

Multi-tenant NNN Investment

**NAIPremier**

# Retail/Warehouse Investment Building

150 East 3300 South, South Salt Lake, UT 84115



Offering  
Memorandum

**Marlon Hill, MBA**

Principal Broker

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**Tom Longaker**

Associate Broker

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## Property Overview

### INVESTMENT SUMMARY

<b>Price</b>	<b>\$1,575,000.00</b>
CAP Rate	6.5%
NOI	\$102,194.40
Occupied	100%
Square Footage	Approx. 6,500 SF
Total Land Area	0.17 / .08
Property Type	Retail / Warehouse

### HIGHLIGHTS

- Investment property
- Current owner, Crown Jewelers and Pawn, will sign a lease for entire building for 5 years at closing
- 13 Parking stalls, additional parking on street and parking lot across the street (Crown Pawn Building)
- Close to many amenities
- Close to I-15 and downtown Salt Lake City

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# CROWN JEWELERS & PAWN

As part of our on going effort to be the leader in the Salt Lake City pawn industry, we are committed to be the best place for all your money needs. We have been serving customers in Salt Lake Valley for over 20 years. In today's society, many people depend on pawnbrokers to help them meet daily financial needs. Our pawn customers represent the working families of Salt Lake City and County that who periodically experience an unexpected need for short-term funds.

<https://www.pawnutah.com/>

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# Tenant Overview - Rent Roll

Retail/Warehouse Investment Building

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Suite	Tenant	Square Footage	Lease Start	Lease End	TERM	Monthly Rent	Rate / SF	Annual Rent	Comments
A	Crown Jewelers & Pawn	2,000 (retail)	Lease to be signed at closing	-	5 Yrs	\$2,891.20	Approx. \$17.35/yr NNN	\$34,694.40	5 yr lease.
B	Crown Jewelers & Pawn	4,500 (warehouse)	Lease to be signed at closing	-	5 Yrs	\$5,625.00	\$1.25/mo NNN	\$67,500.00	5 yr lease. 10% rent increase every year after 5 yrs.
<b>TOTAL</b>		<b>6,500</b>				<b>\$8,516.20</b>		<b>\$102,194.40</b>	

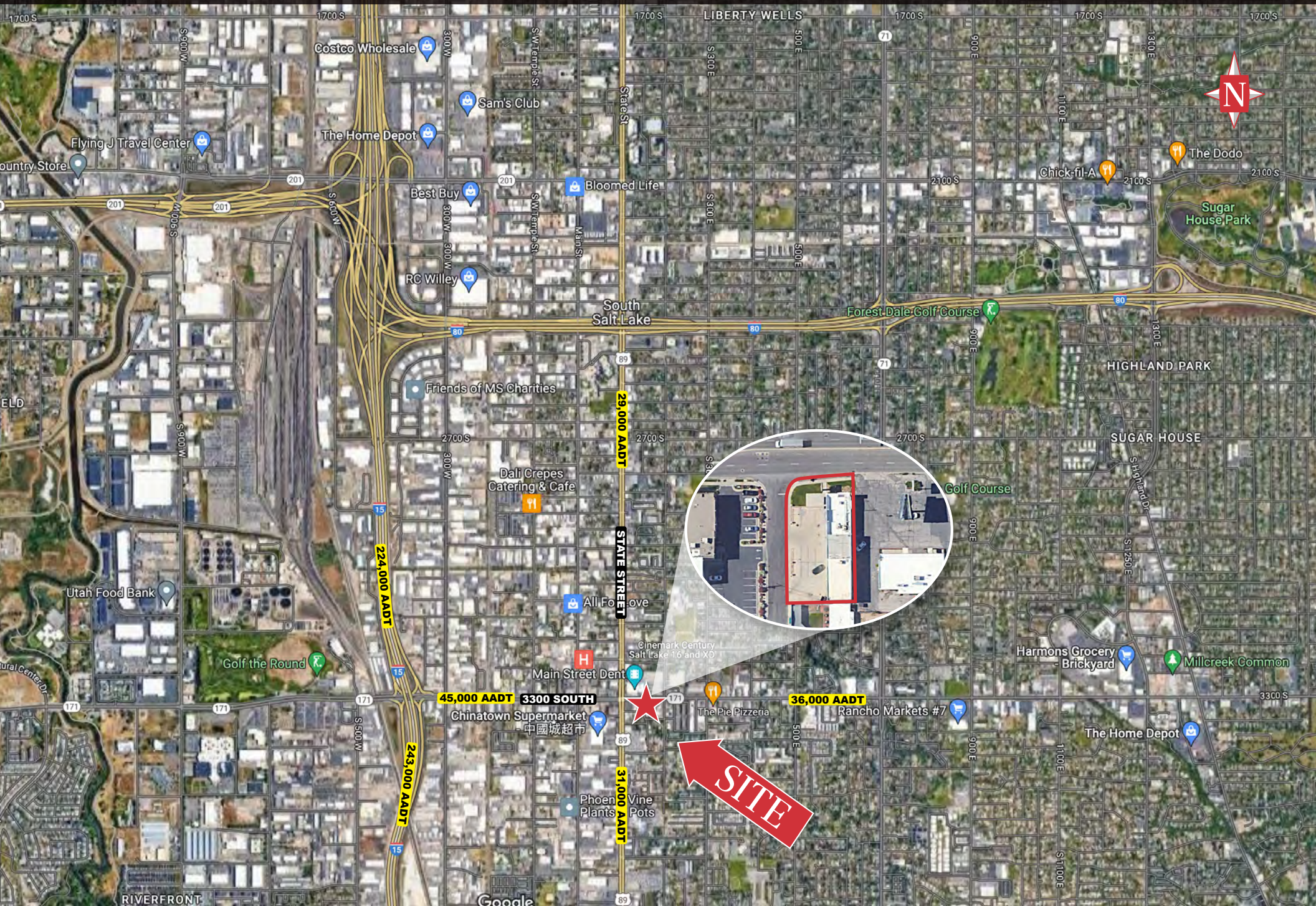
**\*Current owner, Crown Jewelers and Pawn, will sign a lease for entire building for 5 years at closing.**

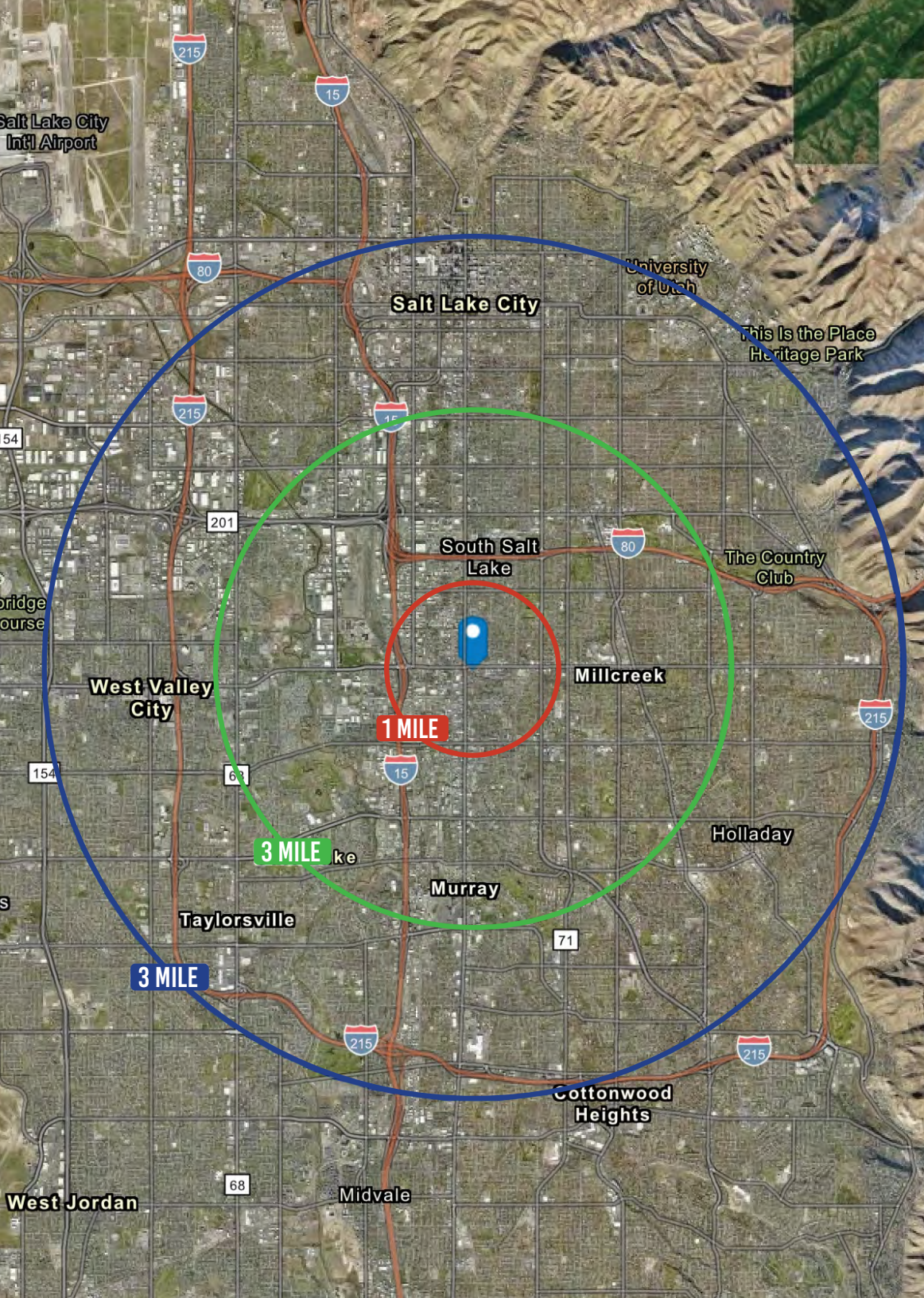
INCOME	
Net Operating Income	\$102,194.40
Cap Rate	6.5%
<b>OFFERING PRICE</b>	<b>\$1,575,000.00</b>

# Amenities Map

# Retail/Warehouse Investment Building

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## DEMOGRAPHICS

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### POPULATION

2024 EST	17,589	154,380	396,157
2029 PROJ	18,105	160,348	409,124

### HOUSEHOLDS

2024 EST	7,329	64,926	161,438
2029 PROJ	7,740	69,377	172,479

### INCOME

2024 AVG	\$93,832	\$104,807	\$117,265
2024 MED	\$64,345	\$76,417	\$82,375

Source: Esri 2024

## TRAFFIC COUNTS

3300 South - **35,000 AADT**

State Street - **31,000 AADT**

I-15 - **243,000 AADT**

For more information, please contact

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