

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



# 928 ANTELOPE DR.

LAYTON, UT

FULLY LEASED INVESTMENT OPPORTUNITY WITH NATIONAL TENANTS

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	928 Antelope Dr Layton, UT 84041
Listing Price	\$3,000,000
Cap Rate	6.38%
Lease Type	Triple Net
Monthly Base Rent	\$15,828
T12 Net Operating Income	\$189,936
2025 Net Operating Income	\$191,388
Building SF	5,826 SF
Total AC	.71 AC
Tenants	2 National Tenants
Weighted Average Lease Term	5.63 Years
Leased Occupancy	100%
Price Per SF	\$514.93
Year Built	2015
Parcel Number	09-404-0003



# PROPERTY OVERVIEW

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Peak Collective Real Estate with KW Commercial is pleased to present for sale 928 Antelope Dr. in Layton, UT

This 5,826 square foot commercial building in the thriving city of Layton, UT, presents an exceptional investment opportunity.

Currently leased by two well-established national tenants, this property offers a reliable income stream with a strong tenant base already in place. The building's prime location benefits from high visibility and accessibility, making it an attractive asset in Layton's growing commercial landscape.

With its solid construction and well-maintained facilities, this property ensures low maintenance requirements while promising long-term stability for investors.

Whether you are looking to diversify your portfolio or secure a steady income-producing asset, this investment property is poised to deliver both immediate returns and long-term growth potential.



**THIS IS A QUIET SALE.  
PLEASE DO NOT CONTACT THE TENANTS.  
REACH OUT TO AGENT TO SCHEDULE  
A PRIVATE SHOWING.**

# TENANT HIGHLIGHT

## TENANT INFORMATION

Business Name	Moe's Southwest Grill
Leased Area	2,200 SF
Monthly Base Rent	\$6,150.83
Lease Type	Triple Net
Original Lease Date	June 1, 2015
Remaining Term	5 Years, 6 Months
2% Lease Escalation Date	5/31/2028
3% Lease Escalation Date	5/31/2029
Lease Expiration	5/31/2030
Option to Renew	One 5-Year Terms at 10% Increase

Moe's Southwest Grill is an American casual restaurant franchise chain that was founded in Atlanta, Georgia.

Moe's offers various types of food on its menu, including burritos, tacos, quesadillas, nachos, salads, stacks, burrito bowls, and house-made seasonal salsas.



4.5 Stars - 1,088 Reviews

Welcome to Moe's  
salsa



# RENT SCHEDULE

# Welcome to



## Moe's Southwest Grill

The current lease agreement includes a 2% rent increase that will take effect June 1, 2028, and a 3% increase on June 1, 2029. The lease is set to expire on May 31, 2030. Additionally, the tenant has the option to renew the lease for an additional five-year term. If the renewal option is exercised, the rent will increase by 10%, bringing the monthly rent to \$7,108.27. This structured agreement provides both the landlord and tenant with long-term stability, along with predictable rent escalations throughout the duration of the lease and potential renewal period.

YEAR	MONTHLY RENT	BASE YR RENT	RATE/SF/YR
Current	\$6,150.83	\$73,809.96	\$33.55
June 2025	\$6,150.83	\$73,809.96	\$33.55
June 2026	\$6,150.83	\$73,809.96	\$33.55
June 2027	\$6,150.83	\$73,809.96	\$33.55
June 2028	\$6,273.85	\$75,286.16	\$34.22
June 2029	6,462.06	77,544.74	\$35.25

# TENANT HIGHLIGHT

## TENANT INFORMATION

<b>Business Name</b>	America's Best Contacts & Eyeglasses
<b>Leased Area</b>	3,548 SF
<b>Monthly Base Rent</b>	\$9,677.17
<b>Lease Type</b>	Triple Net
<b>Original Lease Date</b>	May 12, 2015
<b>Remaining Term</b>	6 Years
<b>5% Lease Escalation Date</b>	10/1/2025
<b>Lease Expiration</b>	9/30/2030
<b>Option to Renew</b>	5-Year Term at 10% Increase

America's Best is a company owned by billionaire Warren Buffet and has over 1,000 nationwide locations. They offer a wide selection of designer eyeglass frames, including Ray-Ban and Nike, at discount prices.



4.1 Stars - 245 Reviews



# RENT SCHEDULE

RECEPTION  
SIGN-IN

AMERICA'S BEST  
CONTACTS & EYEGLASSES

## America's Best Contacts & Eye Glasses

The current lease agreement includes a 5% rent increase, which will take effect starting on October 1, 2025. The lease is set to expire on September 30, 2030. Additionally, the tenant has the option to renew the lease for an additional five-year term. If the renewal option is exercised, the rent will increase by 10%, bringing the monthly rent to \$11,177.13. This structured agreement provides both the landlord and tenant with long-term stability, along with predictable rent escalations throughout the duration of the lease and potential renewal period.

YEAR	MONTHLY RENT	BASE YR RENT	RATE/SF/YR
Current	\$9,677.17	\$116,126.04	\$32.73
October 2025	\$10,161.03	\$121,932.36	\$34.37
October 2026	\$10,161.03	\$121,932.36	\$34.37
October 2027	\$10,161.03	\$121,932.36	\$34.37
October 2028	\$10,161.03	\$121,932.36	\$34.37
October 2029	\$10,161.03	\$121,932.36	\$34.37

# 928 ANTELOPE DR. LAYTON, UT



SITE

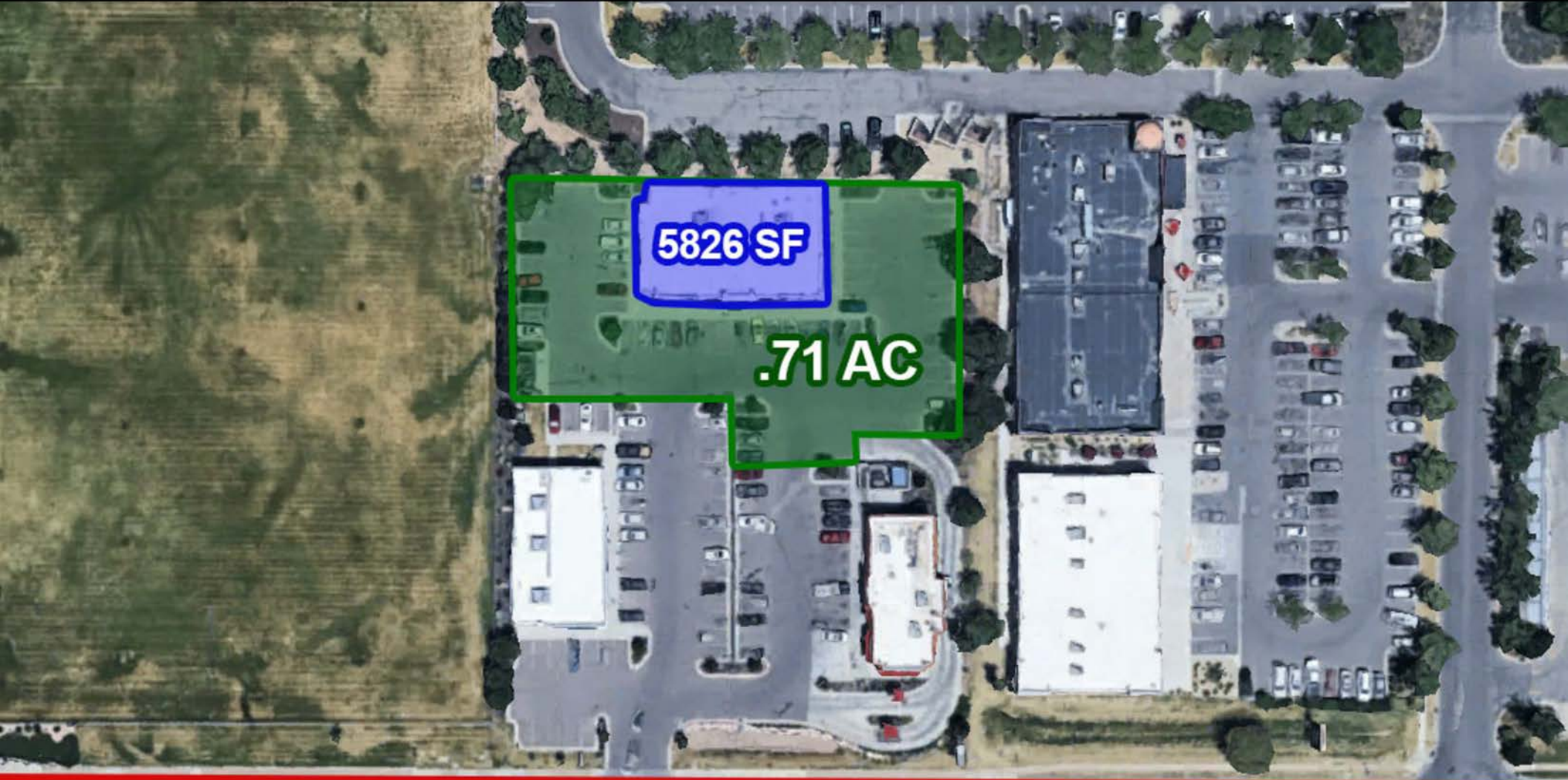


# 928 ANTELOPE DR. LAYTON, UT



# 928 ANTELOPE DR.

**LAYTON, UT**



**ANTELOPE DR - 27,000 ADT**



# MARKET ANALYSIS

The Layton commercial market is experiencing a surge in demand, driven by a growing population and its strategic location along the I-15 corridor. As one of Utah's fastest-growing cities, Layton benefits from its proximity to Hill Air Force Base, which has consistently fueled local employment and attracted businesses catering to both the military community and the expanding residential population.

The city has become a key hub for retail, office, and industrial developments, with major retailers, restaurants, and service-oriented businesses eager to capitalize on the area's rising consumer base. Additionally, Layton's well-developed infrastructure and business-friendly environment make it an attractive destination for commercial real estate investments, with demand extending to large-scale shopping centers, office parks, and mixed-use developments.

As the city continues to grow, the commercial real estate market is positioned for continued expansion, offering significant opportunities for investors and businesses looking to establish a presence in this vibrant economic zone.



# MARKET DEMOGRAPHICS

Layton, Utah, is experiencing steady population growth, driven by a combination of economic opportunity, quality of life, and strategic location. With its proximity to Hill Air Force Base, one of the largest employers in the state, the city attracts both military personnel and civilian workers, fostering a strong job market. The city also benefits from easy access to major highways like I-15, connecting residents to Salt Lake City and other metropolitan areas, which has further fueled residential development.

## SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	49,094	199,481	426,780
2029 Population Projection	52,423	211,876	455,507
Total Households	16,951	61,810	136,110
Avg Household Income	\$80,084	\$110,839	\$107,373
Median Age	31	32.4	33.1
Total Consumer Spending	\$532.3M	\$2.5B	\$5.3B

# PROJECTED CASH FLOWS

Projection based off of acquiring property at year end 2024, holding for 5-years to show the rate of return on investment with Capital Expense Reserve of 4.0%, LTV of 63% (\$1,890,000), Loan Origination Fees of 1.5%, interest rate of 6.5%, amortized over 25 years.

(in USD)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	2024	2025	2026	2027	2028	2029	2030
<b>Net Operating Income</b>	<b>\$189,936</b>	<b>\$191,388</b>	<b>\$195,742</b>	<b>\$195,742</b>	<b>\$197,219</b>	<b>\$199,478</b>	<b>\$199,478</b>
DSCR		1.25	1.28	1.28	1.29	1.30	
Capital Expense Reserve		(\$7,655.50)	(\$7,829.69)	(\$7,829.69)	(\$7,888.74)	(\$7,979.12)	
<b>Cash Flow Before Debt Service</b>		<b>\$183,732.08</b>	<b>\$187,912.63</b>	<b>\$187,912.63</b>	<b>\$189,329.78</b>	<b>\$191,498.98</b>	<b>\$199,478.10</b>
Principal Payment		(\$31,205.78)	(\$33,295.68)	(\$35,525.56)	(\$37,904.77)	(\$40,443.32)	
Interest Payment		(\$121,931.21)	(\$119,841.30)	(\$117,611.43)	(\$115,232.21)	(\$112,693.66)	
Total Debt Service		(\$153,136.98)	(\$153,136.98)	(\$153,136.98)	(\$153,136.98)	(\$153,136.98)	
<b>Cash Flow After Debt Service</b>		<b>\$30,595.09</b>	<b>\$34,775.64</b>	<b>\$34,775.64</b>	<b>\$36,192.80</b>	<b>\$38,361.99</b>	
Acquisition Cost	(\$3,000,000.00)						
Sale Proceeds						\$3,324,635.00	
Costs of Sale						(\$199,478.10)	
<b>Total Unlevered Cash Flows</b>	<b>(\$3,000,000.00)</b>	<b>\$183,732.08</b>	<b>\$187,912.63</b>	<b>\$187,912.63</b>	<b>\$189,329.78</b>	<b>\$3,316,655.88</b>	
Loan Proceeds	\$1,890,000.00						
Loan Origination Fee	(\$28,350.00)						
Loan Payoff						(\$1,711,624.89)	
<b>Total Levered Cash Flows</b>	<b>(\$1,138,350.00)</b>	<b>\$30,595.09</b>	<b>\$34,775.64</b>	<b>\$34,775.64</b>	<b>\$36,192.80</b>	<b>\$1,451,894.00</b>	

The financial projections provided are for informational purposes only and do not constitute investment advice or recommendations. These projections are based on certain assumptions and estimates and are subject to change without notice. Actual results may differ materially from those anticipated in the projections due to a variety of factors, including but not limited to market conditions, economic trends, regulatory changes, and other risks. We make no representations or warranties regarding the accuracy, completeness, or reliability of these projections. Before making any investment decisions, please consult with a qualified financial advisor.



EXTERIOR PHOTOS



# Welcome to Moe's



MOE'S INTERIOR PHOTOS





AMERICA'S BEST INTERIOR PHOTOS







# LAYTON, UTAH

Layton, Utah, holds significant importance as a dynamic and rapidly growing city in northern Utah. Situated between Salt Lake City and Ogden along the Wasatch Front, Layton serves as a key hub for commerce, culture, and recreation in the region.

The city benefits from its strategic location near Hill Air Force Base, one of Utah's largest employers, which contributes to economic stability and drives local development. Layton's vibrant economy is supported by a variety of industries, including retail, healthcare, and education, with Davis Hospital and Medical Center and Weber State University's campus providing vital services and learning opportunities.

The city also attracts visitors and residents with its abundant outdoor activities, proximity to ski resorts, and the scenic beauty of the nearby Great Salt Lake and Wasatch Mountains. Layton's mix of economic opportunities, recreational assets, and quality of life makes it an attractive destination for businesses, families, and visitors alike.



# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 928 Antelope Dr, 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.

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. The 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.

**kw** COMMERCIAL

# Evan Hawksley

Commercial Real Estate Broker

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