



## PLATINUM INVESTMENT

9035 South 1300 West | West Jordan, UT 84088

*AVAILABLE FOR INVESTMENT SALE*

Exclusively Listed By:

**Skyler Peterson, SIOR**  
Executive Vice President

801.656.7354 | [speterson@legendcommercial.com](mailto:speterson@legendcommercial.com)

**Tre Bourdeaux, SIOR**  
Vice President

801.824.0397 | [tbourdeaux@legendcommercial.com](mailto:tbourdeaux@legendcommercial.com)



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# 1

## Executive Summary



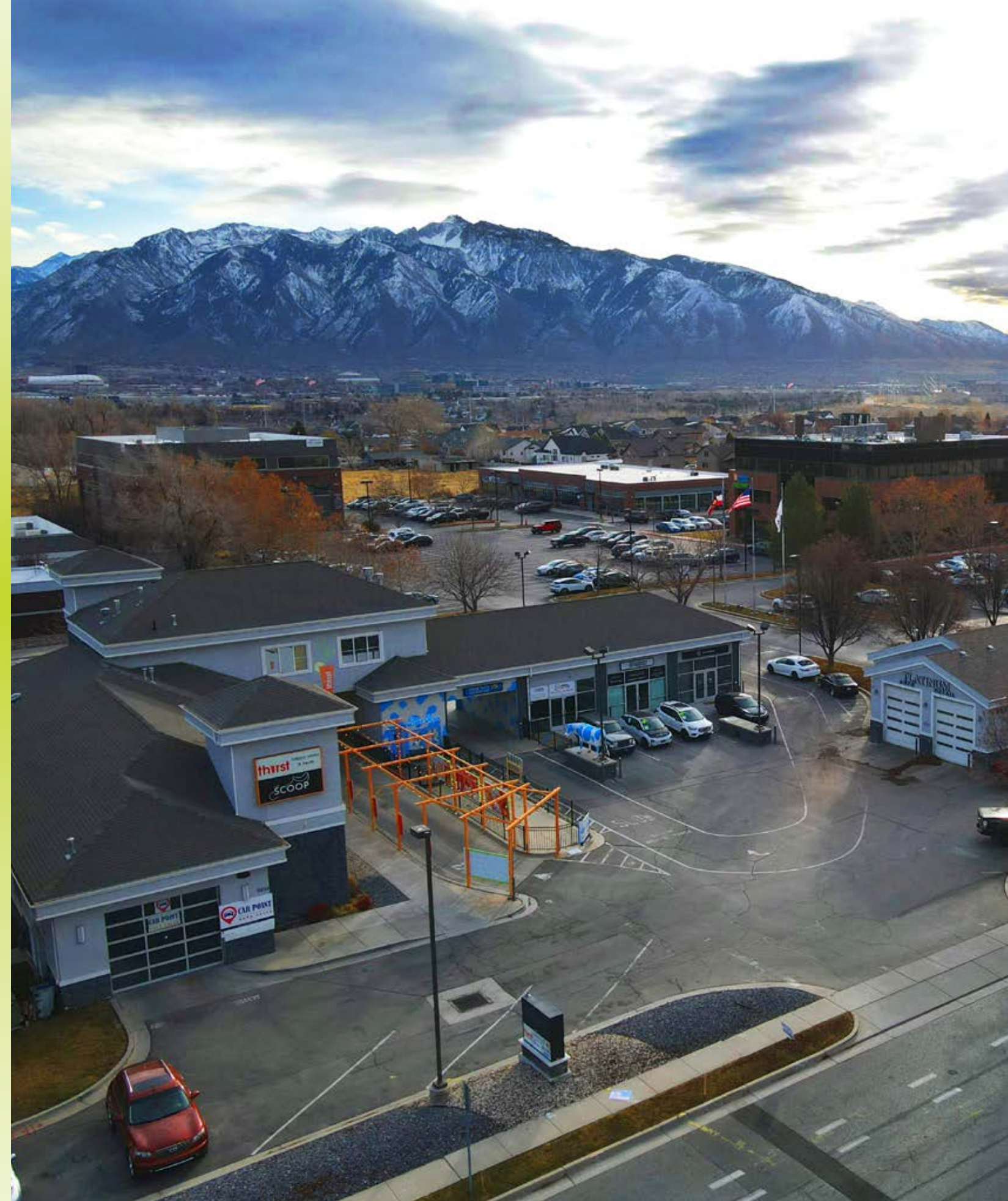
## Executive Summary:

The property located at 9035 S Temple Dr, West Jordan, Utah, in South Valley, Salt Lake County, is a dynamic and versatile retail flex building comprising of **two buildings, including 2 drive-thrus and 3 office suites. Spanning 11,190 SF on a 1.24-acre lot**, this property offers a diverse tenant mix and the infill location provides convenient freeway access off 90th South, making it a prime location for businesses.

Current tenants include premier tenants **Thirst Drinks and Formula 1 Motors. Thirst Drinks, one of the most popular soda shop outlets in the area, boasts 8 locations and has become a local favorite. Their presence in the property adds significant value and attracts a steady flow of customers. Formula 1 Motors, known for their exceptional service and high-quality vehicles, further enhances the property's appeal.** Other tenants include Car Point (lease through March 2025), Bird House (lease through August 2025), Real Auto (lease through April 2025), X Motors (lease through June 2026), Platinum Detail (lease through August 2025), and Blue Moon (lease through August 2027). These tenants contribute to a vibrant and bustling environment, attracting a steady flow of customers and clients.

**The property generates an impressive Net Operating Income (NOI) of \$148,000 annually. Investment highlights include the high rent potential of the small units, significant upside with rent escalations and short term WALT, and the scarcity of drive-thru spaces, which enhances rent potential. Additionally, several tenants have leases coming up for renewal next year, providing an opportunity to raise rents and increase overall income.**

This property presents a unique and exciting investment opportunity with its versatile tenant mix, prime location, and strong financial performance. **The potential for rent escalations and the scarcity of drive-thru spaces further enhance its appeal, making it a highly sought-after asset in the market.**







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## Asset Overview



# Asset Overview

**\$ 2,350,000**  
Sale Price

**6.46%**  
Proforma Cap Rate

**\$151,784**  
Projected First  
Year NOI

**1.24 AC**  
Lot Size

**11,190 SF**  
Total Space

## Property Highlights

- Total: 11,190 SF
- Two (2) Buildings
- Eight (8) Tenants
- 100% Leased
- Two (2) Drive-Thru Bays
- Four (4) Grade Level Doors
- Parking Stalls
- Crown Signage
- Monument Signage
- Exterior Lighting
- Construction: Type
- Acreage: 1.24 Acres
- Zoning: (C-G) General Commercial Zone
- Year Built: 2007/2012/2015
- Access: Great Freeway Access to I-15







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# Tenant Overview



# Tenant Overview



## THIRST DRINKS

Business Type: Soda Shop  
Space Occupied: 2,212 SF  
Lease Term: Through April 2027

Description: Thirst Drinks is a locally famous soda shop with 8 locations in Utah, beloved by the community for its unique and refreshing beverages. Their presence in the property adds significant value and attracts a steady flow of customers.



## BIRD HOUSE

Business Type: Photography Studio  
Space Occupied: 1,200 SF  
Lease Term: Through August 2025

Description: Bird House is a professional photography studio offering a range of services, including portrait, event, and commercial photography. Their creative and artistic approach makes them a popular choice in the community.



## CAR POINT

Business Type: Car Dealership  
Space Occupied: 1,015 SF  
Lease Term: Through March 2025

Description: Car Point is a reputable car dealership known for its wide selection of vehicles and excellent customer service. Their presence adds significant value to the property by attracting a steady flow of customers.



## REAL AUTO

Business Type: Car Dealership  
Space Occupied: 550 SF  
Lease Term: Through April 2025

Description: Real Auto is a trusted car dealership offering a variety of vehicles and exceptional customer service. Their presence enhances the property's appeal to potential tenants and customers.



## FORMULA 1 MOTORS

Business Type: Car Dealership  
Space Occupied: 550 SF  
Lease Term: Through July 2025

Description: Formula 1 Motors is known for their exceptional service and high-quality vehicles. Their presence in the property further enhances its appeal and attracts a steady flow of customers.



## X MOTORS

Business Type: Car Dealership  
Space Occupied: 250 SF  
Lease Term: Through June 2025

Description: X Motors is a car dealership offering a range of vehicles and excellent customer service. Their presence adds value to the property by attracting a steady flow of customers.



## PLATINUM DETAIL

Business Type: Car Detail Company  
Space Occupied: 1,115 SF  
Lease Term: Through August 2025

Platinum Detail is a professional car detailing company known for their high-quality services. Their presence in the property adds value and attracts a steady flow of customers.



## BLUE MOO

Business Type: Drive-Thru Ice Cream Company  
Space Occupied: 325 SF  
Lease Term: Through August 2027

Blue Moon is a popular drive-thru ice cream company offering a variety of delicious treats. Their presence adds significant value to the property by attracting a steady flow of customers.





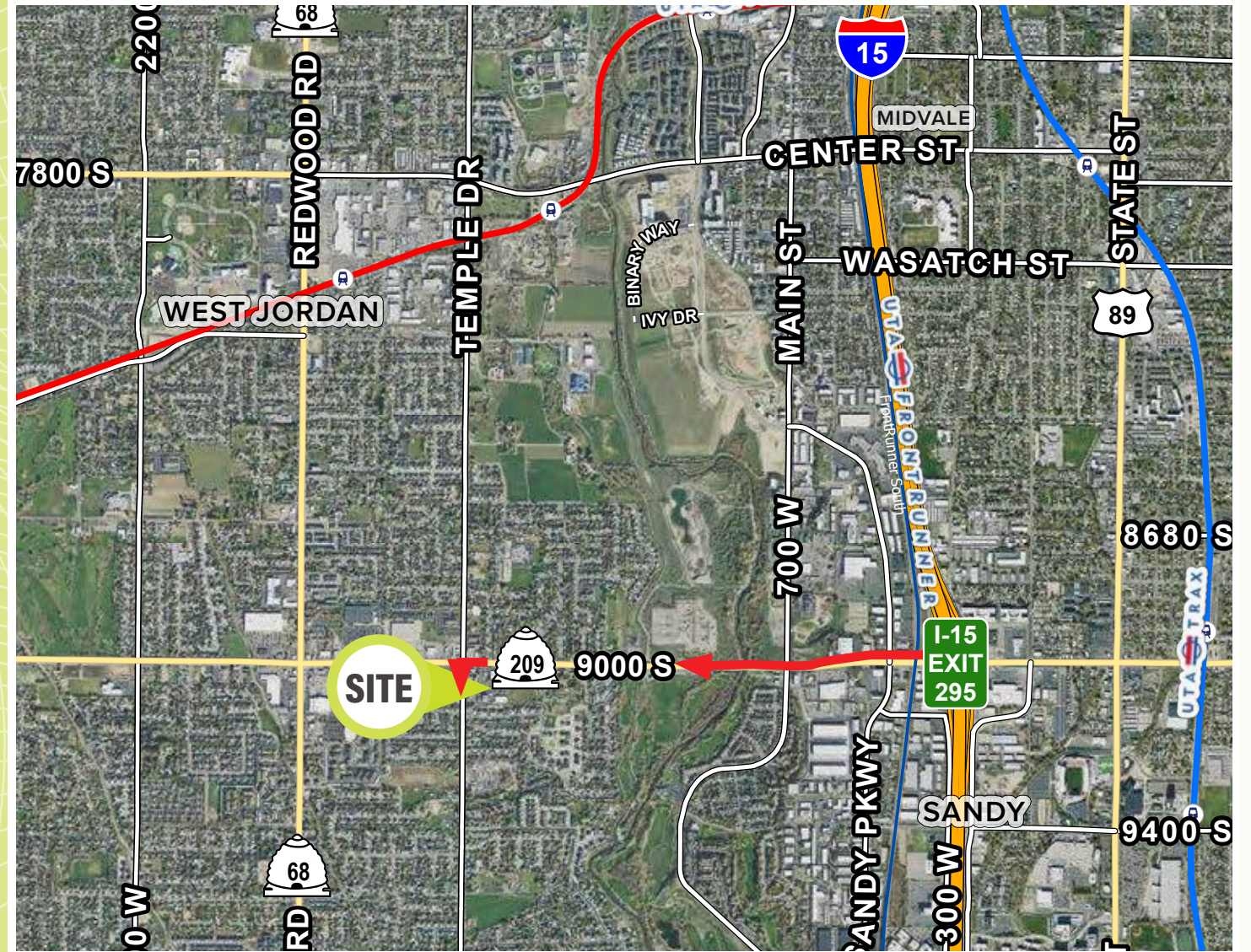
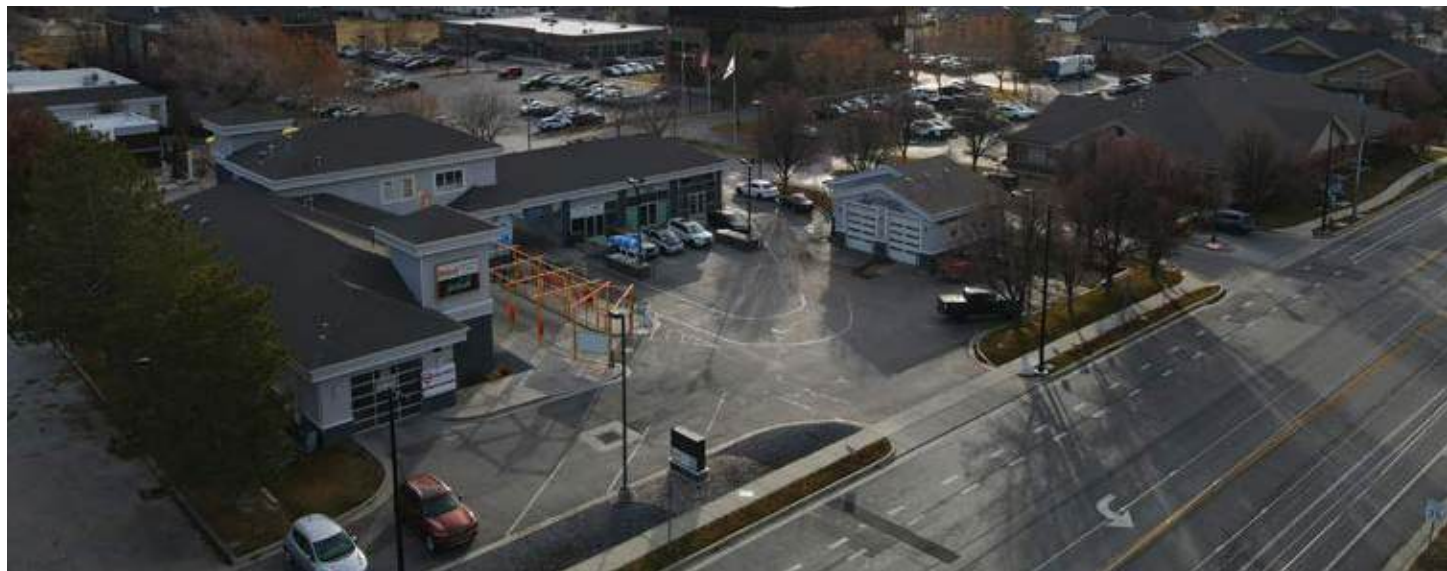


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# Asset Details



# Asset Details





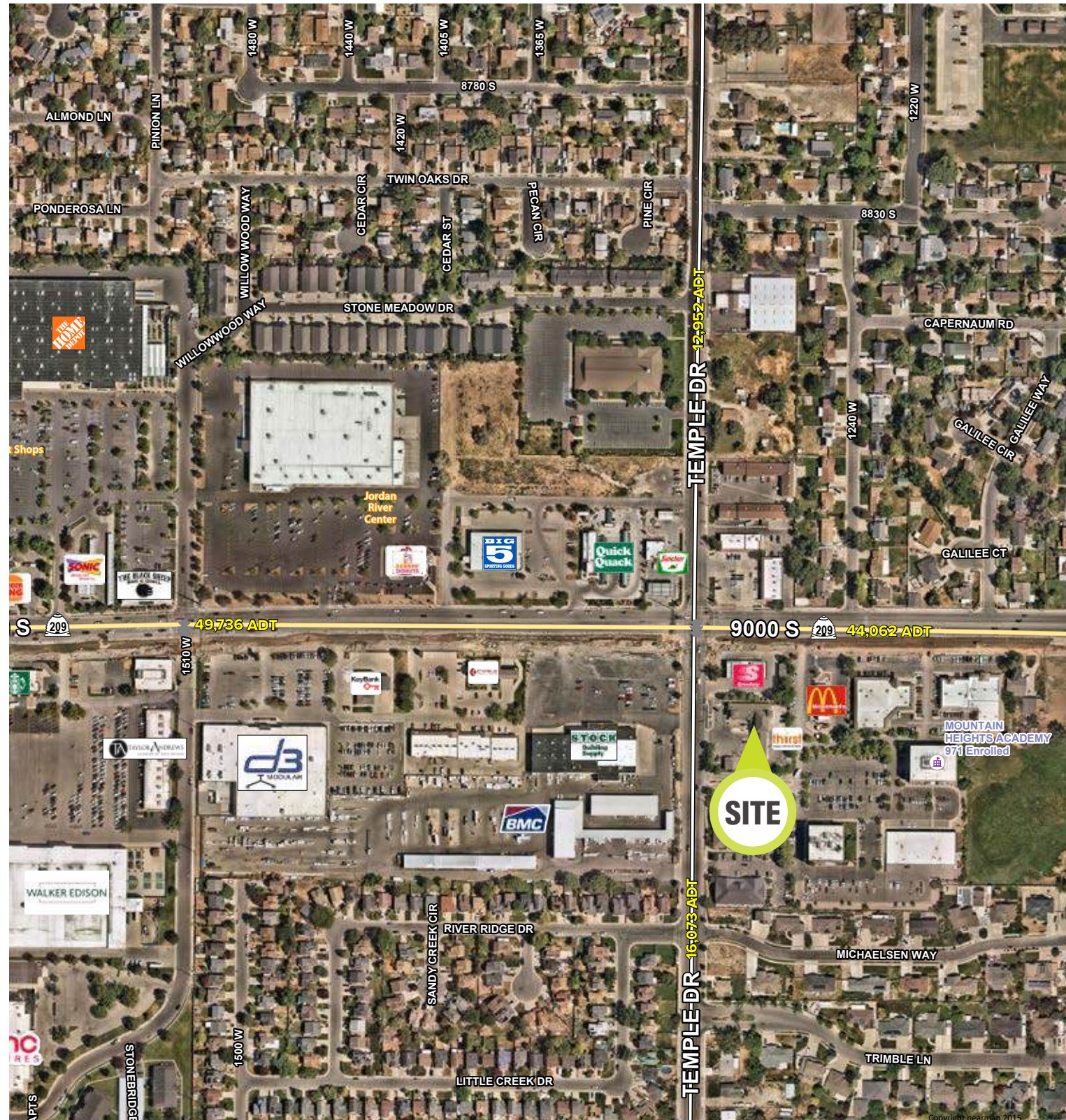


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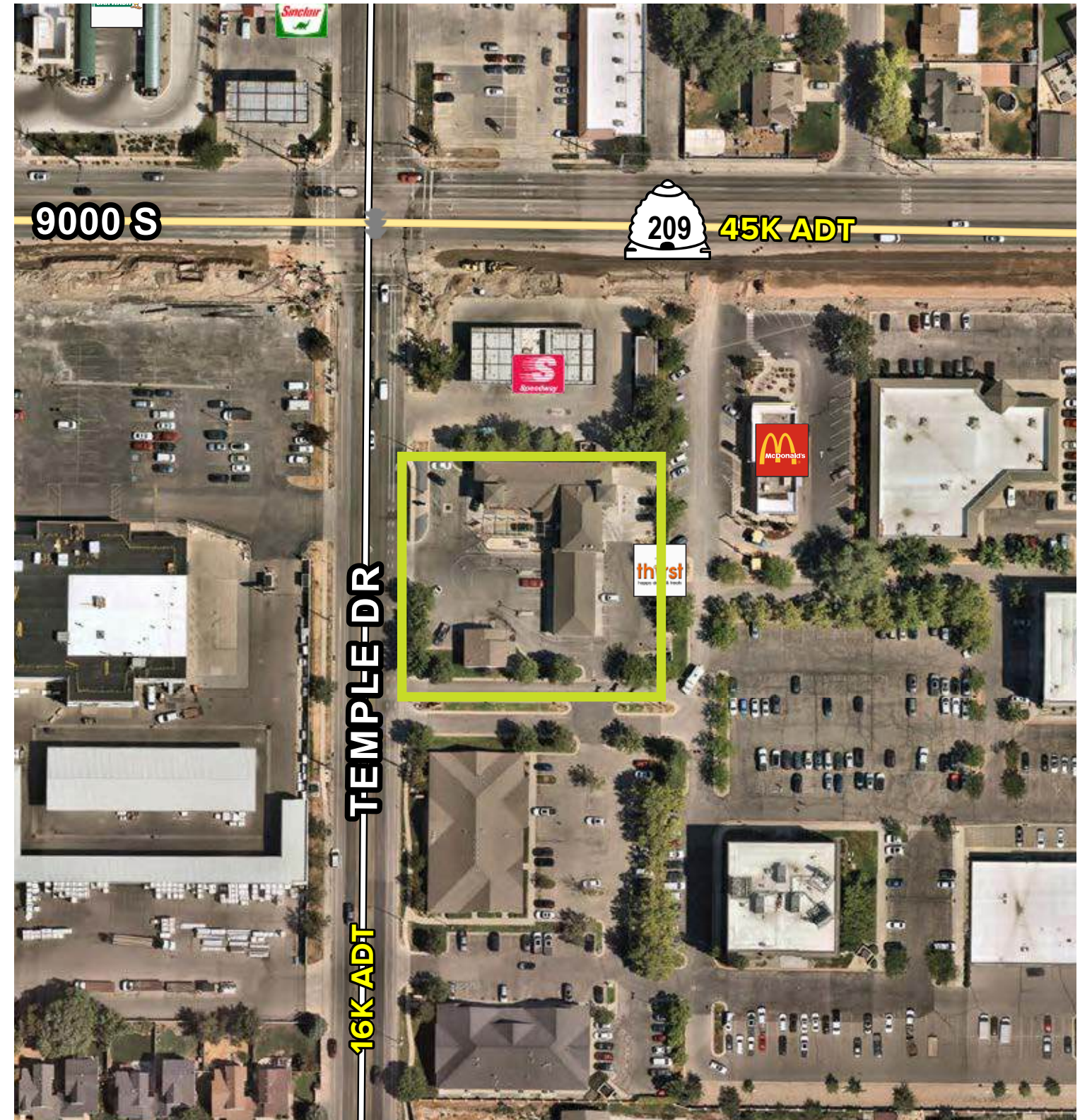
# Maps



# Aerial Map



# Property Map





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# Financial Analysis



# Investment Analysis

# Investment Buyer IRR Analysis



## Financial Analysis WJ Platinum Investment

### RENT ROLL AS OF JANUARY 1, 2025

UNIT	TENANT	SF	BASE RATE	MONTHLY	IN-PLACE ANNUAL	PROJECTED ANNUAL	LED	Comments
	Car Point Auto Sales	1015	\$ 1.92	\$1,950.00	\$ 23,400	\$ 23,400	3/31/2026	
	Birdhouse Studios LLC	1200	\$ 1.46	\$1,750.00	\$ 21,000	\$ 21,840	8/31/2025	
	Olympus Shaving / Thirst	2212	\$ 1.92	\$4,250.00	\$ 51,000	\$ 51,000	4/30/2027	
	Real Auto	550	\$ 2.73	\$1,500.00	\$ 18,000	\$ 18,480	4/30/2025	
	Common Area	1,739	\$ -	\$0.00	\$ -	\$ -		
	Formula 1 Motors (Garage)	370	\$ 0.91	\$500.00	\$ 6,000	\$ 6,200	9/30/2025	
	X Motors	250	\$ 3.00	\$750.00	\$ 9,000	\$ 9,000	6/30/2026	
	Platinum Detail	1115	\$ 2.69	\$3,000.00	\$ 36,000	\$ 38,000	8/31/2025	
	Blue Moon	325	\$ 5.38	\$1,750.00	\$ 21,000	\$ 21,000	8/30/2027	
	Restricted Office	1914	\$ -	\$ -	\$ -	\$ -		
	Formula 1 Motors	500	\$ 3.00	\$1,500.00	\$ 18,000	\$ 18,240	7/10/2025	
<b>Totals</b>		<b>11,190</b>	<b>\$ 1.51</b>	<b>\$ 16,950</b>	<b>\$ 203,400</b>	<b>\$ 207,160</b>		

### PROFORMA

Gross Income	\$ 207,160
CAM collected	\$ -
Property Taxes	\$ 16,891
Utilities	\$ 29,502
Maintenance	\$ 5,536
Insurance	\$ 3,448
<b>Total Operating Expenses</b>	<b>\$ 55,376</b>

**Net Operating Income** \$ **151,784**

Purchase Price	\$ 2,350,000
CAP Rate	6.46%
Price PSF	\$ 210.01



## Financial Analysis WJ Platinum Investment IRR Analysis

### Annual and Sale Proceeds as of January 1, 2025

Annual Proceeds	1	2	3	4	5	6	7	8	9	10
Capital Investment	\$ (1,175,000)									
Gross Income	\$ 207,160	\$ 218,880	\$ 223,009	\$ 231,775	\$ 237,926	\$ 244,323	\$ 254,096	\$ 264,260	\$ 274,830	\$ 285,823
Less: Reserves 3.00%	\$ (6,215)	\$ (6,566)	\$ (6,690)	\$ (6,953)	\$ (7,138)	\$ (7,330)	\$ (7,623)	\$ (7,928)	\$ (8,245)	\$ (8,575)
Less: Expenses 3% Annual Inc.	\$ 55,376	\$ 57,038	\$ 58,749	\$ 60,511	\$ 62,327	\$ 64,197	\$ 66,122	\$ 68,106	\$ 70,149	\$ 72,254
Less: Debt Service*	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)	\$ (105,126)
<b>Total Annual Cash Flows</b>	<b>\$ (1,023,804)</b>	<b>\$ 164,226</b>	<b>\$ 169,942</b>	<b>\$ 180,207</b>	<b>\$ 187,989</b>	<b>\$ 196,064</b>	<b>\$ 207,469</b>	<b>\$ 219,312</b>	<b>\$ 231,608</b>	<b>\$ 244,376</b>

\*See "Rent Rolls" tab for assumptions on tenant rollover

### Sales Proceeds\*

NOI at Time of Sale \$ 213,569

Sensitivity Analysis

Cap Rate	Disposition Price
6.00%	\$ 3,559,489

\*Assumes sale at the end of year Analysis 10

### Deal Analysis

6.00% Exit Cap Rate	1	2	3	4	5	6	7	8	9	10
<b>Total Cash Flows</b>	<b>\$ (1,023,804)</b>	<b>\$ 164,226</b>	<b>\$ 169,942</b>	<b>\$ 180,207</b>	<b>\$ 187,989</b>	<b>\$ 196,064</b>	<b>\$ 207,469</b>	<b>\$ 219,312</b>	<b>\$ 231,608</b>	<b>\$ 2,889,963</b>

**Deal IRR 24.50%**

### Assumptions

Commission Cost of Sale	4%
Building Mortgage Payoff	771,523

### \* Financing Assumptions

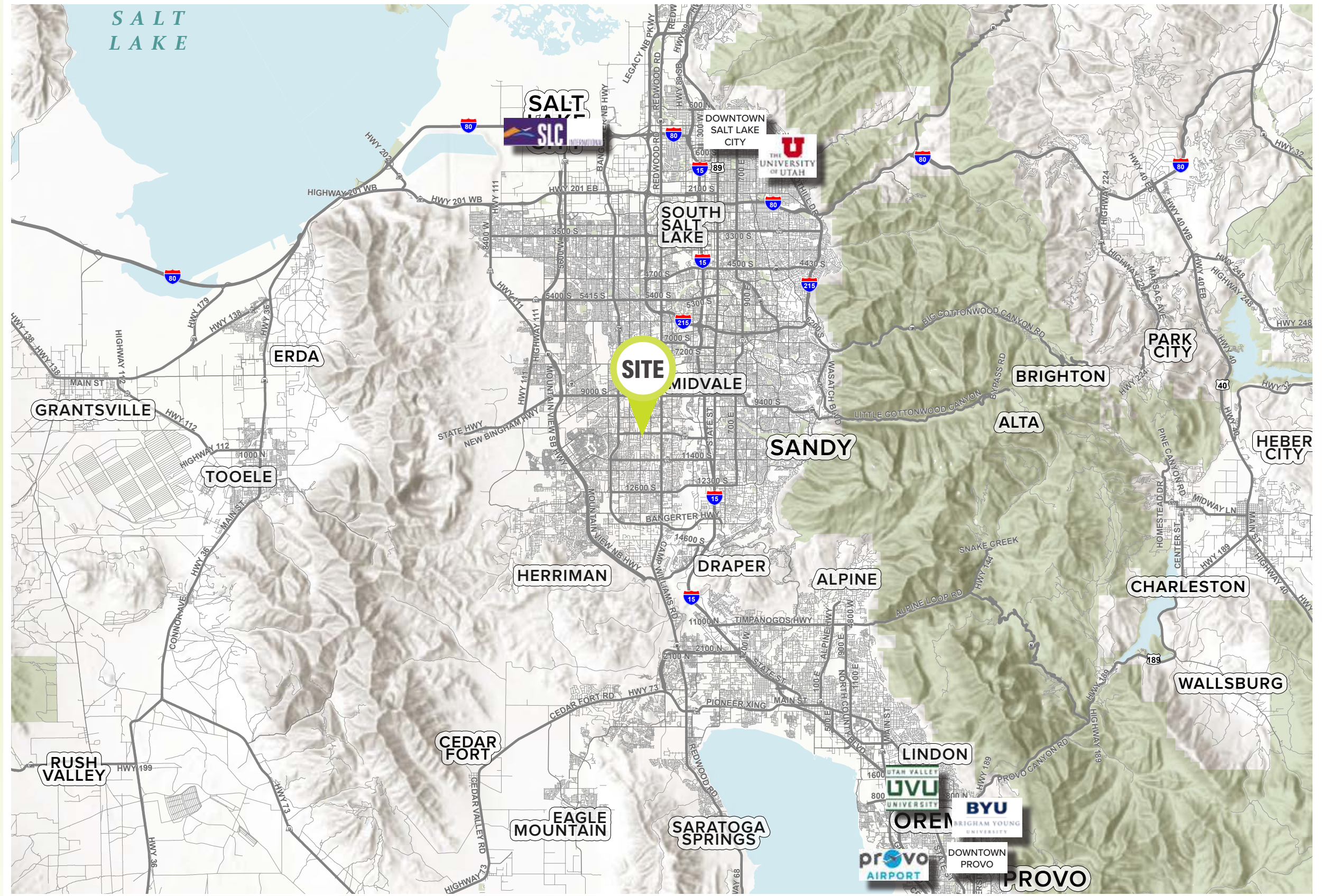
Rate: 6.50%  
Term: 240

Term of IRR 1/1/25  
10 Years  
12/1/34



# Drive Times

-  6 Minutes
-  23 Minutes
-  24 Minutes
-  28 Minutes
-  31 Minutes
-  50 Minutes
-  37 Minutes
-  40 Minutes
-  42 Minutes







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## Area Overview



The term 'Silicon Slopes' was coined by Domo founder Josh James to assert Utah's place next to the dominant tech sector of 'Silicon Valley' in California. It's loosely considered the area from Draper to Provo, where tech businesses are primarily located. Officially, Silicon Slopes is a 501(c) (3) nonprofit organization led by Utah tech and business leaders. It exists to empower the community to learn, connect and serve. As an organization, Silicon Slopes hosts an annual Global Tech & Business Summit as well as other events each year.

Utah has a long history of technology and innovation, dating back to the 1980's with WordPerfect and Novell. That began a culture of technology innovation in Utah, paving the way for companies like Qualtrics, Domo, Pluralsight, Vivint and Ominture to get their start here. Now, global giants like Adobe, eBay, Ancestry, Verisk Analytics, Amazon and Meta/Facebook have made the Silicon Slopes their home with local offices, facilities and data centers.

Source: Silicon Slopes, Salt Lake Magazine, Governor's Office of Economic Opportunity



4,000+ Tech Companies in Utah

## UTAH CITY



### UTAH CITY

Utah City is Vineyard, Utah's groundbreaking downtown development - a vibrant, sustainable and walkable mixed-use community. Spanning 700 acres along the picturesque eastern shore of Utah Lake, Utah City is set to redefine the future of urban living in the western United States.

Utah City is a commitment to push Utah forward. Offering a world-class experience, built sustainably and with a comprehensive quality of life in mind. At Utah City, nature and skiing are just steps away. With direct access to outdoor adventure and world-class ski resorts, Utah City is the ultimate destination for outdoor enthusiasts.

### UTAH CITY HIGHLIGHTS

- The Vineyard FrontRunner Station opened in August 2022. Travel time is 12 minutes to Provo Central Station, 57 minutes to Salt Lake Central Station and 116 minutes to Ogden Station.
- Anchored by a planned \$300-million-dollar Huntsman Cancer Institute cancer treatment and research facility, bringing 2,000 high-paying jobs to the area.
- Bella's Market, a 40,000-square-foot custom concept grocery store, will be located at 800 North near the FrontRunner Station.
- Two million square feet of commercial space and one million square feet of retail space
- Five acres of waterfront shoreline on Utah Lake
- Utah Valley University owns 240 acres with plans to build a Vineyard campus

Source: utahcity.com, KSL, Utah Business, Utah Valley University



# The Point



## THE POINT

Widely recognized as one of the most important economic opportunities in state history, The Point consists of 600 acres of state-owned land that will be built into Utah's Innovation Community. The new community will foster innovation and technological advancement, provide parks and open space, support economic growth and enhance Utahns' quality of life.

The first phase of development will serve as a catalyst for the site. Located at the heart of the site, it is reflective of Utahns' vision. It includes a pedestrian-priority area, a Central Park, regional trail connections, transit-oriented development, a balanced mix of jobs, housing, retail, shopping, entertainment and so much more.

## PHASE ONE PLAN

- River to Range: A 1.4-mile paved regional trail that will connect the Jordan River Parkway Trail to the west with the foothills of Draper's Corner Canyon to the east.
- Taste of Place: A go-to destination where Utahns can dine at a wide variety of indoor and outdoor restaurants.
- The Promenade: A mixed-use development along a people-focused Main Street.
- Central Park: A place that brings together urban living and outdoor recreation for Utahns and their families.
- Innovation Row: Provides the physical space for The Point Innovation District. It will include buildings integrated into Phase I development that will foster an innovation ecosystem that promotes human interactions, advances technological innovation, fosters a startup environment and facilitates meaningful relationships among universities, businesses and entrepreneurs.

Source: The Point Utah

# Outdoor Recreation



With an average of 500 annual inches of Utah dry, powder snow, you can be assured you will find great snow conditions on some of the most challenging slopes in the world at any of the 15 ski areas. Whether you like deep fluffy powder or nicely groomed slopes, Utah has it.

The majority of the resorts are located within one hour of the Salt Lake City International Airport. Brian Head, in Southern Utah, is just 2.5 hours from Las Vegas. You can arrive in the morning and ski the afternoon. Most resorts have ski-in, ski-out accommodations so you can make best use of your vacation time. Stay at one resort (with ski-in, ski-out you never have to leave), or resort hop and ski several in one trip.

Great access to Utah's parks and outdoors begins within 30 minutes of the Salt Lake City Airport in Northern Utah, which includes national forests and monuments that cross high-alpine adventure, tranquil lakes, mountain ranges and hidden caverns.

Utah's golf courses are famous for their scenery, conditions, and variety. In every corner of the state, golf retreats offer spectacular surroundings at affordable prices. The cool Alpine greens of golf courses in Heber Valley and Park City provide a perfect summer escape, while the many courses near St. George are popular in both summer and winter months for year-round golf in Utah.

Sources: Utah Office of Tourism, Utah.com





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# Why Utah



# Utah at a Glance

Utah has a tradition of entrepreneurship, a vibrant business-friendly environment, a robust education system, and a collaborative culture fostering innovation and collaboration. The quality of life, outdoor recreational opportunities, and relatively lower cost of living compared to other metropolitan areas has played a role in attracting talent and businesses to the area. The collaboration between business, labor, and government is among the reasons why Utah consistently ranks among the best states to do business.

**#1 ECONOMY RANKED #1 IN THE US**  
*Source: U.S. News*

**#1 STATE IN 2023**  
*Source: US News & World Reports Best States 2023*

**#1 FASTEST GROWING POPULATION**  
*Source: U.S. Census Bureau, 2021*

**#1 MOST DIVERSE ECONOMY IN THE NATION**  
*Source: Hachman Index, 2021*

**#2 IN OVERALL GROWTH**  
*Source: USA News*

**#3 IN EMPLOYMENT**  
*Source: Business.org*

**#7 IN BUSINESS ENVIRONMENTS**  
*Source: U.S. News*

# Utah by the Numbers

## UTAH POPULATION

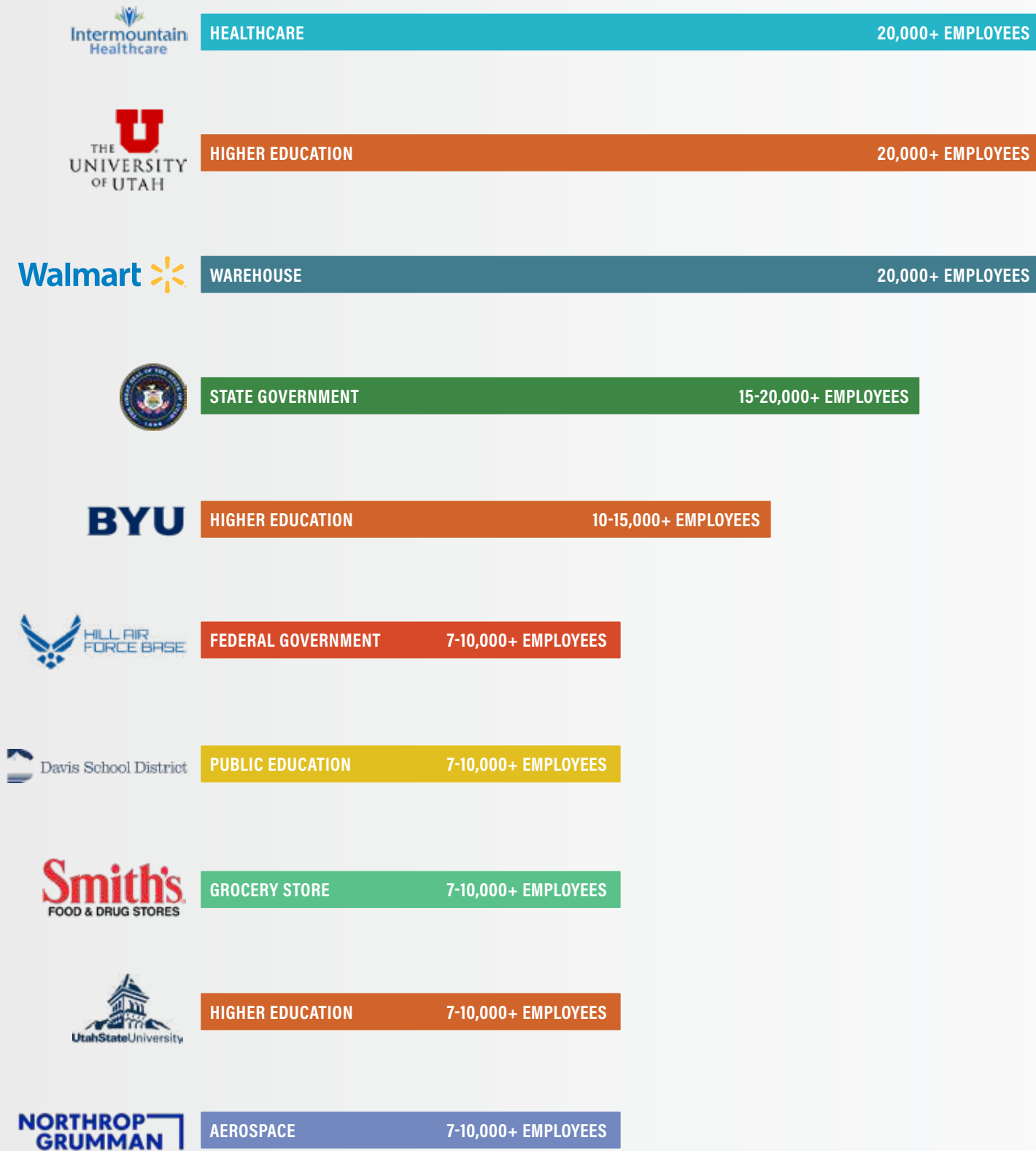
2023 Population	3.41 M
2028 Projected Population	3.67 M
2023 Households	1.11 M
2028 Projected Households	1.25 M

## UTAH INCOME

2023 Average Household Income	\$122,799
2023 Median Household Income	\$86,696



# Utah's Top Employers



# Economic Overview

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.4% (February 2023) is the fourth-lowest rate in the U.S.

# Lifestyle

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. Outside magazine ranked Salt Lake City as one of the “Best Place to Live” in 2014. Outside also named Salt Lake City among America’s “10 Best Big Cities for Active Families” for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.







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**EXCLUSIVELY LISTED BY:**

**SKYLER PETERSON, SIOR**

Executive Vice President

801.656.7354 | [speterson@legendcommercial.com](mailto:speterson@legendcommercial.com)

**TRE BOURDEAUX, SIOR**

Vice President

801.824.0397 | [tbourdeaux@legendcommercial.com](mailto:tbourdeaux@legendcommercial.com)

**LEGEND**  
PARTNERS ■■■■

801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106