems	10,689	\$ 288,603	\$ 27.00	7 year term	TI plans and budgets received and turnkey proposal provided.
310	Secturion Systems	6,756	\$ 182,412	\$ 27.00	7 year term	Secturion just obtained government approval and ordering-need space ASAP.
		50,476	\$ 1,352,314	\$ 26.68		

Investment Summary

Gross Operating Income	\$	1,352,314.25
Less Vacancy	5% \$	(67,615.71)
Less PSF Op Exp's	\$8.15 \$	(411,379.40)
Net Operating Income (NOI)	\$	873,319.14



PROPERTY SUMMARY

LOCATION:

520 North Marketplace Drive, Centerville, UT 84014

LAND AREA:

Approx 2.121 acres

BUILDING SF:

Approx 50,476 SF

TRAFFIC COUNTS:

Legacy Highway: 43,172 ADT, I-15: 115,227 ADT

YEAR BUILT:

2014

ZONING:

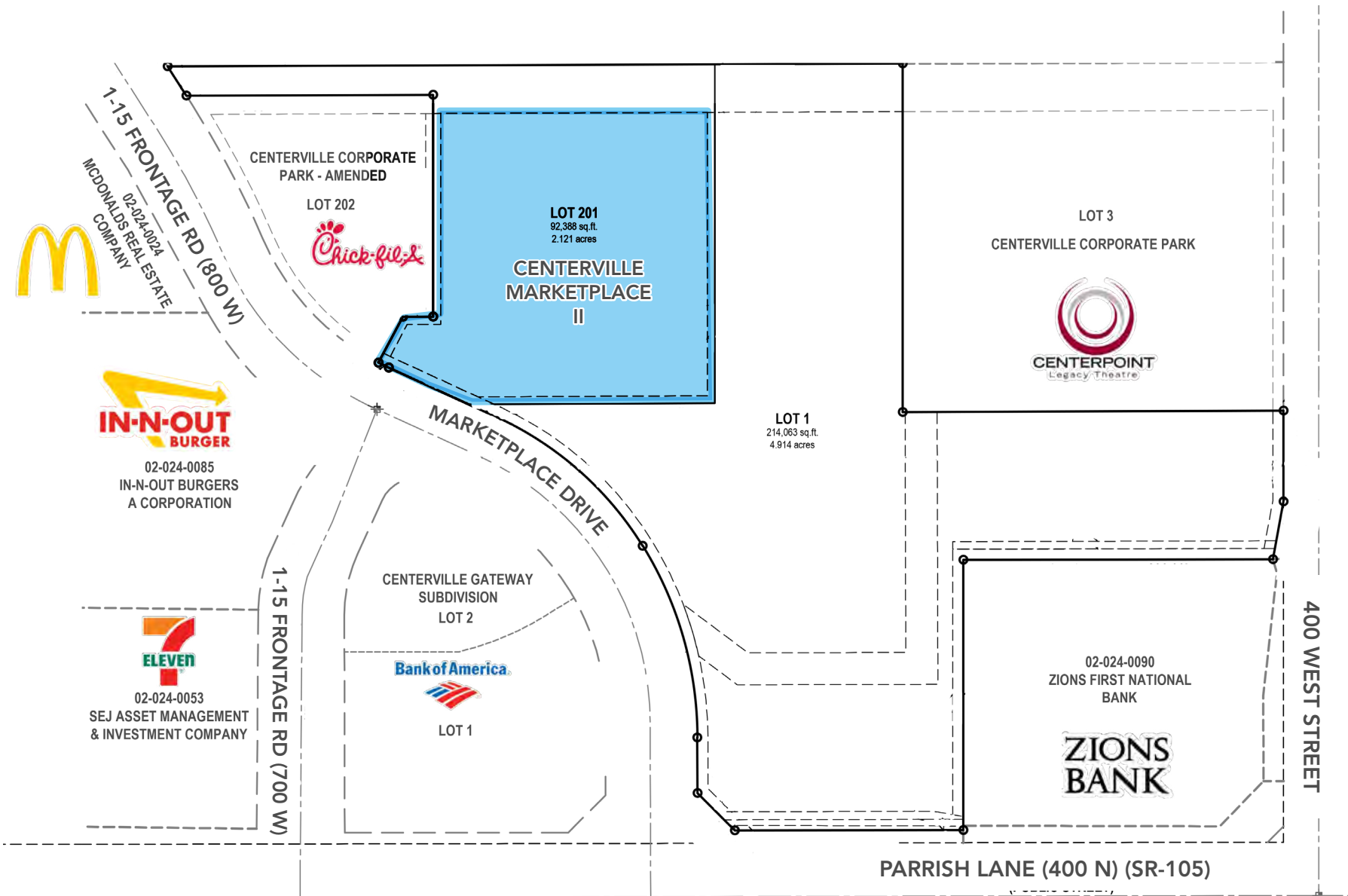
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SITE PLAN



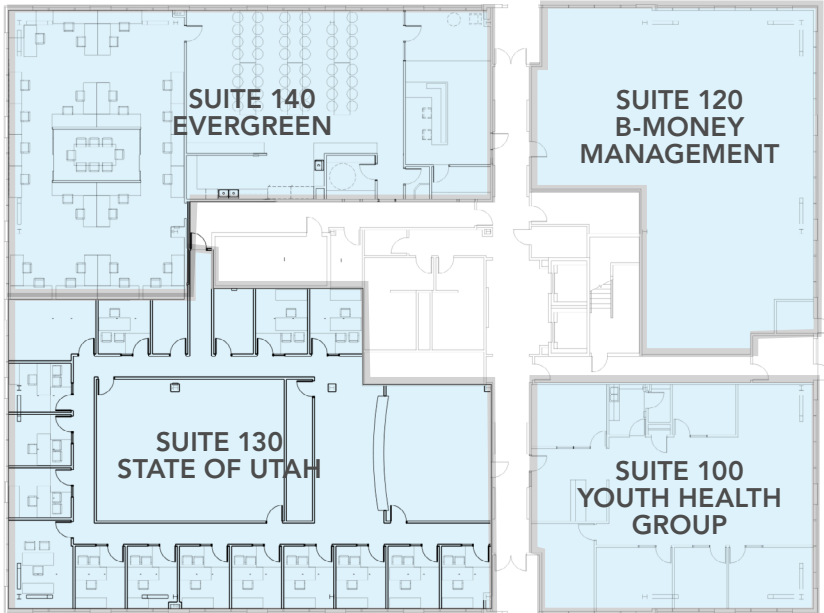
PLAT MAP



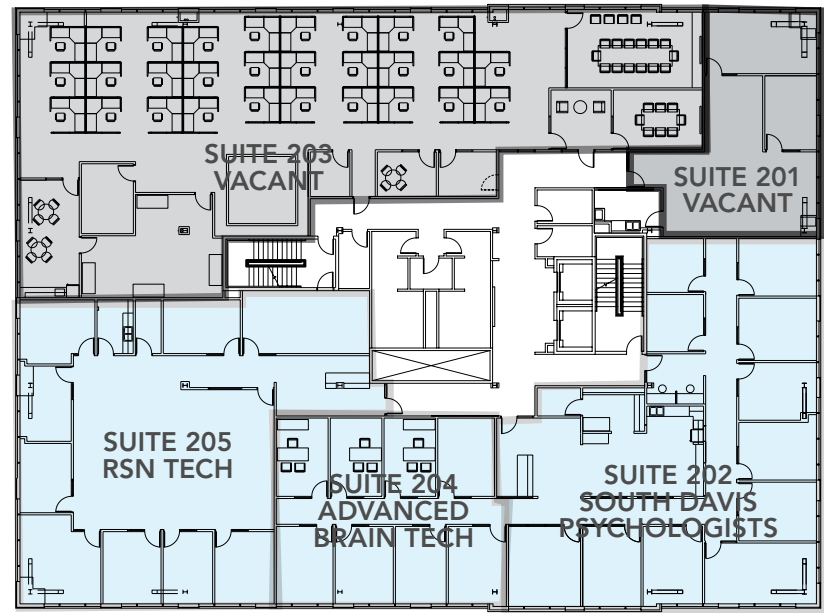
FLOOR PLANS



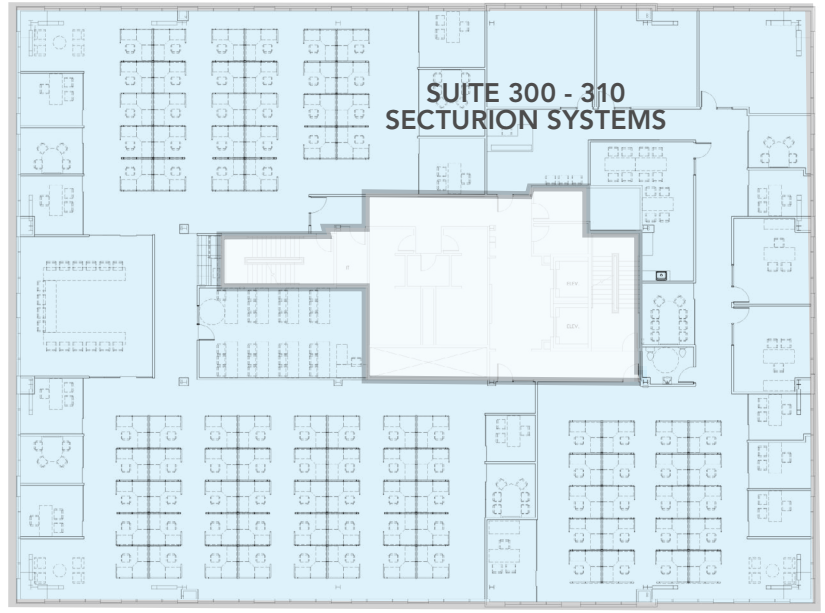
1ST FLOOR



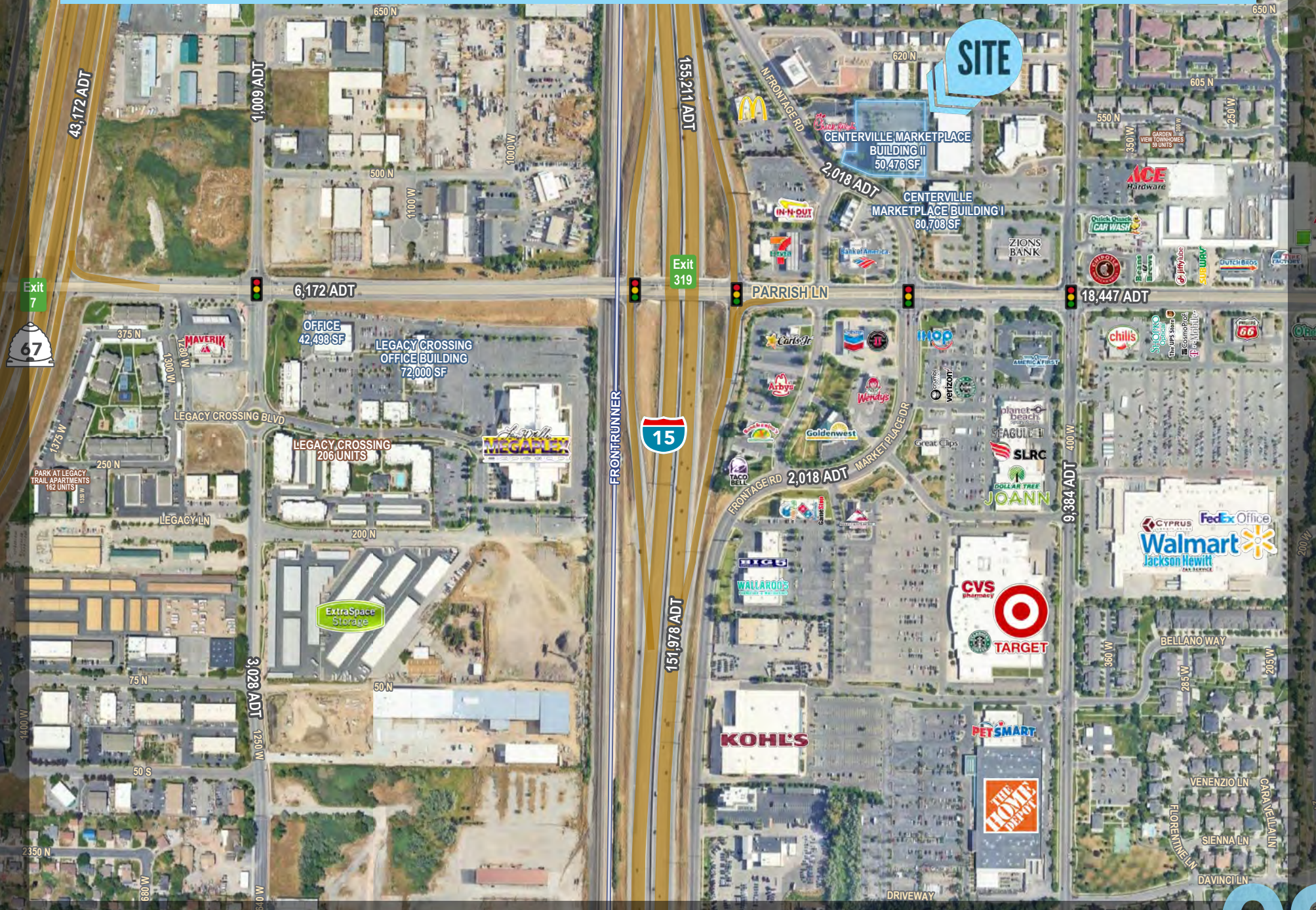
2ND FLOOR



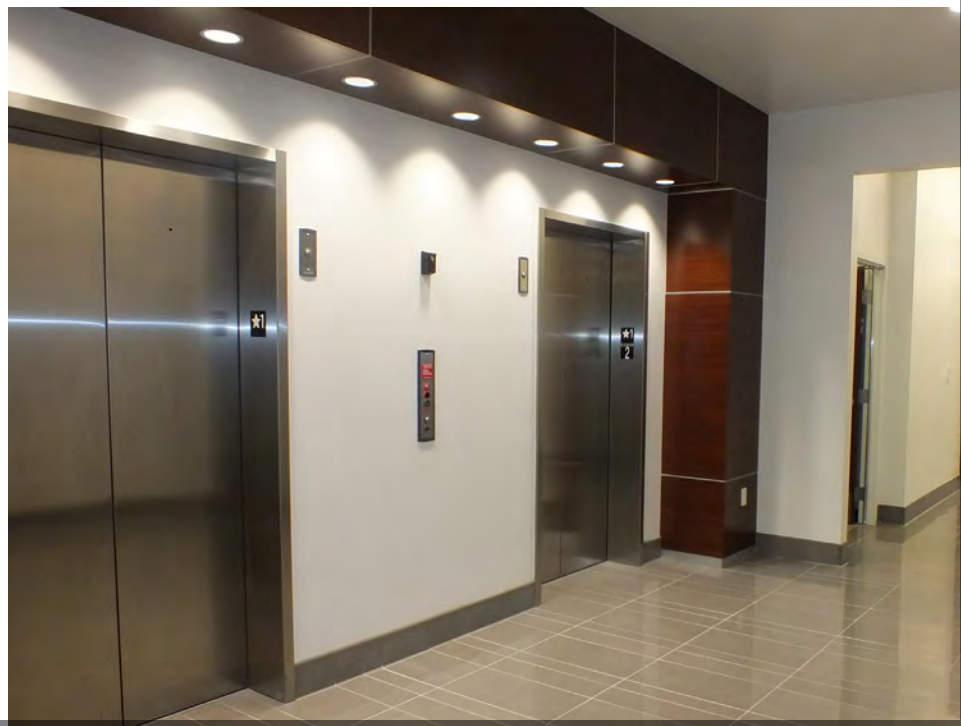
3RD FLOOR



SURROUNDING RETAIL



PROPERTY PHOTOS



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MWCRE | Centerville Marketplace II

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

DRONE PHOTOS



DAVIS & WEBER COUNTIES, UT

Davis and Weber Counties is a thriving economic hub characterized by a diverse and rapidly growing population, making it an attractive destination for businesses. The region boasts a strong economy driven by key sectors such as advanced manufacturing, aerospace, logistics, healthcare, and education, supported by a highly skilled workforce. Strategic access to major transportation routes, including I-15 and proximity to Salt Lake City International Airport, enhances connectivity for businesses. With competitive costs for commercial real estate, a business-friendly environment, and a high quality of life, Davis and Weber Counties is an ideal location for companies seeking growth and expansion opportunities in Northern Utah.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 520 N Marketplace Dr, Centerville, UT 84014. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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