



OFFERING MEMORANDUM

Stone Creek Retail

100% Leased Multi-Tenant Neighborhood Center | Clearfield, Utah



\$5.2M ASKING PRICE	\$183 PRICE / SF	28,489 LEASABLE SF	100% LEASED	17 TENANTS
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EXCLUSIVELY LISTED BY

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DISCLAIMER

This Offering Memorandum has been prepared by RE/MAX Commercial to provide summary information to prospective purchasers of Stone Creek Retail (the "Property") and to establish a preliminary level of interest. It does not purport to be all-inclusive or to contain all of the information a prospective purchaser may need.

The information contained herein was obtained from sources believed reliable, including the property owner, public records, and third-party data providers. However, neither the owner nor RE/MAX Commercial makes any representation or warranty, express or implied, as to its accuracy or completeness. Square footages, acreage, distances, and demographic figures are approximate. Photographs are provided for general reference and may not reflect current tenants, signage, or conditions.

Prospective purchasers should conduct their own independent investigation, including review of leases, financial records, the physical condition of the Property, zoning, and environmental matters, and should consult their own legal, tax, and financial advisors.

The owner reserves the right to reject any or all offers, to change the price or terms, and to withdraw the Property from the market at any time without notice. No contract shall bind the owner until a purchase agreement has been fully executed and delivered.

Please do not contact tenants or on-site staff. All property tours must be arranged through the listing broker.



Stone Creek Retail

Multi-Tenant Neighborhood Center | 490-570 East 1700 South, Clearfield, Utah 84015

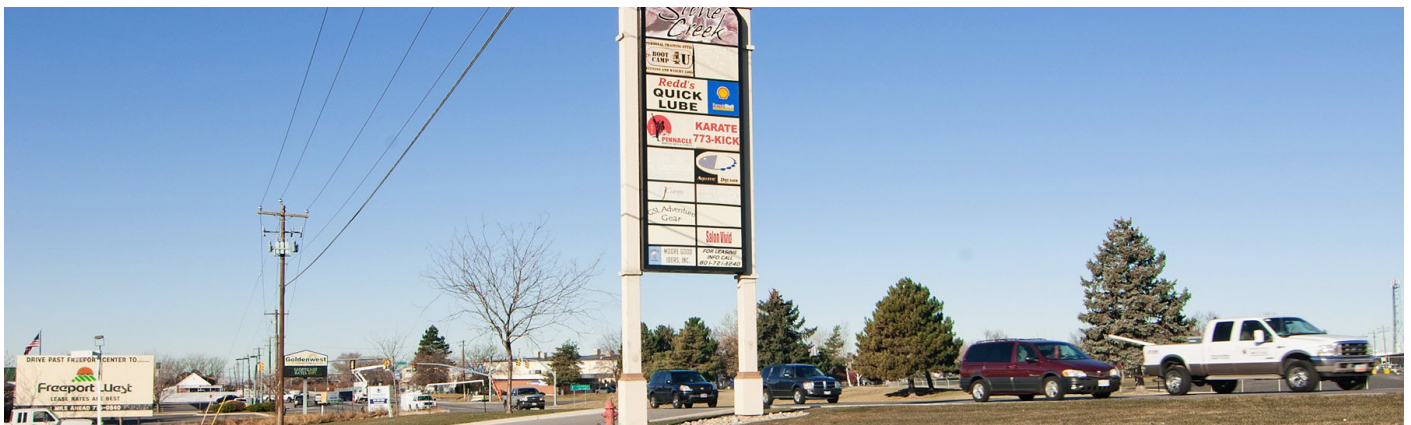
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RE/MAX Commercial is pleased to present Stone Creek Retail, a 100% leased, 28,489 SF multi-tenant neighborhood retail center on 2.62 acres at the southwest corner of Antelope Drive and 575 East in Clearfield, Utah. The center includes four addresses (490, 510, 540 and 570 East 1700 South) offered together under single ownership.

The property is home to 17 local tenants across a range of service and retail uses, with suites from 800 to 4,800 SF. It sits on one of Davis County's primary east-west arterials with about 44,000 vehicles per day, roughly one mile from I-15 and less than half a mile from the Clearfield FrontRunner station.

INVESTMENT HIGHLIGHTS

- **Fully leased.** 100% occupancy with 17 tenants and no vacancy to absorb.
- **Diversified tenant base.** Automotive, fitness, salon, food, pet and contractor users. No single tenant carries a disproportionate share of income.
- **Strong collections.** Rent collections have run at 97% of billings through 2026 with minimal bad debt.
- **Revenue upside.** Leases permit utility and CAM recovery, giving a new owner a clear path to grow income as leases renew.
- **High-visibility hard corner.** 375 feet of frontage on Antelope Drive with a monument pylon sign.
- **Regional demand drivers.** 2.4 miles to Hill Air Force Base and adjacent to the Freeport Center industrial park.
- **Deep trade area.** 101,688 residents within 3 miles with a median household income of \$103,091.
- **Low-maintenance improvements.** Masonry construction with no reported deferred maintenance.



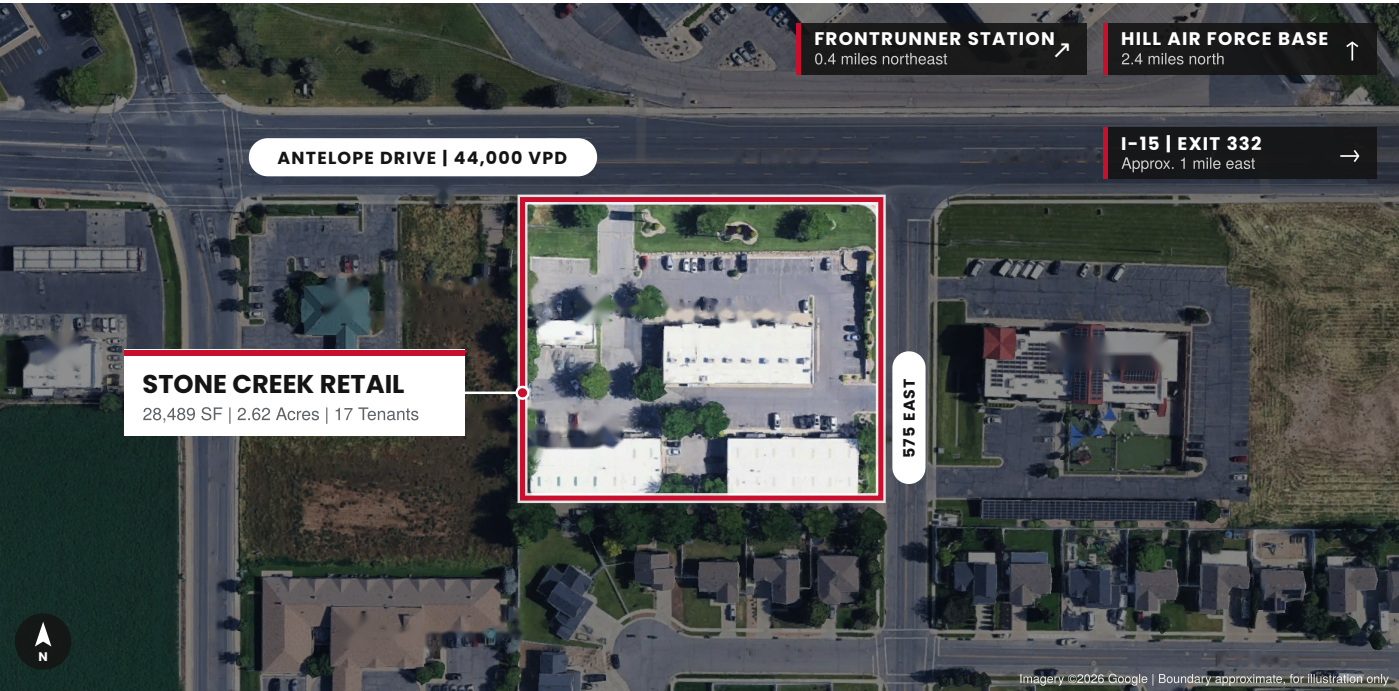
THE OFFERING

Property Name	Stone Creek Retail
Addresses	490, 510, 540 & 570 E 1700 S
City / State	Clearfield, UT 84015
County	Davis
Parcel Number	12-074-0032
Property Type	Neighborhood Retail Center
Asking Price	\$5,200,000
Price / SF	\$182.53
Occupancy	100% Leased
Tenants	17

BUILDING & SITE

Leasable Area	28,489 SF
Land Area	2.62 Acres
Buildings	4, Single Story
Year Built	2003-2007
Construction	Masonry
Building Class	B
Floor Area Ratio	0.25
Parking	109 Stalls (3.83 / 1,000 SF)
Zoning	C-2 General Commercial





SITE

The 2.62-acre site sits at the southwest corner of Antelope Drive (1700 South) and 575 East, with approximately 375 feet of frontage on Antelope Drive and 291 feet on 575 East.

Site improvements include 109 surface parking stalls, asphalt paving, concrete curb and sidewalks, pole-mounted lighting, and sprinklered landscaping. A monument pylon sign faces Antelope Drive and each building carries individual tenant signage.

IMPROVEMENTS

Buildings	4 freestanding, 1 story
Exterior	Masonry
Roof	Flat, sealed membrane
Clear Height	14 ft
HVAC	Forced air / central A/C
Roll-Up Doors	6
Special Features	Quick-lube service bays
Utilities	Metered by building
Deferred Maintenance	None reported

100%

LEASED

17

TENANTS

1,676 SF

AVERAGE SUITE SIZE

TENANT MIX

Stone Creek is leased to a diversified group of local businesses. The small-bay suite sizes spread income across many tenants, so no single lease drives the performance of the center.

Automotive Service

Including a quick-lube building with drive-thru service bays

Fitness & Martial Arts

Membership-based users that bring repeat visits

Salon & Beauty

Personal service tenants

Food & Specialty Retail

Neighborhood food and specialty shops

Pet Supply

Everyday needs retail

Contractor Showroom

Trade and showroom users

SUITE SIZE MIX

SUITE SIZE	SUITES	SF	% OF SF
Under 1,000 SF	1	800	3%
1,000 - 1,499 SF	11	13,460	47%
1,500 - 2,499 SF	3	6,499	23%
2,500 SF +	2	7,730	27%
Total	17	28,489	100%

LEASE STRUCTURE

Leases are Modified Gross at rents competitive with the market. The leases permit the landlord to recover utility and common area (CAM) costs, which today are largely unrecovered.

Value-add opportunity: Implementing utility and CAM recoveries allowed under the leases, and carrying them forward into renewals, gives a new owner a direct path to increase net operating income.

Collections have run at 97% of billings through 2026 with minimal bad debt.

Summary financials, rent roll summary, and lease expiration schedule are available to qualified buyers upon execution of a Confidentiality Agreement. Contact the listing broker to request.



ACCESS & PROXIMITY

Antelope Drive is the main east-west arterial connecting Clearfield, Layton, Syracuse and West Point. Stone Creek sits at a hard corner on this corridor between the I-15 interchange and the Freeport Center, giving tenants exposure to commuter, residential and workforce traffic.

DESTINATION	DISTANCE	NOTES
Antelope Drive (Frontage)	Adjacent	44,000 vehicles per day
Freeport Center	Adjacent (west)	Industrial park, 7,000+ employees
Clearfield FrontRunner Station	0.4 mi NE	Commuter rail, Ogden to Provo
I-15 Interchange (Exit 332)	~1.0 mi E	Primary Wasatch Front freeway
Hill Air Force Base	2.4 mi N	24,000+ personnel
SR-177 (West Davis Corridor)	3.3 mi W	North-south highway

TRADE AREA DEMOGRAPHICS

101,688

POPULATION | 3 MILES

201,838

POPULATION | 5 MILES

\$103,091

MEDIAN HH INCOME | 3 MILES

~10,000

PROJECTED NEW RESIDENTS | 5 YRS

381,227

DAVIS COUNTY POPULATION (2025)

\$110,884

DAVIS COUNTY MEDIAN HH INCOME

Sources: LoopNet / CoStar trade area data (3 and 5 mile); U.S. Census Bureau QuickFacts, Davis County (July 2025 population estimate; 2020-2024 ACS median household income).

CLEARFIELD & DAVIS COUNTY

Clearfield is located in Davis County on Utah's northern Wasatch Front, between Salt Lake City and Ogden. Davis County grew by roughly 5% between 2020 and 2025, and county households earn a median income above \$110,000 with a homeownership rate over 77%.

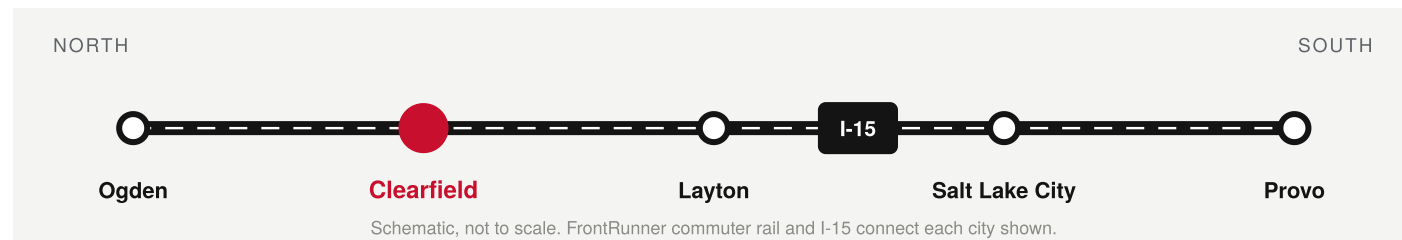
The area benefits from direct I-15 access, FrontRunner commuter rail, and continued residential growth in the neighboring cities of Syracuse, West Point and Layton.

ECONOMIC DRIVERS

Hill Air Force Base. One of the largest employers in Utah, with more than 24,000 personnel and an estimated economic impact of more than \$4 billion per year. The base sits 2.4 miles north of the property.

Freeport Center. Adjoining the property to the west, the Freeport Center covers about 680 acres and 7 million SF of industrial space, home to more than 70 companies and a workforce of over 7,000.

NORTHERN WASATCH FRONT CORRIDOR



Additional sources: Utah Defense Alliance (Hill AFB); Freeport Center (freeportcenter.com). Figures are approximate and should be independently verified.



PRICING & OFFERING PROCESS

SECTION 07 | OFFERING MEMORANDUM

\$5,200,000

ASKING PRICE

\$182.53

PRICE / LEASABLE SF

\$1.98M

PRICE / ACRE

OFFERING TERMS

Asking Price	\$5,200,000
Sale Type	Investment
Addresses Included	490, 510, 540 & 570 E 1700 S
Occupancy at Sale	100% Leased
Parcel Number	12-074-0032
County Total Assessment	\$4,103,601

TOURING THE PROPERTY

All tours are by appointment only through the listing broker. Please do not contact tenants, visit tenant suites, or speak with on-site staff without prior approval.

Offers should be submitted as a Letter of Intent to the listing broker.

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To request the Confidentiality Agreement and Financial Overview, contact Bill directly by phone or email.



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