

# LAYTON VILLAGE SHOPPING CENTER

## MULTI-TENANT INVESTMENT

717 Main Street, Layton, UT 84041



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Mountain West?

# INVESTMENT SUMMARY

## Prime Location

- Situated on a high-traffic corner near the I-15 ramp, offering excellent visibility.

## Walmart Traffic Driver

- Draws from over 2 million annual visits to the adjacent Walmart, boosting exposure.

## Strong Trade Area

- Surrounded by rising home values, strong household incomes, and a population of roughly 87,400.

## Stable Tenancy

- Existing tenant mix provides reliable cash flow and long-term stability.

## Value-Add Potential

- Simple upgrades like a refreshed façade, updated signage, and improved curb appeal can attract higher-quality tenants and increase rental income.

## Low Investment, High Upside

- Opportunity to enhance property value without the need for major renovations.



LISTING PRICE

\$5,804,652



NOI

\$377,302



CAP RATE

6.5%

# RENT ROLL

TENANT NAME	SQ. FT.	% GLA	CAM INCOME & RECOVERY METHOD				LEASE TERMS WITH OPTIONS & ESCALATIONS					
			PSF	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
Hugs by Hug-Hes Café	1,320	4.48%	\$3.49	\$384	\$4,608	NNN	Contract	8/1/15	3/1/29	\$25.50	\$2,805.00	\$33,660
Woods Jewelry	1,080	3.67%	\$0.00		\$0	Gross	Contract	3/12/09	7/31/26	\$21.11	\$1,900.00	\$22,800
All Natural Eye Brow Threading	1,420	4.82%	\$3.00	\$355	\$4,260	NNN	Contract	5/1/12	7/31/29	\$13.53	\$1,601.00	\$19,212
Sloan, K.	1,320	4.48%	\$0.00		\$0	Gross	Contract	12/20/23	2/28/29	\$19.29	\$2,122.00	\$25,464
Michelle's Nails	1,320	4.48%	\$3.41	\$375	\$4,500	NNN	Contract	8/1/01	11/30/27	\$16.64	\$1,830.00	\$21,960
Book Store	1,840	6.25%	\$3.00	\$460	\$5,520	NNN	Contract	3/1/26	3/31/31	\$18.00	\$2,760.00	\$33,120
Aconcagua Bakery and Café	2,516	8.55%	\$3.00	\$629	\$7,548	NNN	Contract	3/1/21	12/31/27	\$12.46	\$2,611.97	\$31,344
Simply Thrift	12,000	40.76%	\$2.50	\$2,500	\$30,000	NNN	Contract Option	11/1/24 12/1/29	11/30/29 11/30/34	\$8.76	\$8,755.00	\$105,060
Game Den	3,359	11.41%	\$3.48	\$975	\$11,700	NNN	Contract	5/1/15	6/30/30	\$11.94	\$3,343.00	\$40,116
UPS Store	3,263	11.08%	\$3.00	\$815	\$9,780	NNN	Contract Opriion	2/1/21 2/1/31	1/31/31 1/31/36	\$16.00	\$4,350.67	\$52,208
<b>TOTALS</b>	<b>29,438</b>			<b>\$6,493</b>	<b>\$77,916</b>					<b>\$16.32</b>	<b>\$32,078.64</b>	<b>\$384,944</b>
Occupied	29,438	100.00%										
Vacant	0	0.00%										

# INVESTMENT SUMMARY

## MULTI-TENANT BUILDING PRICING

### INCOME:

Gross Potential Rent		\$384,944
CAM Reimbursement	91.67%	\$85,051
<b>GROSS INCOME</b>		<b>\$469,994</b>

### RECOVERABLE EXPENSES

Less: Landscaping		(\$7,932)
Less: Management Fee	4%	(\$18,800)
Less: Snow Removal		(\$2,000)
Less: Trash		(\$8,246)
Less: Repair & Maintenance		(\$7,500)
Less: Utilities		(\$11,724)
Less: Insurance		(\$13,443)
Less: Real Estate Taxes		(\$23,047)
<b>TOTAL EXPENSES</b>		<b>(\$92,692)</b>

<b>NET OPERATING INCOME</b>		<b>\$377,302</b>
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# PROPERTY SUMMARY

## LOCATION:

717 Main Street  
Layton, Ut, 84041

## LAND AREA:

Subject property consists of 2.26 acres of land

## BUILDING AREA:

The subject property features a freestanding retail building totaling 29,753 SF of gross leasable area

## TRAFFIC COUNTS:

Main Street: 22,778 VPD  
Hill Field RD: 28,803 VPD

## YEAR BUILT:

1958

## ZONING:

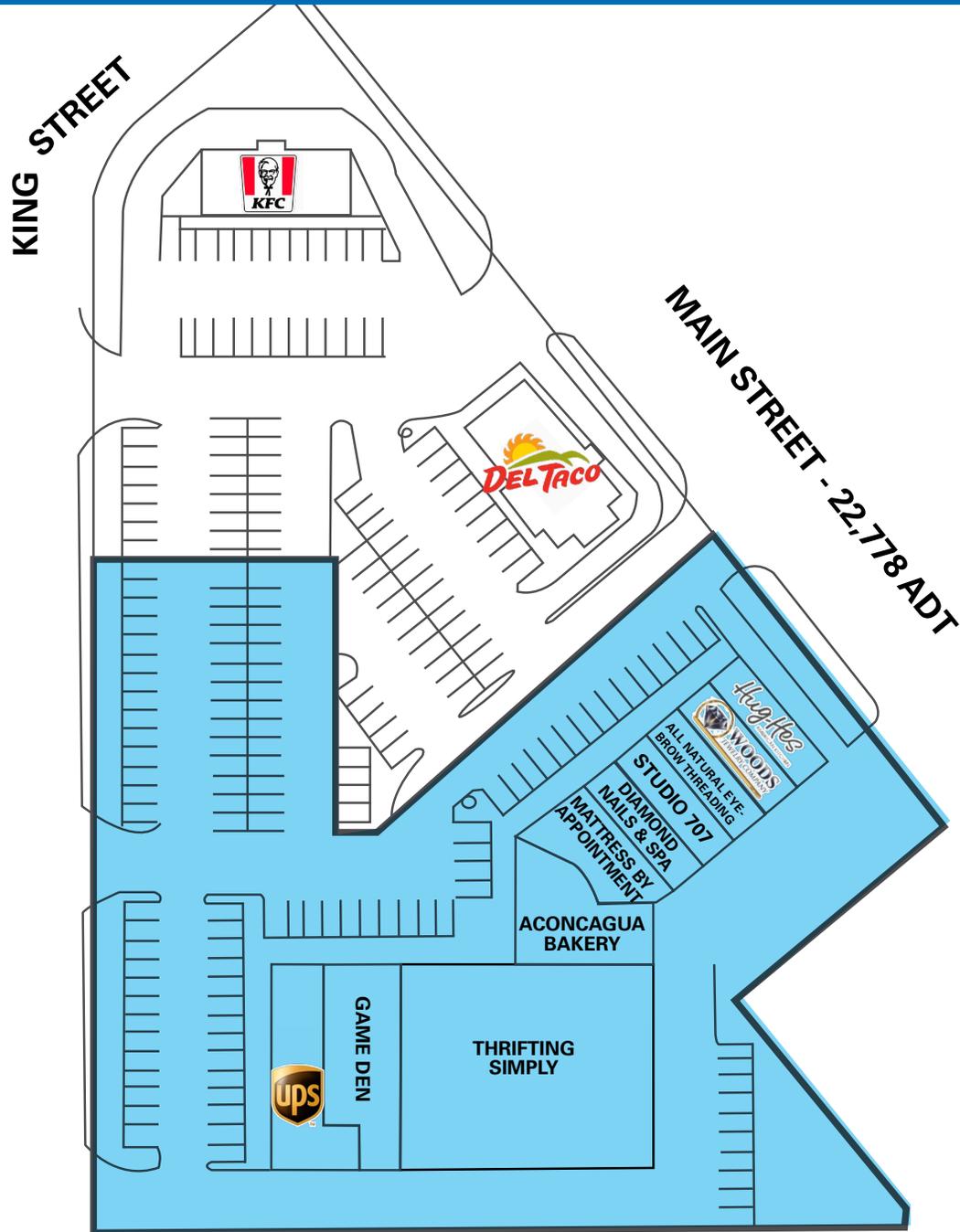
C- Commercial



## LAND OVERVIEW

APN #	ACRES	SF
100680070	2.26	98,466

# SITE PLAN



# SURROUNDING RETAIL

15

**SITE**

FALCON PARK APARTMENTS  
228 UNITS

OFFICE  
20,022 SF

GORDON AVE 8,041 ADT

9,243 ADT GORDON AVE

SITE LAYTON APARTMENTS  
74 UNITS

20,256 ADT

28,803 ADT

Exit 331

HILL FIELD RD

FRONT RUNNER

510 ADT GOLDEN AVE

CRESTVIEW SCHOOL  
377 STUDENTS

OFFICE  
31,440 SF

Walmart

OFFICE  
145,000 SF

08

Newmark Mountain West | Layton Village Shopping Center

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.

# LOCATION



# PROPERTY PHOTOS



10 Newmark Mountain West | Layton Village Shopping Center

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# SOUTHWEST FACING



SITE

MAIN STREET - 22,778 ADT

# TENANT PROFILES



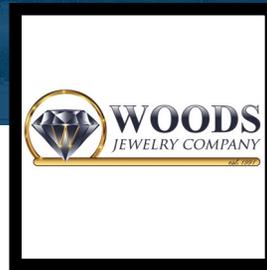
## Hugs by Hug-Hes Cafe

For over 33 years, our mission has been to create delicious food and provide a great experience for our customers. Blake and Kathryn Hawkins began serving family favorite recipes and new creations as a sidewalk cafe in Ogden Utah in 1988.

Hug-Hes, pronounced Hug-Hess, is a play on Kathryn's maiden name Hughes. When she was younger, her father worked for the FBI. Agents and friends would commonly mispronounce their last name as "Hug-Hes". It quickly became a nickname that stuck.

When it came time to name the cafe, Hug-Hes was an easy choice!

We love being a part of each community we serve, and are grateful for all of our wonderful customers and friends.



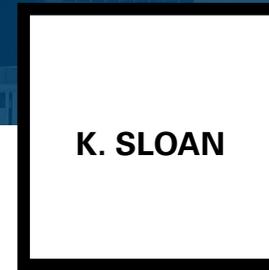
## Woods Jewelry

When you come to Woods Jewelry Company in Layton, UT, you can create a custom piece that's perfect for you! We provide the highest quality stones and settings, our Master Jewelers will assist you in providing the right diamond.



## All Natural Eye Brow Threading

All Natural Eyebrow Threading is a beauty salon in Layton, UT that specializes in eyebrow threading services, with a focus on natural techniques.



## Kristopherson Sloan, Studio 707

Master Hair Stylist offering hair coloring, cutting and styling, body waxing, thermal, blowouts, braids, kids, babering and hair extensions.



## Michelle's Nails



### Mattress By Appointment

Set a time with your local Mattress by Appointment Dealer, let them help you find your perfect mattress, take your brand new mattress home today.



### Thrifting Simply

Thrifting Simply in Layton, UT brings back true thrift pricing! Shop quality secondhand finds at great prices while supporting a veteran-owned business. Donate, save, and give items a second chance!



### UPS Store

The UPS Store #5747 in Layton offers expert packing, shipping, printing, document finishing, a mailbox for all of your mail and packages, notary, shredding and even faxing - locally owned and operated and here to help. Stop by and visit us today - Layton Village Shopping Center.



### Aconcagua Bakery and Cafe

Argentine bakery, cafe and Argentine products store. Xpresso coffee, American coffee, cappuccino, cafe latte, French press coffee, pour over coffee.



### Game Den

We are a Community focused Premier Miniatures, Board Games and Card Games store in Utah. Lots of Game Demos. Guaranteed to have the best prices in Utah, or We'll BEAT IT!

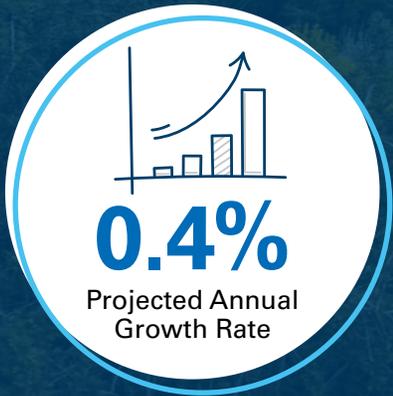
# 2025 DEMOGRAPHICS

		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>EST. POPULATION</b>		13,451	104,003	187,398
<b>2030 EST. POPULATION</b>		13,615	107,152	194,207
<b>EST. HOUSEHOLDS</b>		5,026	34,600	60,291
<b>EST. AVERAGE HOUSEHOLD INCOME</b>		\$89,406	\$125,220	\$136,901
<b>EST. MEDIAN HOUSEHOLD INCOME</b>		\$80,808	\$105,276	\$113,032

# LAYTON, UT

Logan, Utah, is a thriving city located in the Cache Valley region, known for its strong economy and diverse demographic profile. The city benefits from its position as a regional economic hub, with industries such as agriculture, education, manufacturing, and technology driving growth. Utah State University, a major employer, attracts students, faculty, and staff from across the country, contributing to a youthful and highly educated population. Logan's

demographics reflect a mix of families, students, and retirees, with a notable emphasis on community values and cultural events. The city also enjoys a relatively low unemployment rate, supported by a growing housing market and a vibrant small-business sector. Combined with its picturesque surroundings and high quality of life, Logan offers a unique blend of economic opportunities and community charm.



# NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



**29,000+**  
TRANSACTIONS COMPLETED



**317.1+**  
**MILLION**  
SF TRANSACTED



**\$35.8+**  
**BILLION**  
TRANSACTIONS COMPLETED



**67K**  
ACRES TRANSACTED



**\$12.8+**  
**BILLION**  
INVESTMENT TRANSACTIONS



**49**  
STATES WITH  
COMPLETED TRANSACTIONS

# CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 717 Main St, Layton, UT 84041. 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.

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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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