



RENDERING | BUILDING 1



RENDERING | BUILDING 2

OFFERING MEMORANDUM

# KINGSBARNS FLEX CONDOS BY

**BOUNTIFUL, UT**





# KINGSBARNs

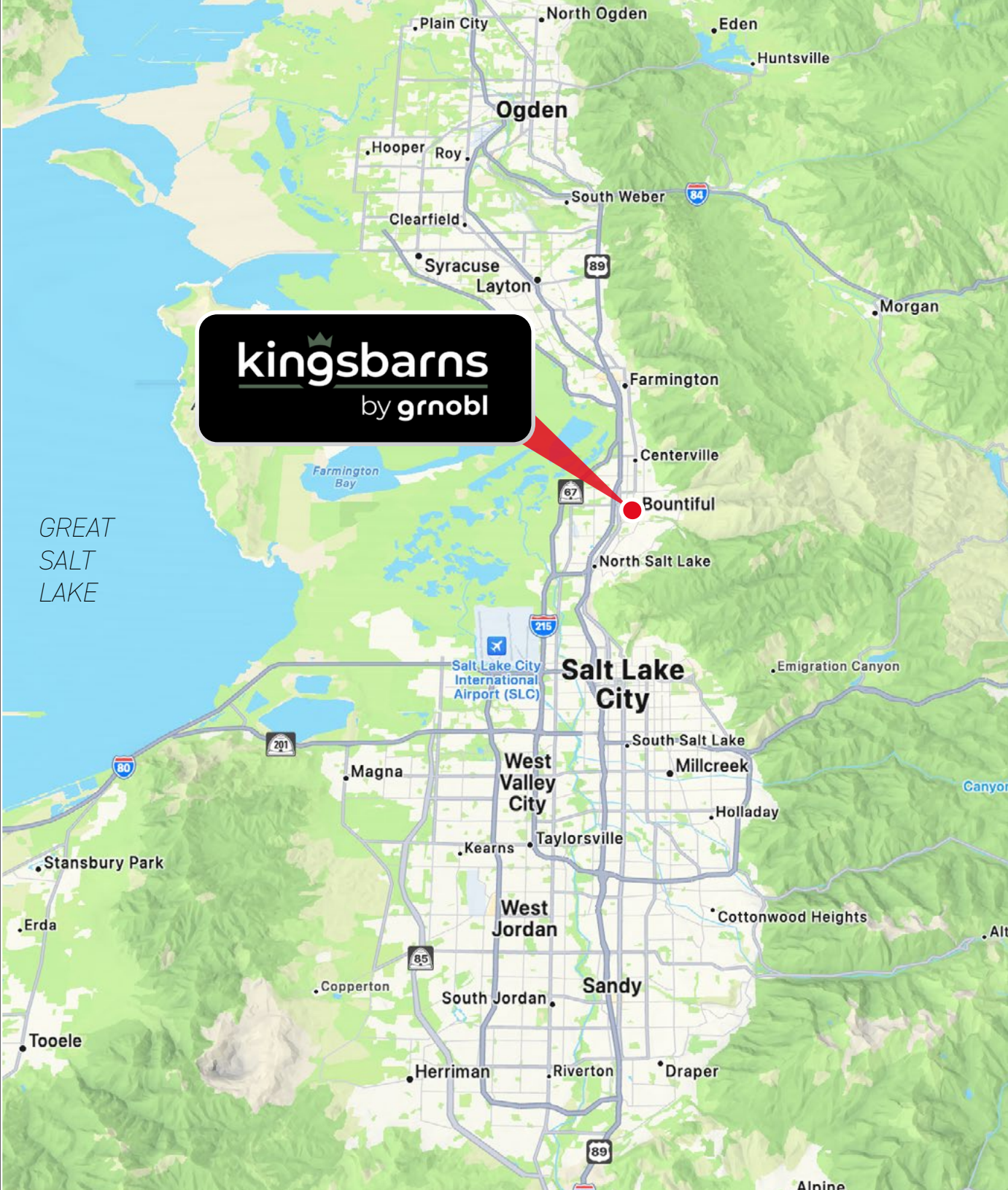
1385 S 500 WEST | BOUNTIFUL, UT | 84010

CONTACT BROKER 32,887  
PRICING SF

## INVESTMENT HIGHLIGHTS

- ▶ Flex Condo development in Bountiful, UT with easy access to downtown Salt Lake City. Great visibility on US-89 (21,500 VPD)
- ▶ Professional office building and two buildings of flexible space (46,887 SF total) located in Salt Lake City MSA.
- ▶ Two-floor professional office building sits at frontage of property and is 14,000 SF (7,000 SF per level)
- ▶ Flex Condo Buildings (2) include 19 units (1,186 – 1,703 SF each). Potential buyers are able to purchase multiple units.
- ▶ Easy access to I-15 (198,000 VPD)

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION (2023 Proj.)	14,060	84,928	102,167
AVG. HOUSEHOLD INCOME	\$81,616	\$112,231	\$116,385
POPULATION GROWTH (2023-2028)	2.87%	6.05%	5.81%





# MARKET AREA





**PROPERTY**



**kingsbarns**  
by grnobl



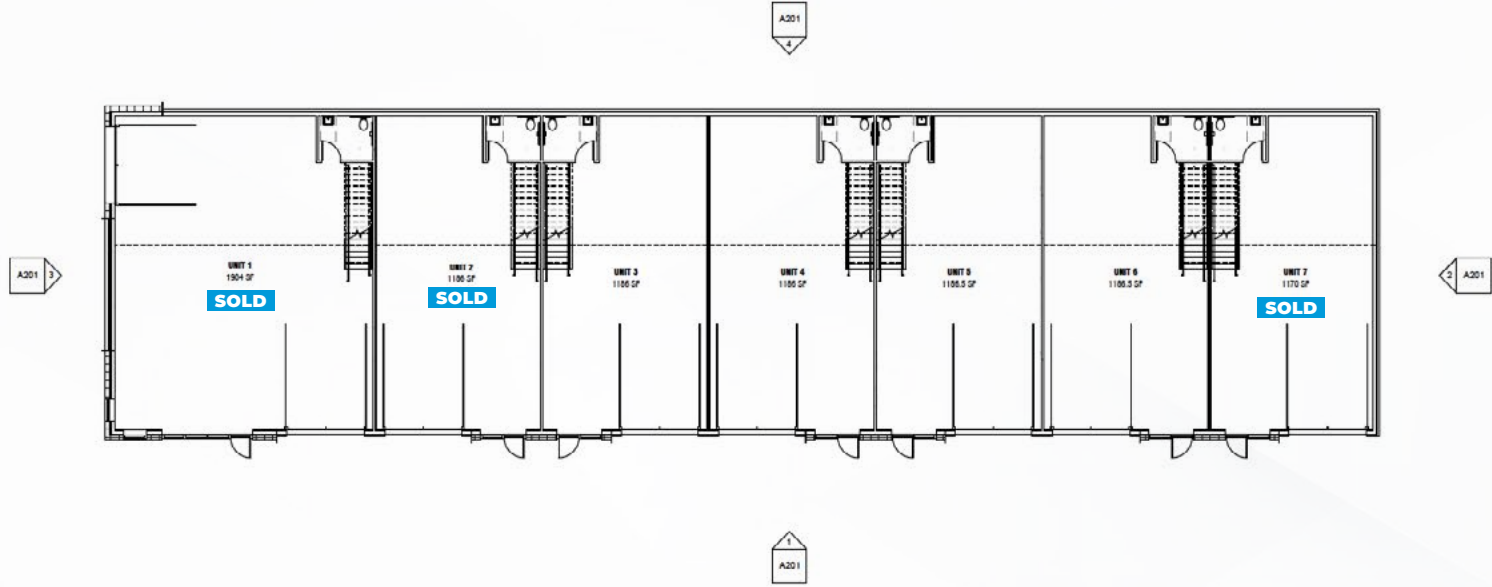


# SITE PLAN



19 MAN CAVES  
2 STALLS/UNIT = 38 STALLS  
TOTAL OPEN STALLS: 5 STALLS  
TOTAL OFFICE STALLS: 53 STALLS  
TOTAL: 96 STALLS  
OFFICE PARKING RATIO (GROSS)  
14,000/56 STALLS = 1 STALL PER 241 SF  
OFFICE PARKING RATIO (LEASEABLE)  
9,700/56 STALLS = 1 STALL PER 168 SF

# UNIT PLAN | BUILDING 1

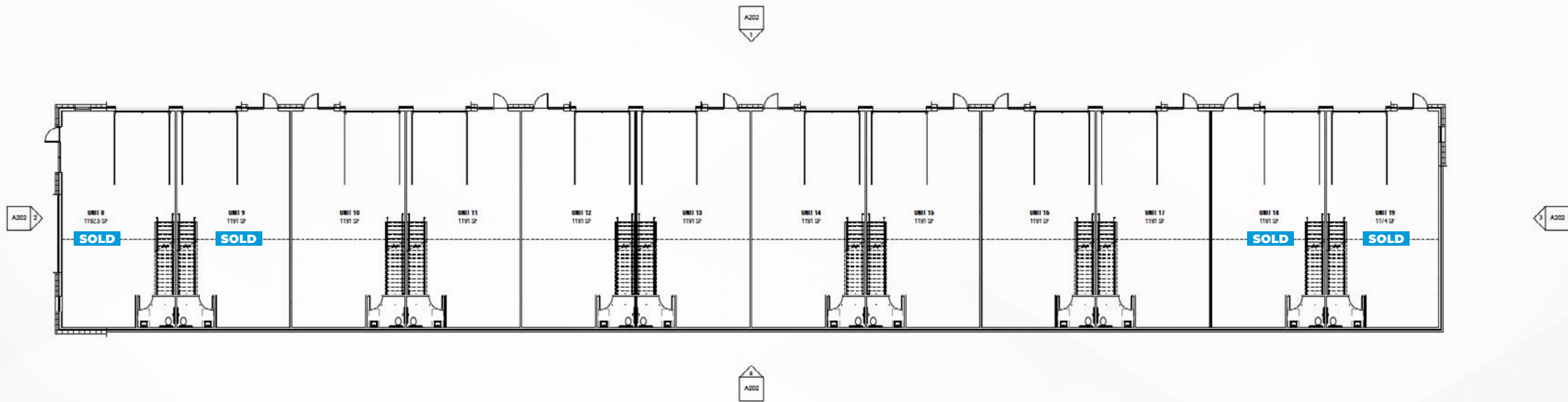


1 Level 1 BUILDING 1  
3/32" = 1'-0"



1 Level 2 - BUILDING 1  
3/32" = 1'-0"

# UNIT PLAN | BUILDING 2



2 Level 1 BUILDING 2  
3/32" = 1'-0"



2 Level 2 - BUILDING 2  
3/32" = 1'-0"



# ELEVATIONS | BUILDING 1



Element  
design collective

PROJECT  
ROBINTINOS  
Bountiful, Utah

REVISIONS:

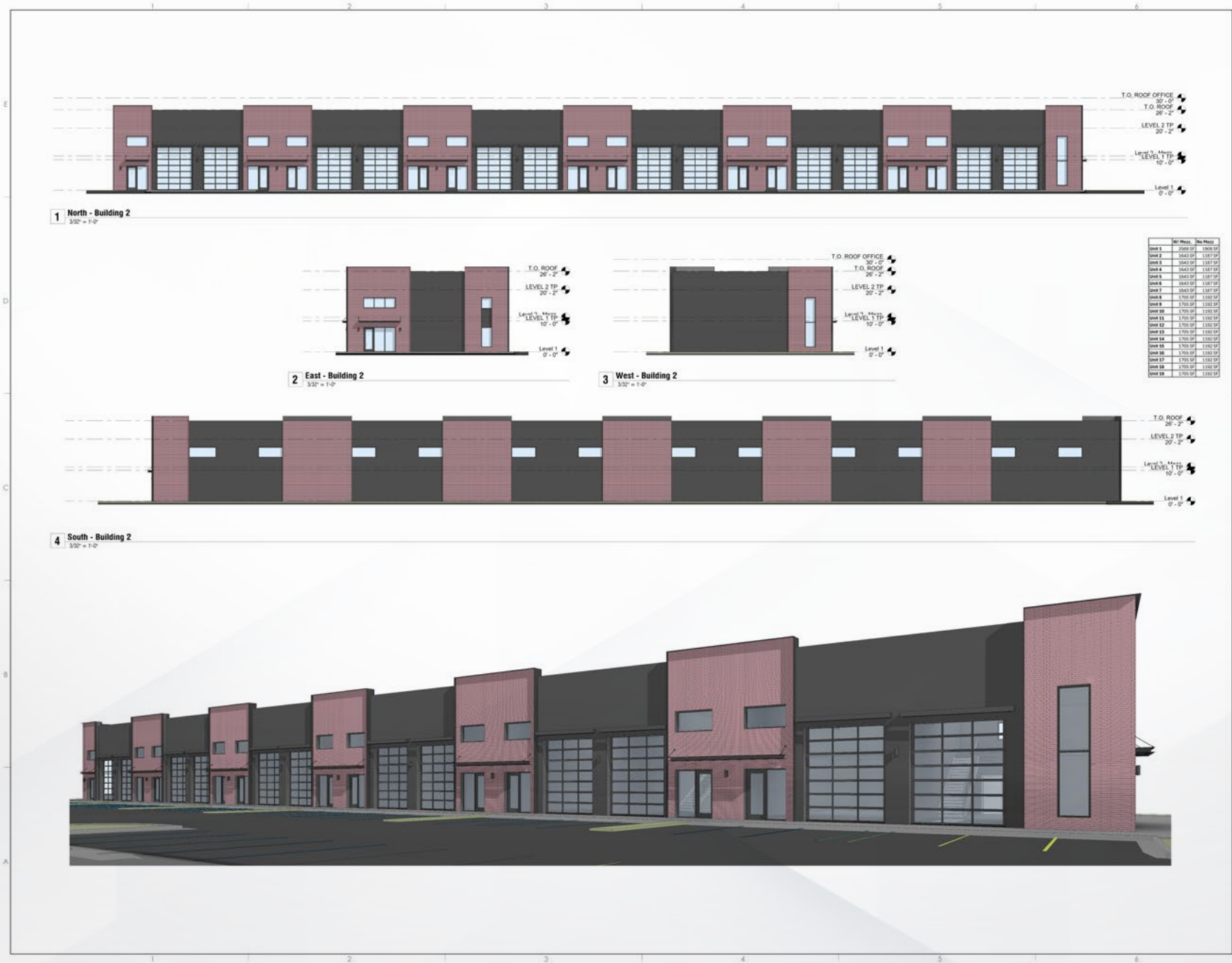
TITLE:  
EXTERIOR  
ELEVATIONS

SHEET:  
A201

ISSUE DATE: 06.29.2022  
CONCEPTUAL DESIGN



# ELEVATIONS | BUILDING 2



Architectural elevations are not to scale and are for informational purposes only. They are not to be used for construction or other purposes without the approval of the architect.

**Element**  
design collective

Not to scale. Dimensions are approximate. All dimensions are subject to change without notice. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

PROJECT  
**ROBINTINOS**  
Bountiful, Utah

REVISIONS:

TITLE:  
EXTERIOR  
ELEVATIONS

SHEET:  
**A202**

ISSUE DATE: 06.28.2022  
CONCEPTUAL DESIGN



# INTERIOR RENDERINGS





# SALT LAKE CITY

## METROPOLITAN AREA

Bountiful, UT is located in the Salt Lake City MSA, the capital and most populous city of Utah. As the commercial center of the metropolis and the scenic Intermountain West, Salt Lake City is a hub for travelers, with 70% of America's national parks and monuments within a day's drive. The city boasts a young, highly educated workforce, bolstered by institutions like the University of Utah. Known as the "Crossroads of the West," its economy thrives on service-oriented businesses, government, trade, transportation, utilities, professional services, and a growing alternative energy sector. Major transportation corridors, such as Interstates 15 and 80, along with the Salt Lake City International Airport, cement its role as a global distribution hub. Principal employers include Salt Lake County, University Hospital, Amazon SLC1, Delta Airlines, and Primary Children's Medical Center.

Salt Lake City is home to a vibrant, creative population supported by a community that values the arts in all forms. The Salt Lake City Arts Council hosts major events like the Twilight Concerts and the Living Traditions Festival. The Delta Center Arena, home to the NBA's Utah Jazz, along with venues like the Eccles Theater, Abravanel Hall, and the Pioneer Memorial Theater, offers residents and visitors a rich cultural and entertainment scene.

**1.2 MILLION**

**METRO POP.**

**TOP 3**

**BEST US CITY  
TO STAR CAREER**







## DISCLAIMER

The information contained in this commercial real estate package is provided for general informational purposes only and should not be relied upon as the sole basis for making investment decisions. While every effort has been made to ensure the accuracy and completeness of the information provided, the owner and broker make no representations or warranties, express or implied, as to the accuracy, reliability, or completeness of the information.

Prospective buyers and tenants are advised to conduct their own independent investigations and due diligence, including verification of all property details, financial statements, zoning regulations, and any other factors that may influence their decision. Neither the owner nor the broker shall be liable for any errors, omissions, or inaccuracies in the information, or for any loss or damage resulting from reliance on the information provided in this package.

All projections, opinions, assumptions, or estimates are supplied for illustrative purposes only and involve significant elements of subjective judgment and analysis. They should not be construed as guarantees of future performance.

This package does not constitute an offer to sell or a solicitation of an offer to buy any property, and it is subject to withdrawal or modification without notice. All property pricing, availability, and other terms are subject to change without notice.

By accepting and using this commercial real estate package, the recipient agrees to hold harmless the owner, broker, and their respective affiliates, agents, and representatives from any and all claims, demands, or causes of action arising out of or relating to the use of this package or the information contained herein.

For further information and to verify any details, please contact the broker directly.





# RYAN FLINT, SIOR

**PRESIDENT & CEO, HG MANOR REAL ESTATE**

Ryan Flint, SIOR, is a businessman and the President and Chief Executive Officer at HG Manor Real Estate Group, a full-service commercial real estate firm representing entrepreneurs, business owners and companies in the acquisition, disposition, and leasing of commercial real estate properties. For more than a decade, he has brokered on some of the largest and most complex commercial real estate transactions locally, regionally, and nationally.



**CONTACT ME FOR MORE DETAILS**

**801-814-9632 | [RYAN@HGMANOR.COM](mailto:RYAN@HGMANOR.COM)**