

# LOGAN RETAIL

## MULTI-TENANT INVESTMENT

957 US-89, Logan, UT 84321



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 **MOUNTAIN WEST**

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# TABLE OF CONTENTS



# INVESTMENT SUMMARY

## STRONG TENANCY MIX

This exceptional property boasts prime frontage along US Highway 89, offering outstanding visibility and strong traffic counts. The center is 100% occupied by a solid mix of national and regional tenants — all with multiple locations and strong financial performance. Current tenants include:

Wright Physical Therapy – 19 locations

Dollar Loan Center – 71 locations

Professional Dental – 19 locations

With its premier location, stable tenancy, and proven tenant financial strength, this property represents a high-quality investment opportunity with excellent long-term stability.

## RENT GROWTH

Excellent opportunity for rental upside with current rents positioned below market levels.

## GROWTH AREA

The five-mile population is 91,445, with an expected growth rate of 0.5% over the next five years, increasing the population to 93,691.



LISTING PRICE

\$2,252,741



NOI

\$152,060



CAP RATE

6.75%

# FINANCIAL ANALYSIS

RENT ROLL									
TENANT NAME	UNIT SF	LEASE START DATE	LEASE END DATE	ACTUAL RENT	ACTUAL RENT/SF	CAM	CAM/SF	OTHER EXPENSES	OPTIONS
WRIGHT PHYSICAL THERAPY (GROSS LEASE)	2,000	7/11/2024	11/10/2029	\$50,000	\$25.00		\$4.00	\$8,000.00	3% increases on gross rent. Two options of 5 years.
DOLLAR LOAN CENTER	1,207	7/11/2024	11/10/2029	\$32,589	\$27.00	\$4,828.00	\$4.00		3% increases annually. One option of 5 years.
PROFESSIONAL DENTAL	2,573	11/17/2025	11/16/2034	\$69,471	\$27.00	\$14,151.50	\$5.50		2% increases annually. Two options of 5 years.
	5,780			\$152,060		18,979.50			

Wright Physical Therapy is a gross lease. Actual rent is \$58,000 (\$29.00/SF). Numbers above reflect an NNN equivalent for comparison purposes with the additional \$8,000 (\$4.00/SF) shown in the Other Expenses column.



# PROPERTY SUMMARY

## LOCATION:

957 US-89  
Logan, UT 84321

## LAND AREA:

Subject property consists of 0.53 acres of land

## BUILDING AREA:

The subject property features a freestanding multi-tenant retail building totaling 5,780 square feet of gross leasable area

## TRAFFIC COUNTS:

US 89 – 22,403 ADT

## YEAR BUILT:

2013

## ZONING:

C – Commercial

## LAND OVERVIEW

APN #	ACRES	SF
02-085-0019	0.53	23,087

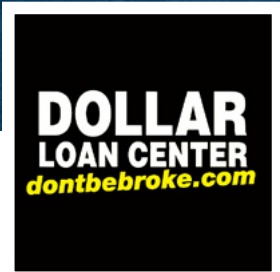




# SURROUNDING RETAIL



# TENANT PROFILES



Dollar Loan Center (DLC) was founded in 1998 by Charles “Chuck” Brennan, who is still the majority owner of the company and the CEO. With his strong background in the financial services industry, Chuck recognized that there was a better way to make short-term loans than the typical payday loan (a flat fee for holding a post-dated check for a fixed period). The business model was simple: offering customers a signature loan (no check or other collateral, simple interest – the interest accrues daily and does not compound). Compared to charging a flat fee upfront, this is a better product for the customer and one previously unavailable to anyone needing a short-term loan. The signature loan product also allows us to give credit to those without a checking account. This has recently helped attract more customers due to the changing banking environment.



The purpose of Professional Dental is to provide patients excellent dental care and treatment to get our patients and their families fully healthy; not healthier, but fully healthy.

Their vision is to unite Utah’s top oral health professionals to deliver exceptional dental care and advance the field through collaboration and innovation.




Wright Physical Therapy was founded in 2008 with the strong belief that optimal healing requires a blend of great character with compassionate competence. Recognizing that a high level mixture of those characteristics results in excellent care, they have expanded over the years to spread their reach to as many as possible.

Their clinics provide clean, energetic and uplifting atmospheres for your optimal healing. Wright PT Doctors of Physical Therapy serve a wide range of patients with orthopedic and sports medicine issues to powerfully get you back to your daily activities. They work with you through your injury from start to finish providing a robust home program to prevent the injury from repeating in the future. Their patients often comment on the unique environment that is uplifting, high-skilled and service-oriented, and they wouldn’t have it any other way. They conveniently serve you in our locations throughout the heart of the Magic Valley, Boise and Eastern Idaho.



# 2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		9,602	66,232	91,445
2030 PROJ. POPULATION		9,992	67,534	93,691
EST. HOUSEHOLDS		3,454	21,833	30,067
EST. AVERAGE HOUSEHOLD INCOME		\$97,347	\$96,745	\$98,689
EST. MEDIAN HOUSEHOLD INCOME		\$69,916	\$76,935	\$78,828




# LOGAN, UT

Logan, Utah, is a thriving city located in the Cache Valley region, known for its strong economy and diverse demographic profile. The city benefits from its position as a regional economic hub, with industries such as agriculture, education, manufacturing, and technology driving growth. Utah State University, a major employer, attracts students, faculty, and staff from across the country, contributing to a youthful and highly educated population. Logan's demographics reflect

a mix of families, students, and retirees, with a notable emphasis on community values and cultural events. The city also enjoys a relatively low unemployment rate, supported by a growing housing market and a vibrant small-business sector. Combined with its picturesque surroundings and high quality of life, Logan offers a unique blend of economic opportunities and community charm.



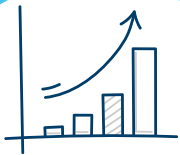
**56,126**  
Population



**\$55,360**  
Median Household  
Income



**\$75,437**  
Average Household  
Income



**0.4%**  
Projected Annual  
Growth Rate



**2,014**  
Total Businesses



**25,422**  
Total Employees



**\$2,350**  
Monthly HH Consumer  
Retail Expenditures

# NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



**25,823**  
TRANSACTIONS COMPLETED



**227.6+**  
**MILLION**  
SF TRANSACTED



**\$28.0+**  
**BILLION**  
TRANSACTIONS COMPLETED



**277,509**  
ACRES TRANSACTED



**\$8.5+**  
**BILLION**  
INVESTMENT TRANSACTIONS



**49**  
STATES WITH  
COMPLETED TRANSACTIONS



# CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 957 US-89, Logan, UT 84321. 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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