



Do Not Disturb Tenant

FOR INVESTMENT SALE

Tactical Penguin Single Tenant Investment

1995 N. Main St.
Layton, UT 84041

NEWMARKMW.COM

NEWMARK
 **MOUNTAIN WEST**

Financial Analysis

RENT ROLL

TENANT	SF	\$ PSF	MONTHLY	ANNUAL	LED	Escalations	Comments
TACTICAL PENGUIN - 1995 MAIN STREET - APPROXIMATELY 0.76 ACRES							
Tactical Penguin	9,000	\$20.80	\$15,600	\$187,200	10 Years	3% Annually	NNN

PROFORMA

RENT INCOME	\$187,200
CAP RATE	6.75%
PURCHASE PRICE	\$2,770,000

Tenant Overview



TACTICAL PENGUIN

Year Established: 2012

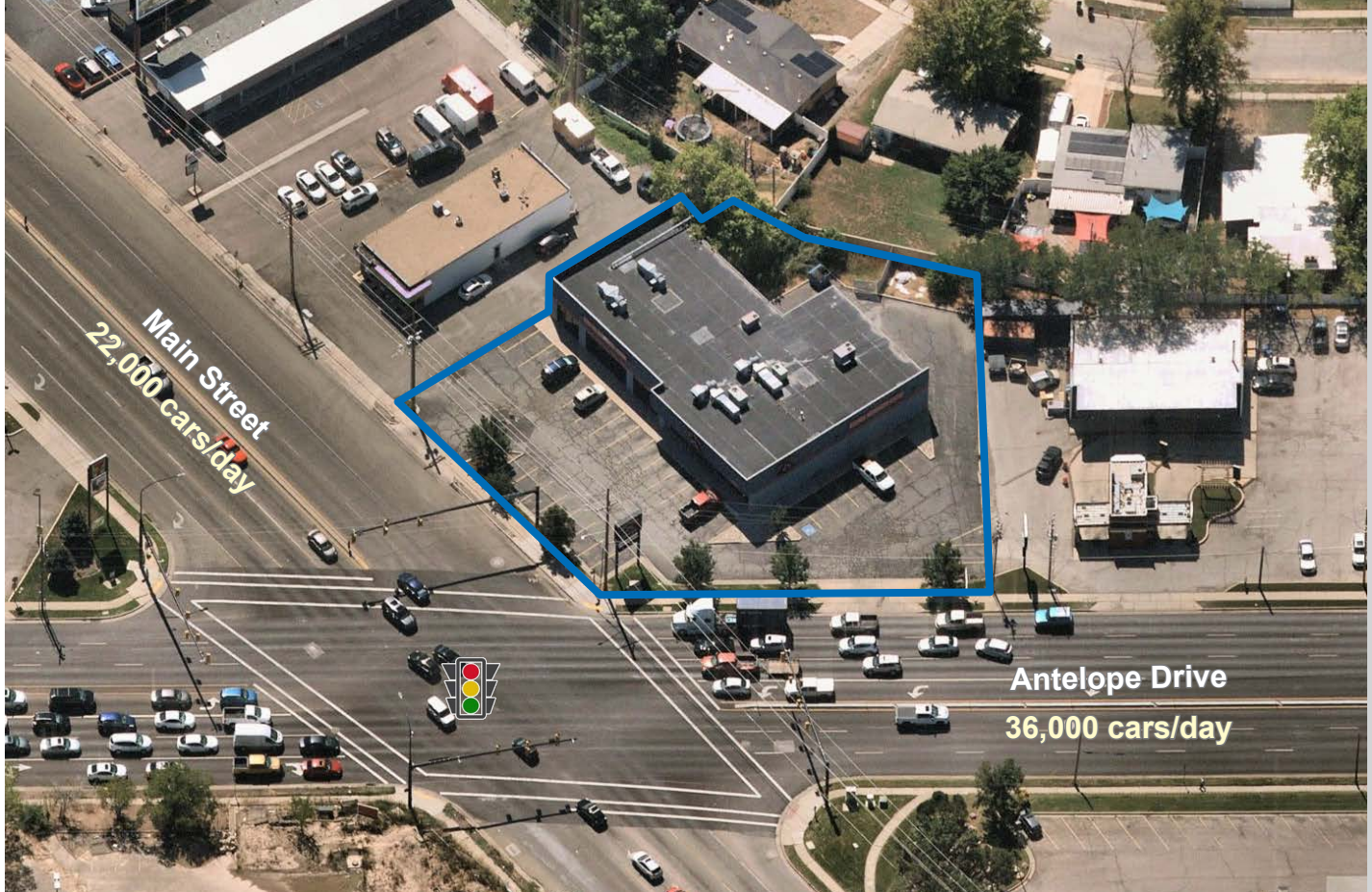
Number of Locations: 5

Website: tacticalpenguin.com

Founded in 2012, Tactical Penguin started as an at-home Cerakote application shop and has grown to Utah's premiere destination for firearm enthusiasts, hunters, military and LEO throughout the state.

Our mission is to serve every customer with personalized solutions, exceeding expectations at every turn. We are committed to delivering an exceptional experience that fosters trust, loyalty, and long-lasting relationships. Our goal is not just to sell products but to create a seamless, enjoyable, and rewarding customer journey.





Layton Property

1995 N. MAIN ST.
LAYTON, UT 84041

\$2,770,000
SALE PRICE

\$187,200
NOI

6.75%
CAP RATE

PROPERTY HIGHLIGHTS

- Single Tenant 10 Year NNN Lease
- Freestanding hard corner retail in the heart of Layton on Main Street and Antelope Drive
- 9,000 SF
- .60 acres
- High Traffic Count: 36,000 Cars per day on Antelope Drive
- Showroom, retail counter, indoor shooting range
- 30 parking stalls
- Zoned CH (Highway Commercial)
- New roof with warranty in place
- Immediate I-15 access



RANCHO MARKETS

LIVING SPACES

Weber State University Davis Campus

SITE



CommonSpirit Holy Cross Hospital



Davis County Convention Center

LAYTON HILLS MALL
CBL Properties
JCP DICK'S Dillard's

HOBBY LOBBY KOHL'S BIG 5 SPORTING GOODS

Layton Hills Business Park

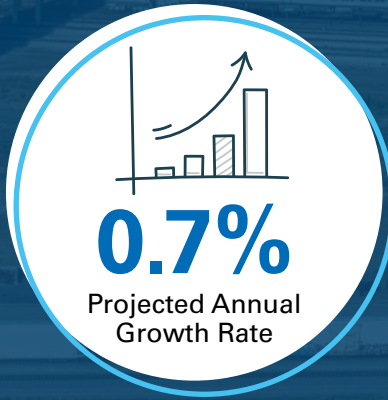
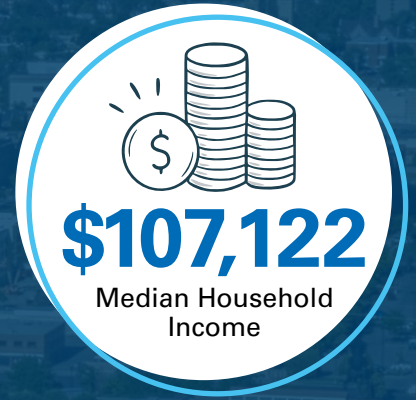
Layton Industrial Park

Sugar Street Industrial Park



DAVIS & WEBER COUNTIES, UT

Davis and Weber Counties is a thriving economic hub characterized by a diverse and rapidly growing population, making it an attractive destination for businesses. The region boasts a strong economy driven by key sectors such as advanced manufacturing, aerospace, logistics, healthcare, and education, supported by a highly skilled workforce. Strategic access to major transportation routes, including I-15 and proximity to Salt Lake City International Airport, enhances connectivity for businesses. With competitive costs for commercial real estate, a business-friendly environment, and a high quality of life, Davis and Weber Counties is an ideal location for companies seeking growth and expansion opportunities in Northern Utah.



Tactical Penguin Single Tenant Investment

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