



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



BLUFFDALE FLEX INVESTMENT SALE

13865 S 2700 W #222 & #223
BLUFFDALE, UTAH 84065

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PREPARED BY

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CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 13865 S 2700 W #222 & #223, Bluffdale, Utah 84065. 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.

INVESTMENT SUMMARY & HIGHLIGHTS

LISTING PRICE

\$1,460,000

NOI

\$84,000

CAP RATE

5.75%

TOTAL GLA (SF)

5,000 SF

PRICE/SF

\$292.00

RENT/SF

**\$1.40 PSF MONTHLY
TRIPLE NET (NNN)**

STRONG TENANT

PROPERTY IS FULLY LEASED FOR A PERIOD OF 5 YRS TO BEGIN AT TIME OF CLOSING, WITH OPTIONS TO RENEW

ABOUT THE TENANT:

- Modo Studios specializes in video production, creative design, photography, audio and visual, marketing and strategy.

GREAT LOCATION

MINUTES FROM THE FREEWAY ON BANGERTER HWY IN A HIGH-GROWTH AREA OF THE SALT LAKE VALLEY

POPULATION INFLUX:

- Steady population growth has driven demand for housing and services, boosting economic expansion.

REAL ESTATE EXPANSION:

- Strategic location and easy access to highways have attracted real estate development, including housing and commercial projects.

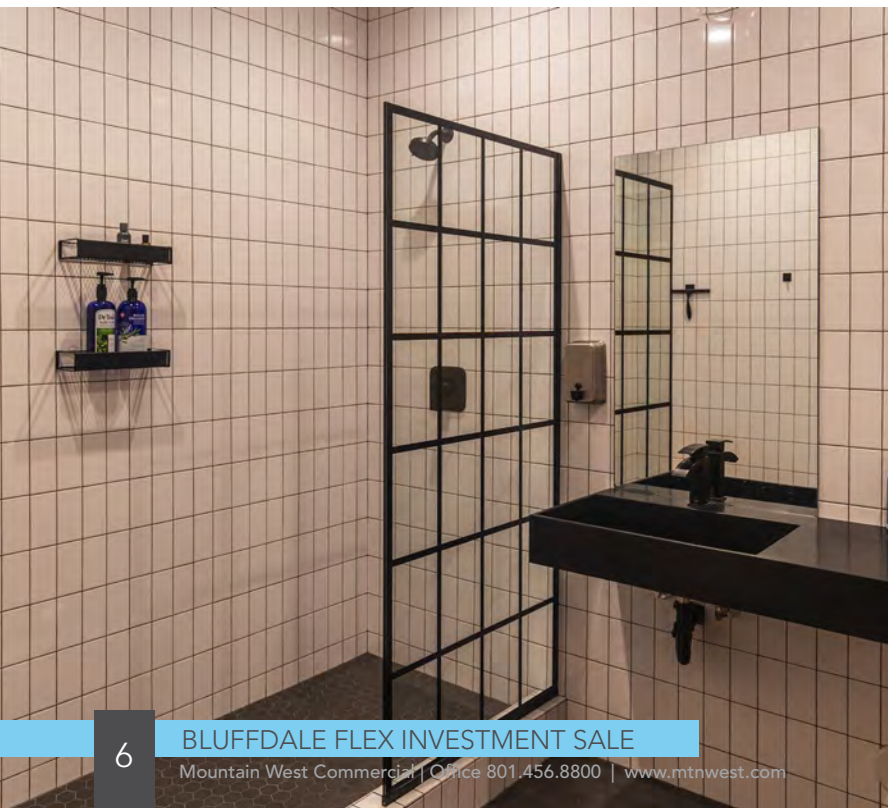
TECHNOLOGY HUB:

- Embrace of technology and business parks has attracted diverse industries, fostering job creation and business activity.

TOURISM AND RECREATION:

- Natural beauty and outdoor activities have contributed to a rise in tourism, benefiting local businesses and the economy.





PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

13865 S 2700 W #222 & #223,
Bluffdale, Utah 84065

SITE

Located on the corner of Bangerter
Highway and 2700 W

LAND AREA

Site consists of 2 parcels
(33044040310000 & 33044040320000)

BUILDING AREA

the property consists of two
(conjoined) condominiumized units
totaling 5,000 SF of gross leasable
area)

TRAFFIC COUNTS

Bangerter Hwy: 43,874 ADT

YEAR BUILT

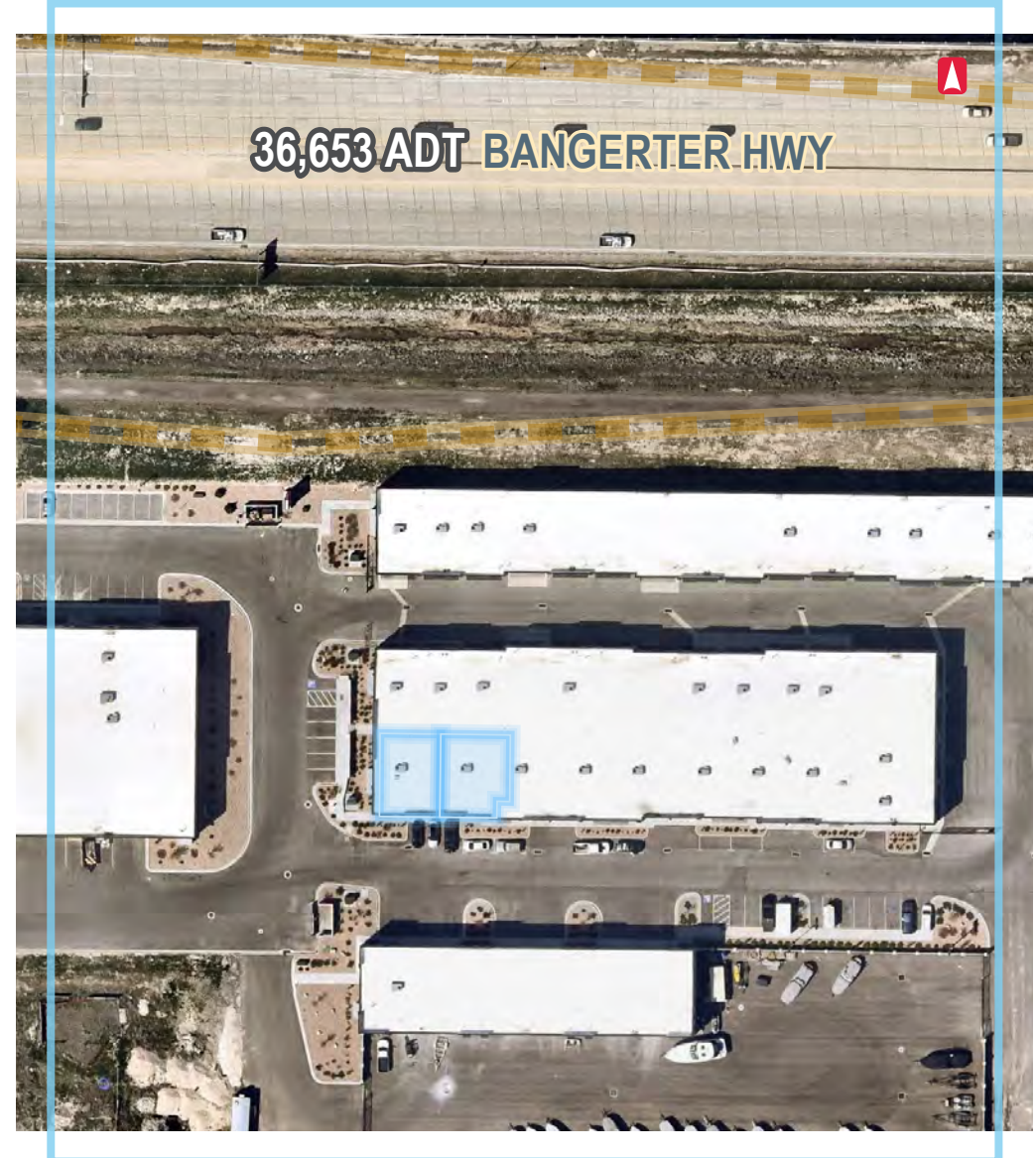
2020

DOORS:

(1) 10'x10', (1) 12'x10'

ZONING

GC-1



DEMOGRAPHICS

POPULATION



1 MILE
9,265
 2023 EST.
 POPULATION

3 MILES
82,569
 2023 EST.
 POPULATION

5 MILES
208,253
 2023 EST.
 POPULATION



1 MILE
11,318
 2028 EST.
 POPULATION

3 MILES
92,107
 2028 EST.
 POPULATION

5 MILES
226,736
 2028 EST.
 POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
2,457
 2023 EST.
 HOUSEHOLDS

3 MILES
21,661
 2023 EST.
 HOUSEHOLDS

5 MILES
61,008
 2023 EST.
 HOUSEHOLDS

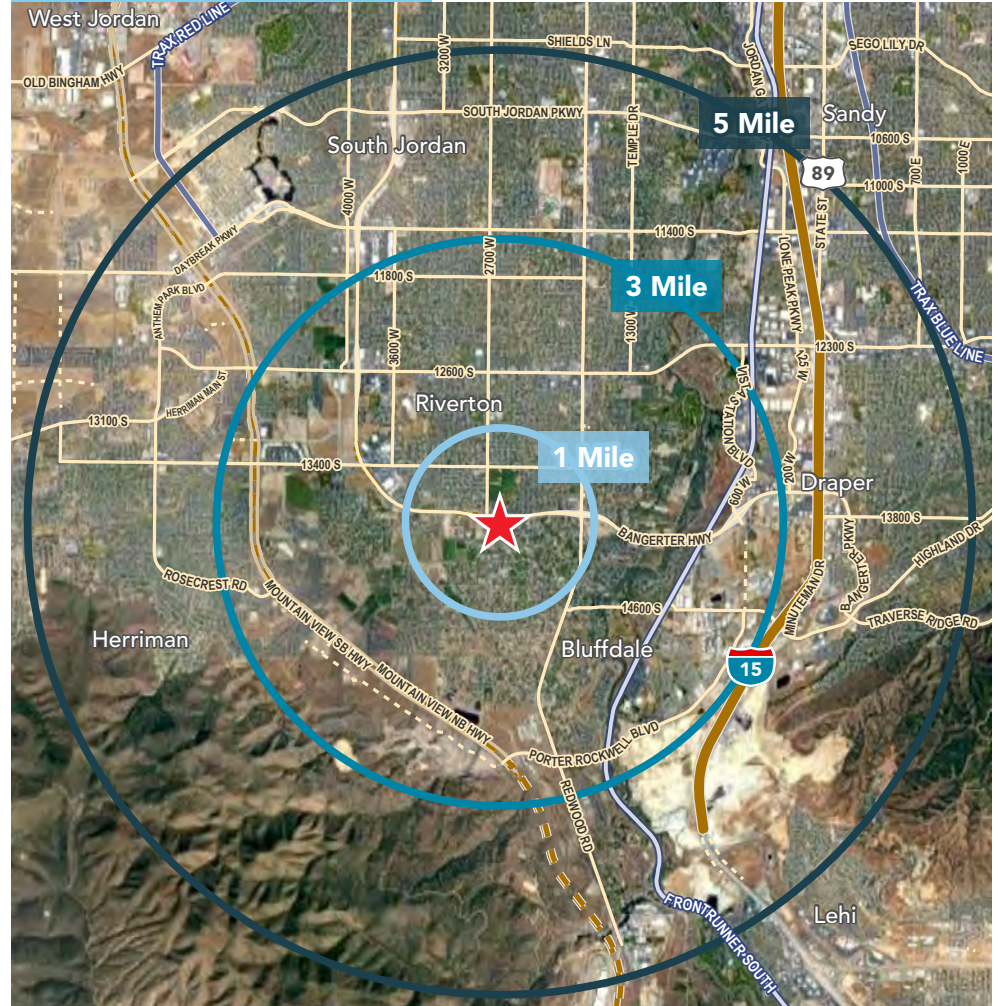


1 MILE
\$134,590
 2023 EST.
 INCOME

3 MILES
\$116,944
 2023 EST.
 INCOME

5 MILES
\$119,644
 2023 EST.
 INCOME

BUFFERS - 1, 3, 5 MILES



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