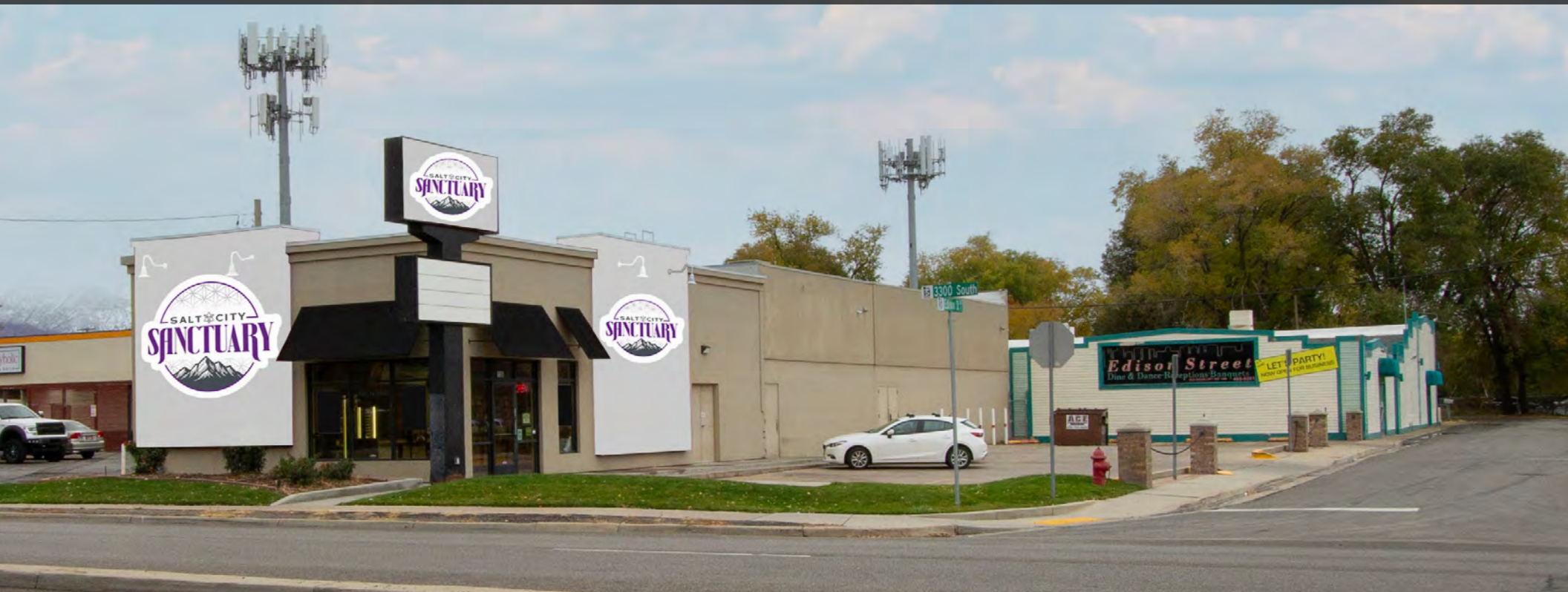


Multi-tenant NNN Investment

# Retail/Warehouse Investment Building

150 East 3300 South, South Salt Lake, UT 84115

**NAIPremier**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering  
Memorandum

**Marlon Hill, MBA**  
Owner/Agent  
801 548 3262  
mhill@naipremier.com

**Tom Longaker**  
Owner/Agent  
801 755 1264  
tlongaker@naipremier.com





## Property Overview

### INVESTMENT SUMMARY

<b>Price</b>	<b>\$1,150,000.00</b>
Occupied	31%
Square Footage	Approx. 6,500 SF
Total Land Area	0.17 / .08
Property Type	Retail / Warehouse

### HIGHLIGHTS

- 2,000 Retail is occupied by Salt Lake Sanctuary
- Warehouse is 4,500 SF on two levels
- Current owner, Palace Development, will vacate the warehouse space at closing
- 13 Parking stalls, additional parking on street and parking lot across the street (Crown Pawn Building)
- Close to many amenities
- Close to I-15 and downtown Salt Lake City

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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Health and wellness sanctuary activities, including but not limited to religious gatherings, sacramental services, and other community wellness events consistent with the organization's religious mission under Section 508(c)(1)(A) of the Internal Revenue Code.

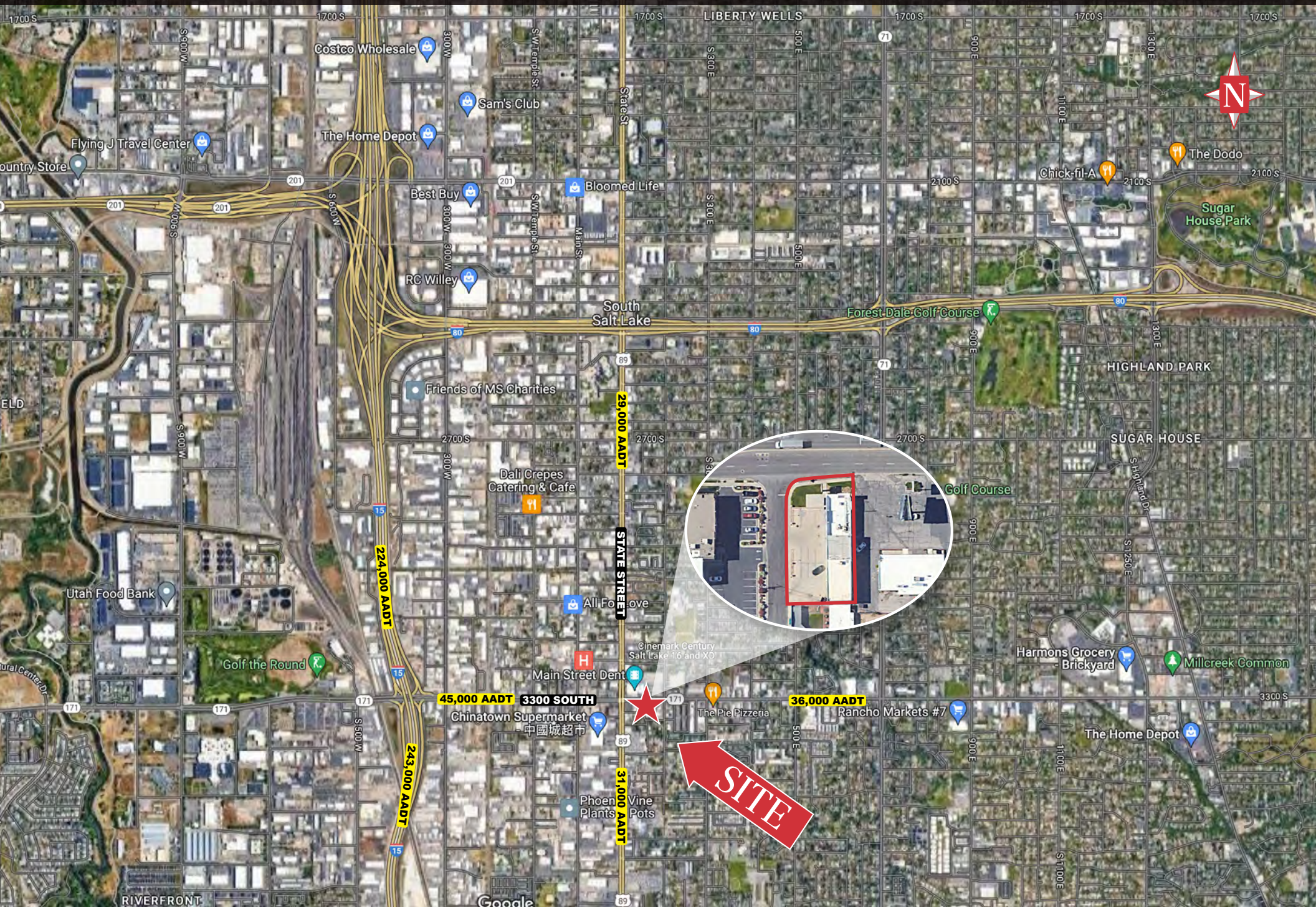
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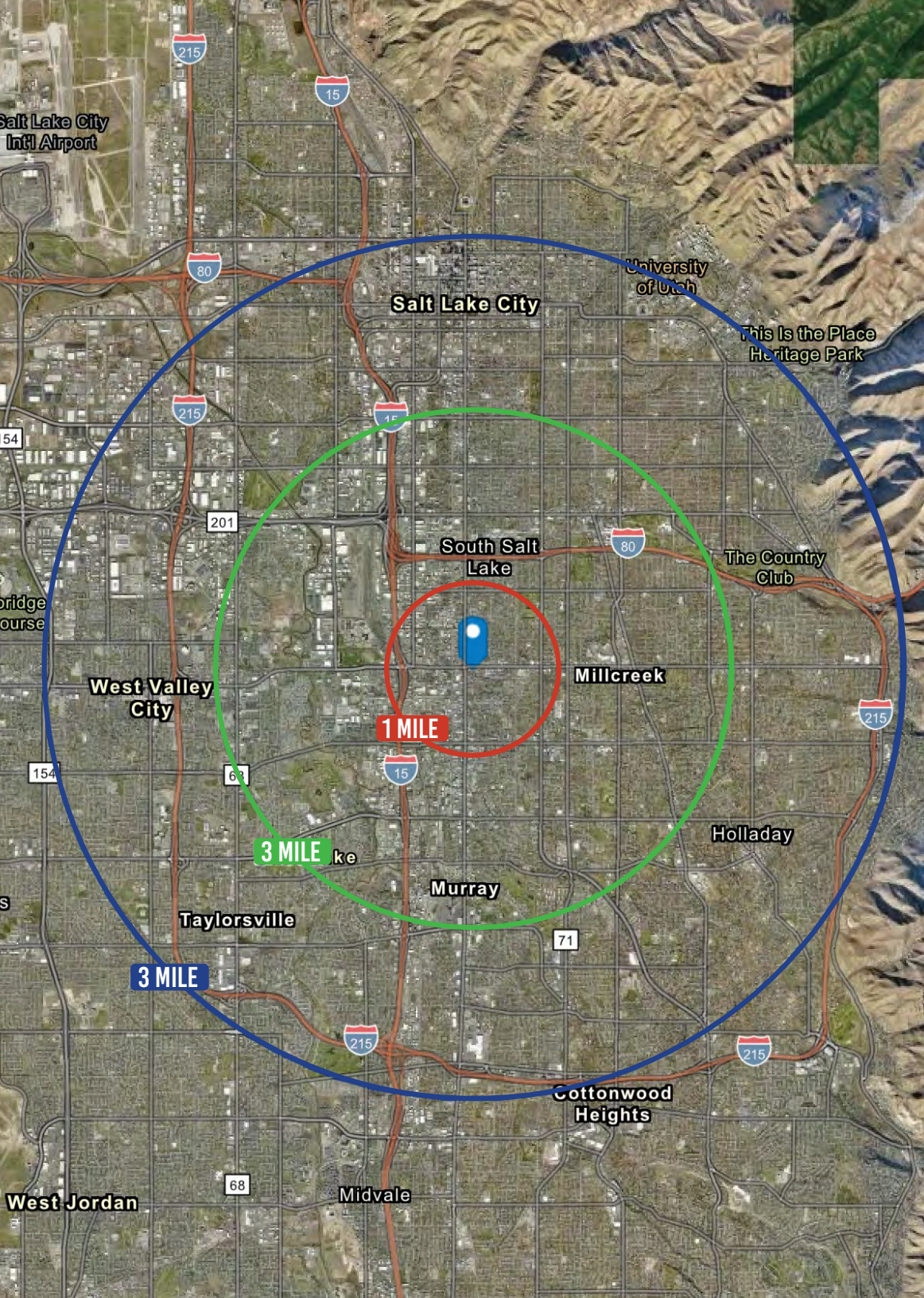
# Amenities Map

## Retail/Warehouse Investment Building

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## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

2025 EST	17,603	154,035	396,459
2030 PROJ	18,034	160,101	408,411

### HOUSEHOLDS

2025 EST	7,493	65,902	165,086
2030 PROJ	7,863	70,372	175,400

### INCOME

2025 AVG	\$107,638	\$121,090	\$134,526
2025 MED	\$78,249	\$89,195	\$97,738

Source: Esri 2025

## TRAFFIC COUNTS

3300 South - **35,000 AADT**

State Street - **31,000 AADT**

I-15 - **243,000 AADT**

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For more information, please contact

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