

# WINCO FOODS ANCHORED RETAIL INVESTMENT

## MULTI-TENANT INVESTMENT

2592 S. 5600 W., West Valley City, UT 84120



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# INVESTMENT HIGHLIGHTS

## WINCO SHADOW-ANCHORED CENTER WITH DAILY-NEEDS TENANCY

The Property is positioned adjacent to WinCo Foods, creating a strong daily-needs draw for the center and supporting consistent customer traffic for the in-line shop space. The current rent roll reflects a diversified mix of necessity and service-oriented tenants, including Mattress Firm, Great Clips, Simply Smiles Dental, Dickey's Barbecue, Smart Loans, House of Hookah, and Boba, which helps reduce reliance on any single small-shop category.

## STRATEGIC WEST VALLEY INFILL LOCATION WITH IMPROVED REGIONAL ACCESS

Located along 5600 West in the heart of West Valley City, the Property benefits from direct connectivity to SR-201, I-215, Bangerter Highway, I-15, and I-80. The June 2021 opening of the Mountain View Corridor connection to SR-201 further enhanced north-south mobility in western Salt Lake County, including roadway improvements at 3500 South and 5600 West, strengthening access and visibility for the surrounding retail corridor.

## ATTRACTIVE IN-PLACE CASH FLOW WITH CONTRACTUAL RENT GROWTH

The offering provides \$408,682 of Year 1 NOI with pricing at a 6.25% CAP Rate, supported by contractual rent increases across much of the tenant roster. The current rent roll also indicates a WALT of approximately 4.3 years, offering a combination of near-term cash flow stability and future lease-up / mark-to-market opportunity.

## LOCATED IN UTAH'S SECOND-LARGEST CITY JUST MINUTES FROM DOWNTOWN AND SLC

West Valley City is identified by the City's economic development office as Utah's second-largest city and offers exceptional centrality within the Salt Lake Valley. The city is approximately 10 minutes from both downtown Salt Lake City and Salt Lake City International Airport, giving the Property access to one of the region's largest population, labor, and consumer bases.

## PROXIMITY TO A MAJOR REGIONAL AIRPORT AND INTERMOUNTAIN DISTRIBUTION NETWORK

Salt Lake City International Airport is one of the region's key infrastructure assets, with more than 330 daily flights, 100 nonstop destinations, and a record 28.4 million passengers in 2024. Combined with West Valley City's immediate highway access and freight connectivity, the location benefits from strong regional accessibility that supports both resident spending patterns and long-term commercial demand.

## SUPPORTED BY A DIVERSE EMPLOYMENT BASE AND ESTABLISHED BUSINESS COMMUNITY

West Valley City continues to attract a broad range of employers and commercial users due to its location, workforce access, and transportation infrastructure. The city's economic development materials highlight major employers such as Amazon, Hexcel, Frito-Lay, Snap Finance, and Pride Transport, reinforcing the depth of the local employment base that supports surrounding retail demand and long-term tenant performance.

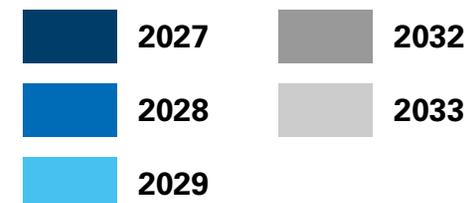
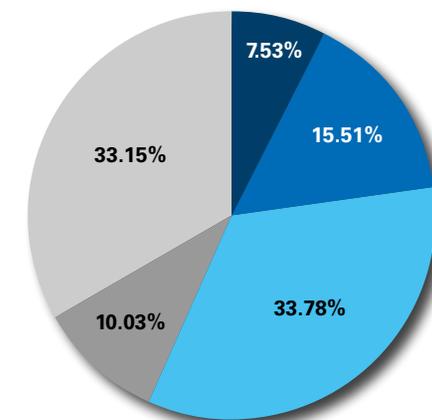
## PROFORMA

Rent Income	\$421,321
Vacancy/Reserve (3%)	\$(12,640)
<b>Net Operating Income</b>	<b>\$408,682</b>

<b>CAP RATE</b>	<b>6.25%</b>
<b>PRICE</b>	<b>\$6,540,000</b>

## WALT: 4.34 YEARS

## LEASE EXPIRATION DATE BY YEAR (% of Income)



# INVESTMENT SUMMARY



LISTING PRICE

\$6,540,000



NOI

\$408,682



CAP RATE

6.25%

## RENT ROLL as of 7/1/2026

SUITE	TENANT	SF	BASE RATE/Year	MONTHLY/Ave for 1st year	1st Year ANNUAL	Lease Start	LED	Comments
101	Great Clips	1,200	\$ 36.77	\$ 3,677	\$ 44,125	11/1/2019	10/31/2029	-3% Annual Inc. each November
102	Simply Smiles Dental, LLC	2,015	\$ 29.72	\$ 4,991	\$ 59,894	10/1/2019	9/30/2028	-2.7% Annual Inc. each October
103	Dickeys Barbecue	2,600	\$ 33.19	\$ 7,191	\$ 86,286	11/1/2019	10/31/2029	-11/2026 Inc to \$7,253.37 11/2027 Inc to \$7,650.34 11/2028 Inc to \$7,856.90
104	Smart Loans Financial, LLC	835	\$ 34.81	\$ 2,422	\$ 29,063	8/1/2022	7/31/2027	-3% Increase in August
105	House of Hookah Smoke Shop Inc.	1,000	\$ 38.72	\$ 3,227	\$ 38,724	2/1/2022	1/31/2032	-3% Annual Inc. each February
106	Boba	1,000	\$ 35.23	\$ 2,936	\$ 35,230	4/17/2023	4/30/2033	-3% Annual Inc. each April
107	Mattress Firm Inc.	4,000	\$ 32.00	\$ 10,667	\$ 128,000	7/1/2022	6/30/2032	-Rent shown is for 7/1/2027 (Buyer will receive a credit for differential of rent between closing and 7/1/27)
<b>Totals</b>		<b>12,650</b>	<b>\$ 33.31</b>	<b>\$ 35,110</b>	<b>\$ 421,321</b>			

# PROPERTY SUMMARY

## PROPERTY TYPE

Fully occupied retail center anchored by WinCo Foods

## BUILDING AREA

12,650 SF

## FRONTAGE & ACCESS

Property is accessible from SR-201 and SR-85 (Mountain View Corridor) located on 5600 West, which is the primary retail corridor in West Valley City.

## TENANTS

Mattress Firm, Dickeys Barbecue, Great Clips, Simply Smiles Dental, Smart Loans Financial, House of Hookah and Boba

## TRAFFIC COUNTS

5600 West: 50,587 ADT

Parkway Boulevard: 6,633 ADT

Mountain View Corridor: 11,718 ADT

## YEAR BUILT

2010

## ZONING

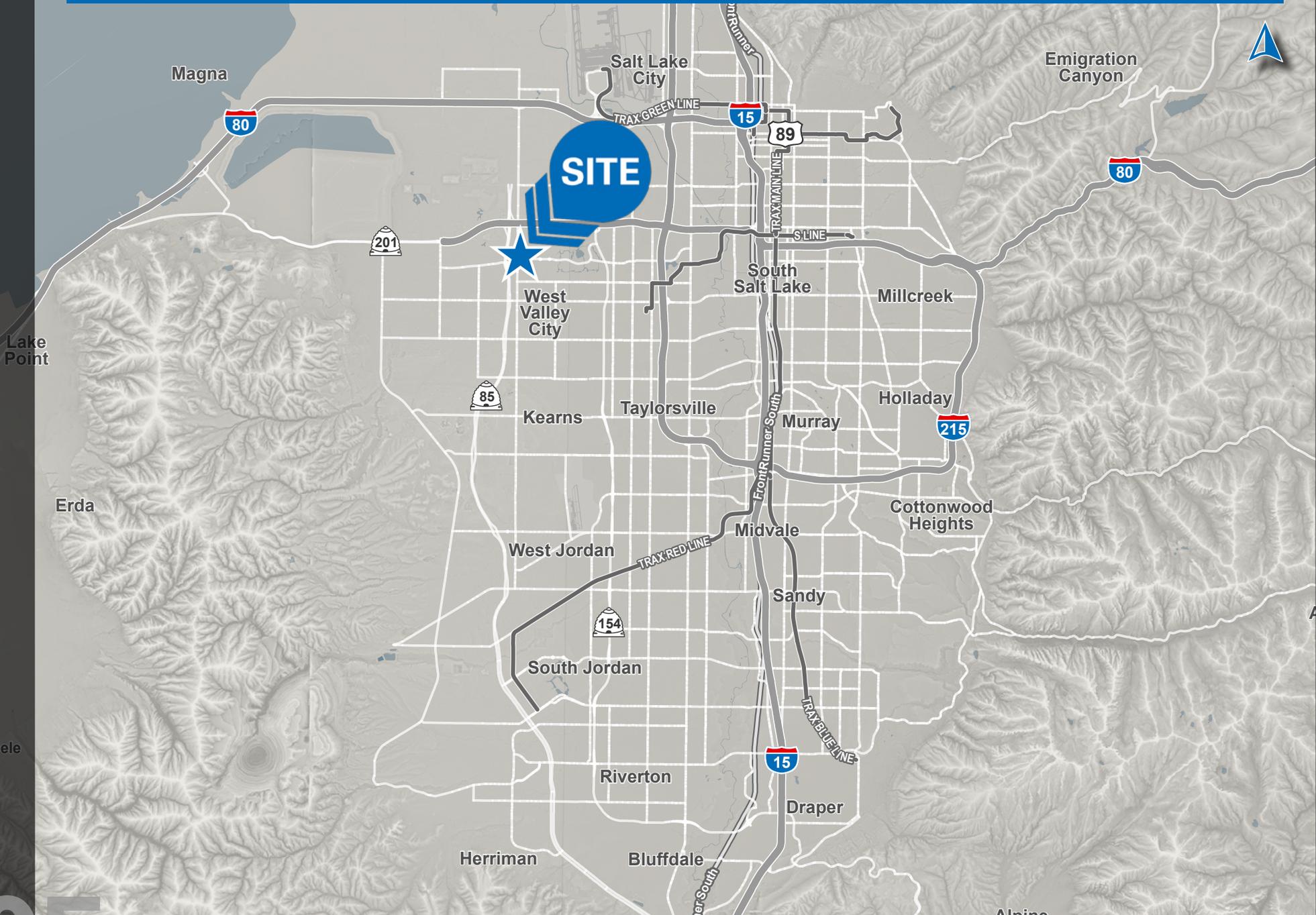
C-2 General Commercial



## LAND OVERVIEW

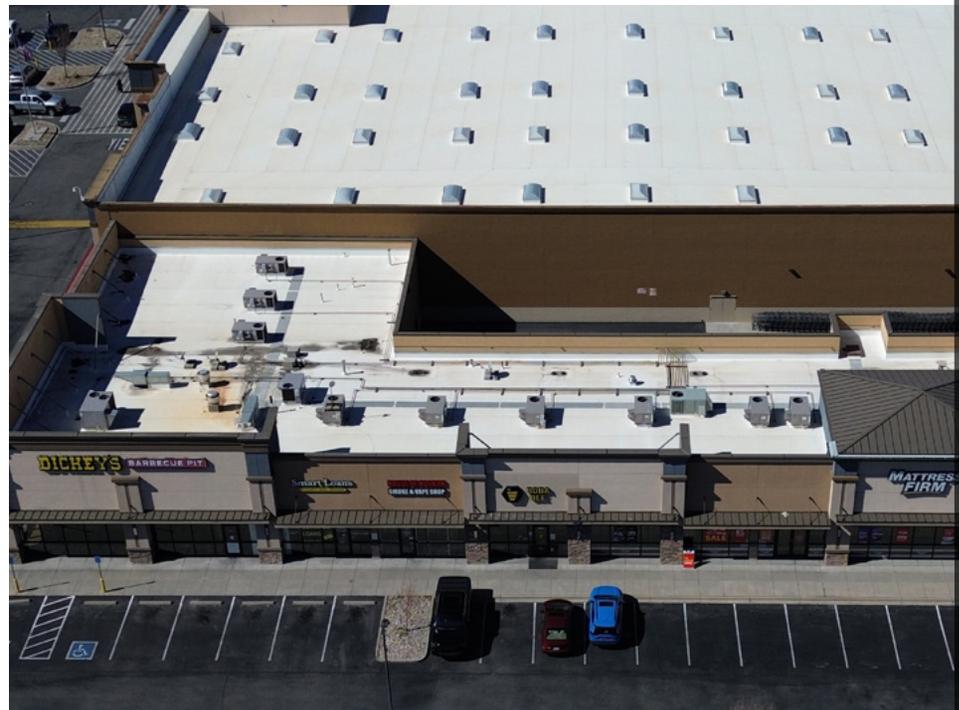
APN #	ACRES	SF
14-23-477002	1.61	70,132

# LOCATION





# PROPERTY PHOTOS



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**Newmark Mountain West | WinCo Foods Anchored Retail Investment**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# SITE



# 2025 DEMOGRAPHICS

West Valley City is the second-largest city in Utah and a major economic center within the Salt Lake Valley, offering strategic access to regional and national markets. Located just minutes from downtown Salt Lake City and approximately 10 minutes from Salt Lake City International Airport, the city benefits from exceptional transportation connectivity, including direct access to I-215, State Route 201, Bangerter Highway, and the expanding Mountain View Corridor, which continues to enhance north-south mobility across the western Salt Lake Valley. With I-15 and I-80 accessible within minutes, the area supports efficient distribution and commuter access throughout the Intermountain West. This robust infrastructure, combined with proximity to a large and skilled workforce within the Salt Lake metropolitan area, has helped attract a diverse mix of logistics, manufacturing, and corporate employers, positioning West Valley City as a key hub for commerce and regional growth.

		1 MILE	3 MILES	5 MILES
EST. POPULATION		8,986	87,064	204,520
2030 PROJ. POPULATION		8,547	82,556	194,896
EST. HOUSEHOLDS		2,587	24,796	61,174
EST. AVERAGE HOUSEHOLD INCOME		\$121,421	\$119,251	\$109,262
EST. MEDIAN HOUSEHOLD INCOME		\$103,121	\$102,423	\$93,547

# Why Utah?

**#1**  
**ECONOMIC  
OUTLOOK**

(Rich States, Poor States, 2024)

**#1**  
**BEST STATE TO  
START A BUSINESS**

(WalletHub, 2025)

**#1**  
**BEST STATE FOR  
SOCIAL MOBILITY**

(Archbridge Institute, 2024)

**#1**  
**BEST STATE  
OVERALL**

(U.S. News, 2024)

**#1**  
**TOP JOB  
MARKET**

(WSI/Moody Analytics, 2024)

**#2**  
**BEST STATE  
ECONOMY**

(WalletHub, 2025)

**#2**  
**MOST FINANCIALLY  
LITERATE STATE**

(WalletHub, 2023)

**#4**  
**BEST-PERFORMING  
SMALL CITIES: ST. GEORGE**

(Milken Institute, 2024)

**#4, #5**  
**BEST-PERFORMING LARGE  
CITIES: SALT LAKE CITY, PROVO**

(Milken Institute, 2024)

**AAA**  
**CREDIT  
RATING**

(Fitch Ratings, 2024)

Utah has firmly established itself as one of America's strongest economies and most business-friendly environments. For **18 consecutive years**, the state has ranked **#1 in Economic Outlook** (Rich States, Poor States). In 2025, Utah was named **#2 Best State Economy** and **#1 Best State to Start a Business** (WalletHub). Companies benefit from a pro-growth legal and tax environment, light regulation, and electricity costs nearly **30% below the national average**.

## UTAH DEMOGRAPHICS

**3.55M**

Population

**#1**

Fastest Growing Population

**91%**

Have a High School Diploma,  
70% have College Experience,  
37% Have a Bachelor's Degree

**32.8**

Median Age  
(Lowest in the Nation)

**77%**

of State's Population Live in  
Greater Salt Lake Region

**1.3%**

Growth Rate (2025)

## Economic Overview

The numbers reinforce the story: Utah’s employment expanded **2.3% year-over-year** as of June 2025, more than double the U.S. average, while **net tech employment grew ~5% in 2024**. The state’s GDP continues to climb at a rate outpacing most peers, supported by over **71,000 new business applications filed in 2023**. Leading companies including **Goldman Sachs, Adobe, Amazon, and Microsoft** are expanding operations here, underscoring Utah’s role as a destination for advanced manufacturing, finance, technology, and life sciences investment.

Utah’s consistent recognition at the top of national rankings is proof of its long-term stability and growth trajectory—exactly the fundamentals investors seek.



jetBlue



Goldman Sachs



SkyWest AIRLINES

AMAZON



CHG Healthcare

verizon



C.R.England

Walmart



ebay

ancestry



ZIONS BANK

## Lifestyle

Beyond its business climate, Utah offers the vibrancy and lifestyle that help companies attract and retain talent. Salt Lake City will host the **2034 Winter Olympic and Paralympic Games**, making it the first U.S. city ever to host the Winter Games twice (previously in 2002). This global spotlight reinforces Utah’s international visibility and its capacity to deliver world-class events.

Professional sports are thriving. The **Utah Jazz** (NBA) remain a flagship franchise with deep local and national presence. Smith Entertainment Group recently acquired Utah’s first NHL team, rebranding it as the **Utah Mammoth**, while also investing in venues and sports innovation. On the community side, the **Salt Lake Bees**, a Triple-A affiliate of the Los Angeles Angels, provide family-friendly entertainment and regional engagement.

### UTAH SPORTS



### BEST PLACE TO LIVE & BEST TOWN EVER

Salt Lake and Park City, Outside Magazine



### ONE OF THE HEALTHIEST METRO AREAS

Salt Lake, Atlantic Cities Magazine



### 15 WORLD-CLASS

Ski Resorts



### #1 HIKING CITY

Salt Lake City, National Geographic Adventure



5

National Parks



### #1 STATE FOR FUTURE LIVABILITY

Gallup Wellbeing



### MORE THAN 9 MILLION ACRES

of National Forest



43

State Parks

# CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 2592 S. 5600 W., West Valley City, UT 84120. 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.

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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.



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