



OFFERING MEMORANDUM

RETAIL INVESTMENT

25 E KENSINGTON AVE
SALT LAKE CITY, UT

JONAH HORNSBY, CCIM
JONAH@ACRESUTAH.COM
801.580.4945

OWNER/AGENT

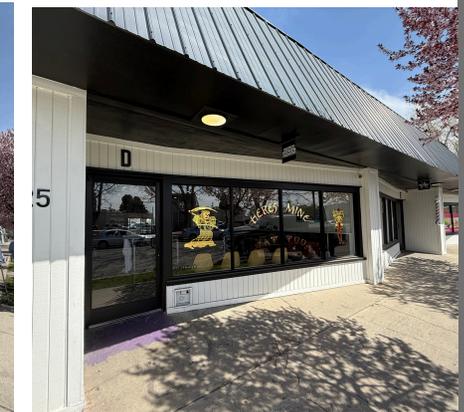
ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

THE OFFERING

Align Real Estate is pleased to present this fully leased retail investment opportunity in Salt Lake City's Ballpark neighborhood. This site offers stabilized cash flow with 7 tenants, off street parking and major capital improvements.

PROPERTY ADDRESS	25 E Kensington Ave, Salt Lake City, UT
SQUARE FEET	8,200 SF
ASKING PRICE	\$2,500,000.00
LOT SIZE	.33 of an acre
PARCEL NUMBERS	16-18-104-014
ZONING	MU-11
NOI	\$163,193 annual



RENT ROLL

25 E Kensington Ave

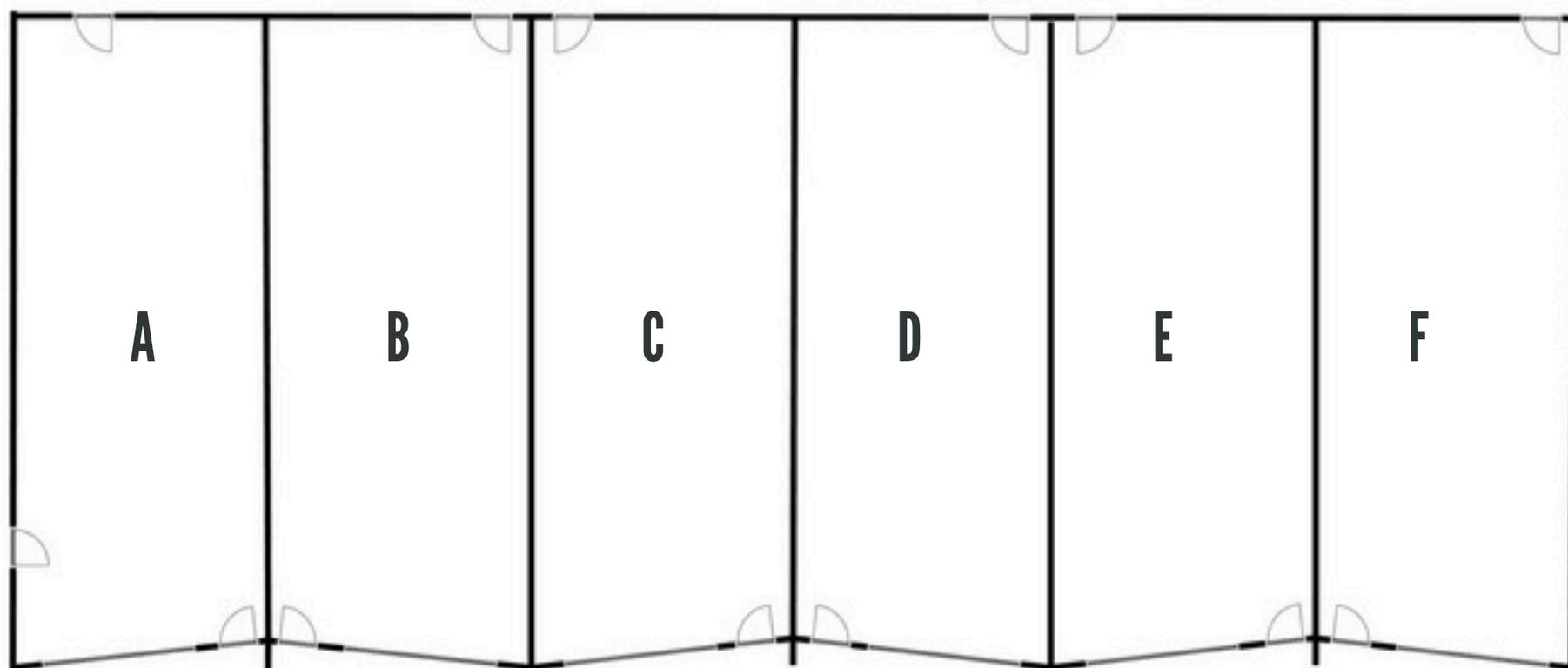
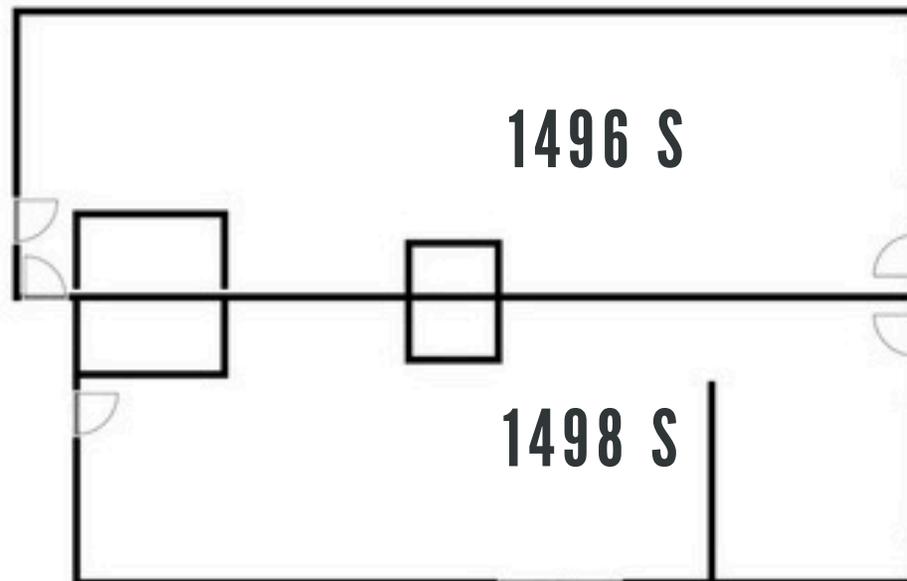
Unit	Tenant	SF	Rent	Notes	Lease Start Date	Lease End Date	Renewal Options	Deposit
A	Luna Café	1000	\$ 2,008.00	April 2026 - \$2,068.76	5/1/24	3/31/27	Yes, 1-2 year	\$ 1,950.00
B	Canela	1000	\$ 2,008.00	August 2026 - \$2,142.40	9/1/24	8/31/27	Yes, 1-1 year	\$ 2,141.40
C	SLC Dreads	1000	\$ 2,000.00	\$2300 May 2026, 3% annual inc Oct 2026	10/1/25	9/30/28	Yes, 1-3 year	\$ 2,300.00
D	Heres Mine Tattoo	1000	\$ 1,802.50	April 2026 - \$1,856.56	4/1/24	3/31/26	Yes, 1 - 2 year	\$ 1,750.00
E	Boba Cuts	1000	\$ 2,163.00	October 2026 + - \$2,227,89	10/1/24	9/30/27	Yes, 1 - 1 year	\$ 2,000.00
F	Kind Massage	1000	\$ 1,950.00		10/1/23	9/30/26	Yes, 1-1 year	\$ 1,950.00
1498 Major Street	Royal Lounge	2200	\$ 3,800.00	Termination rights after month 60	12/1/23	11/31/33		\$ 4,000.00
Total		8200	\$ 15,731.50					\$16,091.40

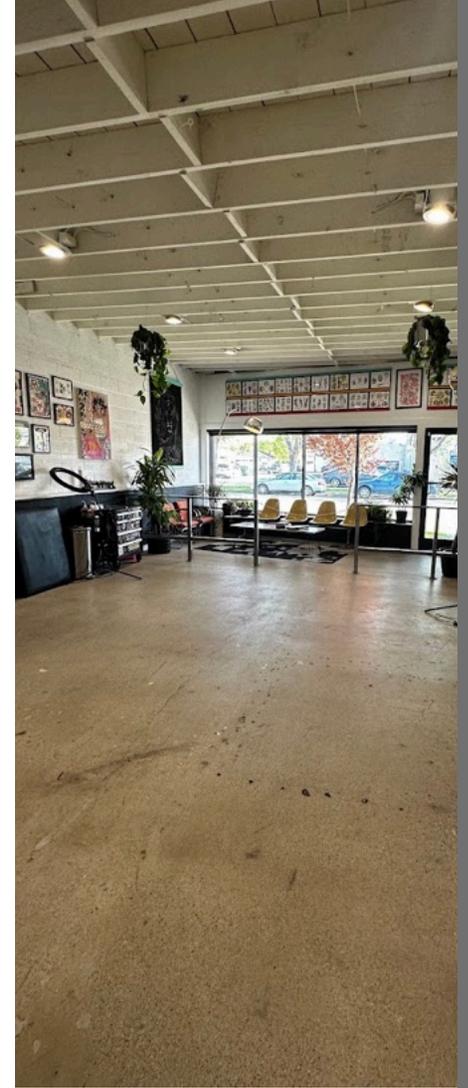
EXPENSES

Rental Income		\$ 188,778.00
Utility Reimburse	\$ 125.00	\$ 9,000.00
Gross Rental Income		\$ 197,778.00
Expenses	2025 Actual	
Property Taxes	\$ 11,808.00	
Insurance	\$ 1,488.00	
Power	\$ 12,887.00	
Gas	\$ 1,719.00	
Water/Sewer	\$ 3,412.00	
Trash	\$ 2,268.00	
Misc Repairs	\$ 1,003.00	
	\$ 34,585.00	
NOI		\$ 163,193.00



BUILDING LAYOUT





AREA MAP



WALMART

BALLPARK

DOWNTOWN SLC

AXIS TOWNHOMES

SITE

MAIN STREET

MAJOR STREET

ROHA BREWING

KENSINGTON AVE



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