

RAIL CENTRAL

1790 BONANZA DRIVE • PARK CITY, UTAH

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

COMMERCIAL DIVISION



PROPERTY SUMMARY

ADDRESS: 1790 Bonanza Drive

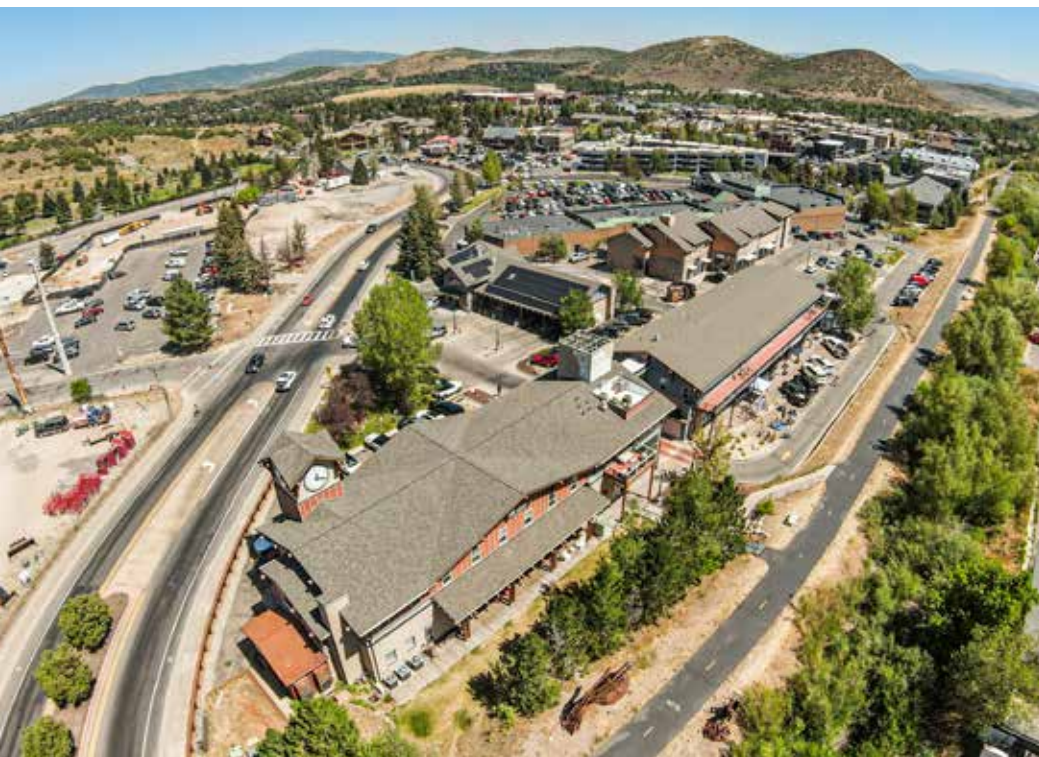
SALE PRICE: \$19,500,000

TOTAL SF: 36,911 SF

LOT ACRES: 1.85

CAP RATE: 5.00%

Rail Central is a unique multi-tenant office/retail property strategically positioned in the heart of Park City, Utah. This offering provides investors a rare opportunity to acquire a stabilized asset in a high barrier-to-entry market, supported by a diverse roster of established local and national tenants, excellent demographics, and immediate connectivity to robust year-round tourism.





Rail Central offers stable cash flow, mark-to-market upside potential, and a coveted location just minutes from Park City's world-class resorts, Main Street, and major day-to-day economic engines such as Kimball Junction and the Canyons Village base area.



- Strong tenant retention and professional service providers
- Flexible suite sizes appealing to a broad range of users
- Proximity to major resorts, trail systems, and affluent residential communities
- Robust local economic and demographic drivers supporting retail and professional demand
- Strategic visibility and access within the Park City region





LOCATION

Regional Overview

Project Vicinity

Project ADT

REGIONAL OVERVIEW

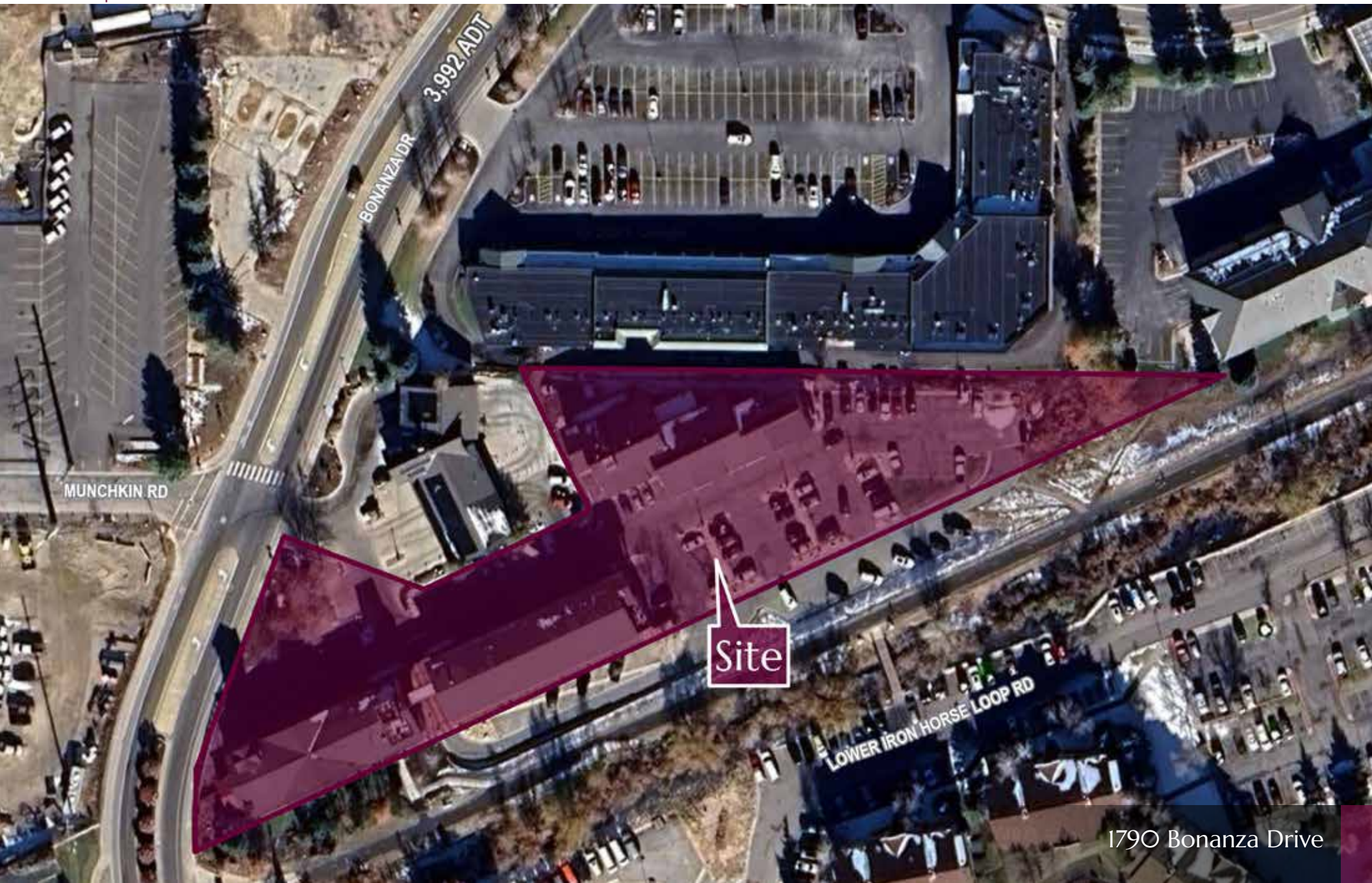


PROJECT VICINITY



1790 Bonanza Drive

PROJECT ADT



Site

1790 Bonanza Drive



VICINITY OVERVIEW

Park City Area

Demographic Data

Local Resources

Park City Limits Market Overview



PARK CITY AREA

Park City in Summit County, Utah, is part of the Wasatch Back. The city is 32 miles southeast of downtown Salt Lake City and 20 miles from Salt Lake City's east edge of Sugar House along Interstate 80. On average, the tourist population greatly exceeds the number of permanent residents.

The city brings in a yearly average of \$529.8 million to the Utah Economy as a tourist hot spot, \$80 million of which is attributed to the Sundance Film Festival. The city has two major ski resorts: Park City Mountain Resort and Deer Valley Resort. Both ski resorts were the major locations for ski and snowboarding events at the 2002 Winter Olympics.

Deer Valley Resort® has been rated #1 ski resort in the country many times and in 2015, Park City Ski Resort and Canyons resorts merged, creating the largest ski area in the U.S. In all, the resort boasts 330 trails, 43 lifts, and 6 terrain parks.

The city is the main location of the United States' largest independent film festival, the Sundance Film Festival, home of the United States Ski Team, training center for members of the Australian Freestyle Ski Team, the largest collection of factory outlet stores in northern Utah, the 2002 Olympic bobsled/skeleton/luge track at the Utah Olympic Park, and golf courses. Outdoor-oriented businesses such as backcountry.com, Rossignol USA, and Skullcandy have their headquarters in Park City. The city has many retailers, clubs, bars, and restaurants, and has nearby reservoirs, hot springs, forests, snowmobiling, hiking and biking trails.

WINTER IN PARK CITY



Greatest Snow on Earth

Winter in Park City is unparalleled. Home to the Sundance Film Festival, Woodward Park City, and location of two of the country's top rated ski resorts, Park City Mountain and Deer Valley Resort. Not only did the resorts host many of the 2002 Winter Olympic events, they also offer sleigh rides, mountain side dining, and shopping. Each resort received over 600" of snow fall in the 2022-2023 season. In addition to alpine skiing and snowboarding, Park City offers world class backcountry skiing, cross country skiing on the many miles of groomed trails, snowshoeing, snowmobiling, ice skating, sledding, and dining opportunities.

PARK CITY MOUNTAIN - 2022-2023 Snow Total: 636"

DEER VALLEY RESORT - 2022-2023 Snow Total: 606"

SUMMER IN PARK CITY



Come for the winter, stay for the summer

With so much to do during the summer, more and more people visit Park City specifically for the hiking, mountain biking, golf, and water sports on the Jordanelle Reservoir. In the summer, Park City features more than 400 continuous miles of trails which span over two resorts and 7,300 acres with an additional 8,000 acres of preserved open space and has been awarded the International Mountain Biking Association's highest Gold-Level Ride Center designation. This trail system provides the ideal setting for hiking, mountain biking, and trail running.

Situated just east of Park City and north of the Heber Valley, the Jordanelle Reservoir boasts some of the best boating, hiking, mountain biking, camping, wakeboarding, water skiing, stand up paddleboarding, and fishing in the state. Whether you plan on spending a day, weekend, or more, the Jordanelle and Deer Creek Reservoirs offers adventures and recreations for everyone.

LOCAL RESOURCES

HOSPITAL/URGENT CARE

INFORMATION CENTER

TRANSIT CENTER

PARKING

GROCERY STORES

STATE LIQUORE STORE

POST OFFICE

PARK CITY MUSEUM

PARK

DOG PARK

PARK CITY ICE ARENA

NATIONAL ABILITY CENTER

RECREATION CENTER

LIBRARY

NORDIC CENTER

10 Minutes

Kimball Junction

30 Minutes

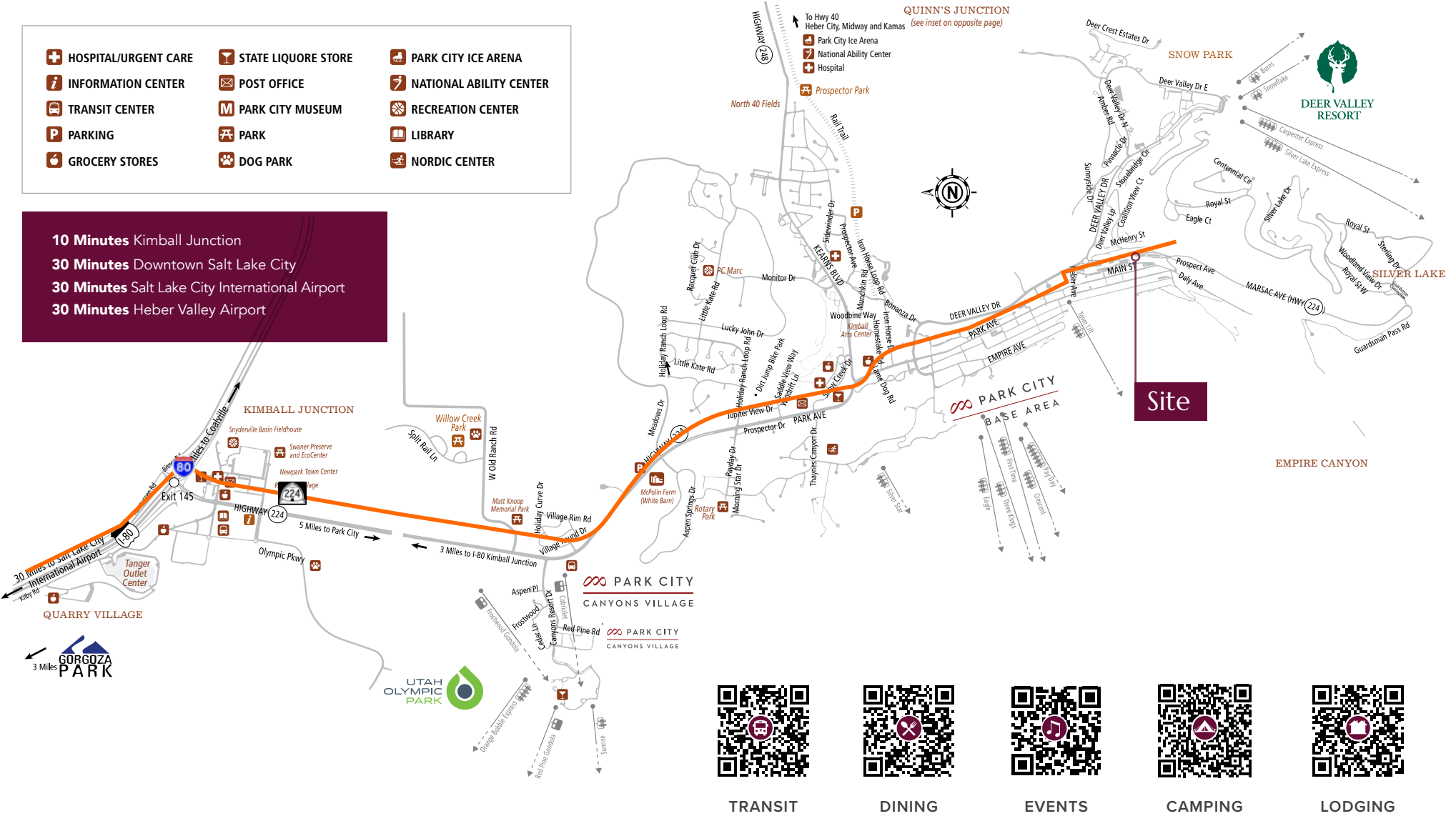
Downtown Salt Lake City

30 Minutes

Salt Lake City International Airport

30 Minutes

Heber Valley Airport



TRANSIT



DINING



EVENTS

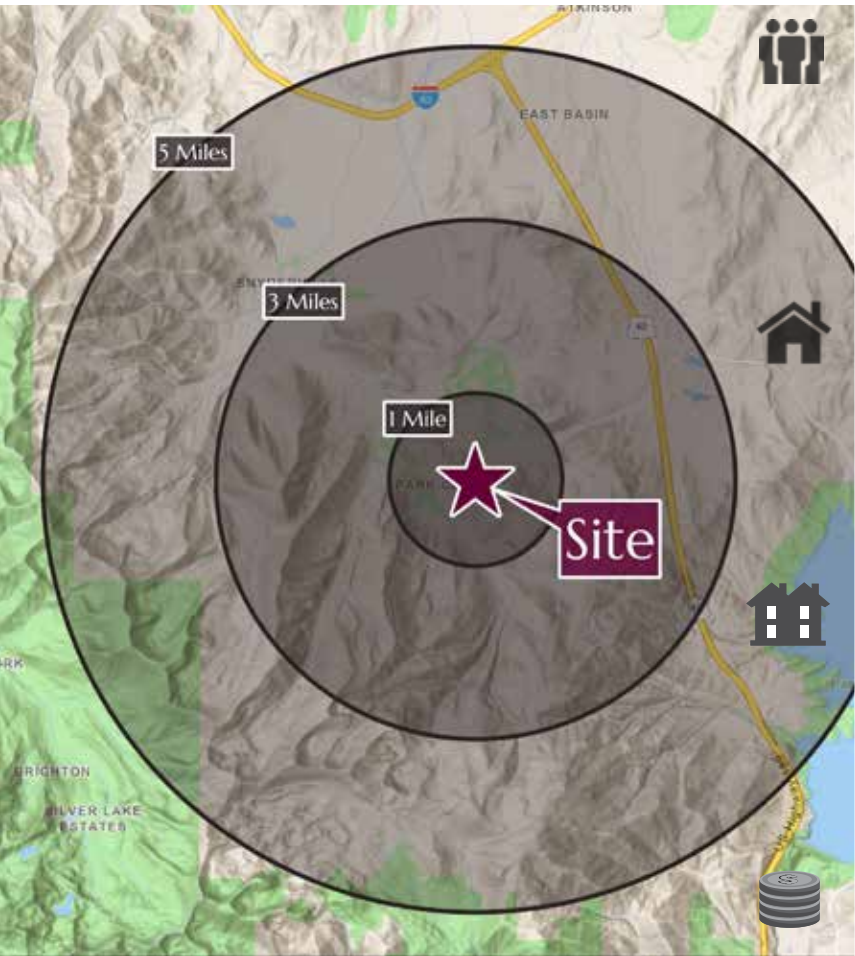


CAMPING



LODGING

AREA DEMOGRAPHICS



tourist information	4,006,071 approximate visitors			2,603,775 winter visitors			1,402,296 summer visitors		
	1 MILE RADIUS			3 MILE RADIUS			5 MILE RADIUS		
	total population			total population			total population		
	total households			total households			total households		
	total housing units			total housing units			total housing units		
avg household income	\$253,995			\$259,004			\$252,763		



PARK CITY LIMITS STATISTICS REPORT

Our Utah real estate markets benefit from the many factors that draw people and business to our state:

- Attractive Business Environment
- Educated Workforce
- Low Unemployment
- Job Creation and Strongest Labor Force since 2010
- Strong Economy
- 95% Economic Diversity
- Low State and Local Taxes
- State-of-the-Art International Airport
- Healthy Lifestyles
- Olympic Host (Winter 2034)
- Abundant Outdoor Activities
- Safe Neighborhoods
- Great School Districts

The real estate market along the Wasatch Back continues to be an option of great interest for both investors and primary homeowners, offering stability and an enhanced quality of life. Development properties are performing well, with buyers eager to secure their homes at today's market prices and to begin enjoying the amenities and lifestyle associated with these communities.

With significant developments either expanding or coming to market this year, this trend is likely to continue throughout 2025 and beyond.

Mortgage rates are expected to remain relatively steady through the remainder of 2025, with little indication of a significant drop. While the Federal Reserve has forecasted two potential rate cuts this year, the fed funds rate has remained unchanged so far in 2025, and mortgage rates—while not directly tied to the Fed's rate—often follow its general trend. Meanwhile, the 10-year Treasury yield, a key benchmark for mortgage rates, has increased slightly year-over-year, and current mortgage rates reflect a narrower spread than in 2024. Despite economic uncertainty and speculation around a possible recession, homebuyers should be cautious about waiting for lower rates, as housing affordability remains challenged by high prices and limited inventory. Even if rates fall, increased demand may drive prices higher, negating any potential savings.

Buyers focusing on well-positioned, well-maintained properties in prime locations are poised to benefit from annual price appreciation. This trend underscores the resilience of the Wasatch Back housing market and its appeal to those seeking long-term value in their investments. As 2025 unfolds, market participants will continue to navigate the balance between rate stability and strong housing demand, setting the stage for a dynamic year ahead.



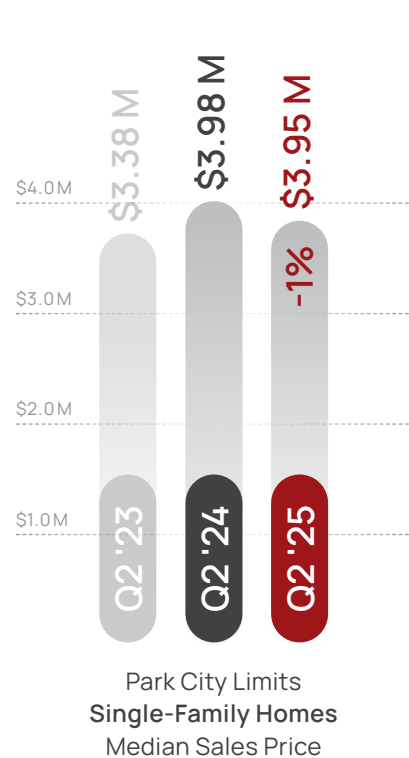
WHAT BRINGS BUYERS TO THE AREA:

Historic Main Street
Ski-In/Ski-Out Residences
Golf Communities
Trail Access

The heart of Park City spans from the world-class Deer Valley Resort and Park City Mountain to the iconic white barn, McPolin Farm. Park City Proper includes the neighborhoods and developments of **Aerie**, **Aspen Springs**, **Deer Valley®**, **Old Town**, **Park Meadows**, **Prospector**, **Thaynes Canyon**, **St Regis Deer Valley**, **Talisker Club Empire Pass**, and **The Residences at The St. Regis Deer Valley | Snow Park**.

PARK CITY LIMITS MARKET OVERVIEW

Single Family Homes



↑40%
Q2 2025 Sold Volume

Park City Limits
Single-Family Homes
Median Sales Price

\$3,988,000

Median Sales Price Q2 2024

\$3,950,000

Median Sales Price Q2 2025

↓1%

% Change Q2 2025

Park City Limits
Single-Family Homes
Units Sold

105

Units Sold Through Q2 2024

130

Units Sold Through Q2 2025

↑24%

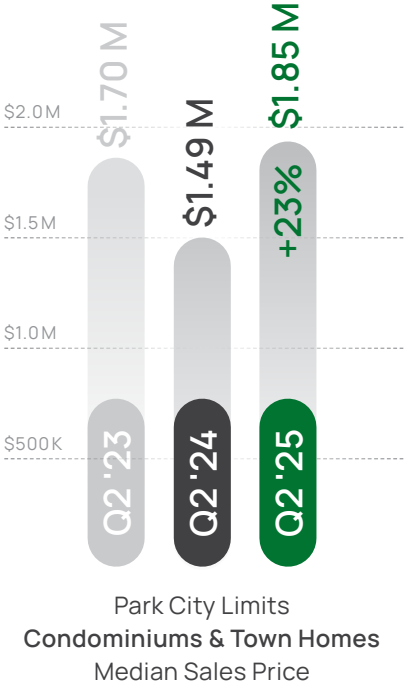
% Change Q2 2025



Percentage change compared to the same time previous year, rolling 12 month format. Please note small sample size in some instances. All statistics are based upon Park City Board of Realtors MLS data for the period of 7/1/24 to 6/30/25.

PARK CITY LIMITS MARKET OVERVIEW

Condominiums & Town Homes



↑40%

Q2 2025 Sold Volume

Park City Limits
Condominiums & Town Homes
Median Sales Price

\$1,499,000

Median Sales Price Q2 2024

\$1,850,000

Median Sales Price Q2 2025

↑23%

% Change Q2 2025

Park City Limits
Condominiums & Town Homes
Units Sold

244

Units Sold Through Q2 2024

257

Units Sold Through Q2 2025

↑5%

% Change Q2 2025

OUR COMPANY STORY

Knowledge. Trust. Service.

Founded in 1976, Berkshire Hathaway HomeServices Utah Properties is a family-owned residential, development, commercial, and advisory services real estate company. With over 30 offices throughout the Wasatch Front and Back, Logan, Moab, St. George, Kanab, and Southeast Idaho, the company has a long-standing track record of market dominance, dependability, and community-driven service.

From 2020-2024, the brokerage saw over \$20 billion in sales statewide securing the #1 position in Utah's real estate marketplace and is the #1 independently owned and operated brokerage in the Berkshire Hathaway HomeServices national and global network. As the only full-service brokerage firm in Utah, Utah Properties is proud to offer the most integrated transaction experience for its clients through its core services companies, Metro Mountain Mortgage, LLC and an industry leading title & escrow service provider.

Berkshire Hathaway HomeServices is built for a new era in residential real estate. The network, which is among the few organizations entrusted to use the world-renowned Berkshire Hathaway name, brings to the real estate market a definitive mark of trust, integrity, stability, and innovation. At present, the network consists of over 1,500 brokerages and more than 45,000 sales associates worldwide.

**BERKSHIRE HATHAWAY
HAS BEEN NAMED TO FORTUNE MAGAZINE'S
TOP 10 MOST ADMIRABLE COMPANIES IN THE WORLD
FOR TWELVE CONSECUTIVE YEARS.**

Where We Stand

2024 Global Network Awards

Berkshire Hathaway HomeServices Utah Properties received numerous brokerage, office, team, and individual awards at our annual Sales Convention held March 2025.

#1 Privately Owned Brokerage

Utah Properties is the #1 Independently Owned and Operated Brokerage in our Global Network

#3 Office In Overall Total Production

Our Park City Office is the #3 Office Overall by Total GCI in our Global Network

#10 Brokerage Overall

Utah Properties is the #10 Brokerage Overall by Total Production in our Global Network

8 Of The Top 100 Agents & Teams

Utah Properties has 8 of the Top 100 Agents and Teams (GCI) in our Global Network

KATIE WILKING CCIM, MRED
435-640-4964
katie@wc-cre.com

JILL CAMPBELL
310-600-0338
jill@wc-cre.com

RAIL & CENTRAL <small>REAL ESTATE SERVICES</small>	
Building Two	Building One
THE MASON PROPERTY GROUP 230	CONRAD'S REAL ESTATE PART CO
U.S. BANK REAL ESTATE 235	
STREIBER, HANSEN PROPERTY AT LAW 242	CONRAD SODER
BLAKESLEE BUILDERS, LLC 244	
BLAKESLEE BUILDERS, LLC 250	ALAN SCHONBERG DAY STUDIO
BLAKESLEE BUILDERS, LLC 252	JILL PACKHAM FISCHER WEST
BLAKESLEE 275	
JAN ACC	

BERKSHIRE HATHAWAY | UTAH PROPERTIES
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