

# FORMER MOOSEJAW

## STNL INVESTMENT AND/OR OWNER USER

470 South 900 East, Salt Lake City, UT 84102



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# INVESTMENT SUMMARY

## LISTING PRICE

\$3,629,527

## CAP RATE

5.50%

## NOI

\$199,624

TENANT TRADE NAME	Moosejaw
LEASE TYPE	NNN
COMMENCEMENT	1/1/23
EXPIRATION	2/28/28
LEASE TERM	5 years
LEASE TERM REMAINING	2 years
LEASE RATE	\$22.06/SF
OCCUPANCY COST/ INTERNAL LEASE RATE	\$32.10/SF
MONTHLY RENT	\$16,635.37
RENTAL INCREASES	3%
TOTAL CAM	\$10.04/SF
PROPERTY TAXES	\$2.23/SF
INSURANCE	\$0.78/SF
UTILITIES	\$0.30/SF
MAINTENANCE	\$6.09/SF

## PSF PRICING

\$401.18



Buyer to verify all information

# RENT ROLL

SUITE #	TENANT NAME	SQ. FT.	% GLA	CAM INCOME & RECOVERY METHOD				LEASE TERMS WITH OPTIONS & ESCALATIONS					
				PSF	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
<b>MULTI-TENANT PAD BUILDINGS</b>													
<b>Main Level</b>	Moosejaw	6,107	67.50%	\$10.04	\$5,110	\$61,314	NNN	Contract	1/1/23	2/28/23	\$0.00	\$0.00	\$0.00
									3/1/23	2/28/24	\$26.00	\$13,231.83	\$158,782
									3/1/24	2/28/25	\$26.78	\$13,628.79	\$163,545
									3/1/25	2/28/26	\$27.58	\$14,035.92	\$168,431
									3/1/26	2/28/27	\$28.41	\$14,458.32	\$173,500
									3/1/27	2/28/28	\$29.26	\$14,890.90	\$178,691
<b>Mezzanine</b>	Moosejaw	2,940	32.50%	\$10.04	\$2,460	\$29,518	NNN	Contract	1/1/23	2/28/23	\$0.00	\$0.00	\$0.00
									3/1/23	2/28/24	\$10.00	\$2,450.00	\$29,400.00
									3/1/24	2/28/25	\$10.30	\$2,523.50	\$30,282.00
									3/1/25	2/28/26	\$10.61	\$2,599.45	\$31,193.40
									3/1/26	2/28/27	\$10.93	\$2,677.85	\$32,134.20
									3/1/27	2/28/28	\$11.26	\$2,758.70	\$33,104.40
<b>TOTALS 9,047</b>				<b>\$10.04</b>	<b>\$7,569</b>	<b>\$90,832</b>				<b>\$22.06</b>	<b>\$16,635.37</b>	<b>\$199,624</b>	
<b>Occupied 9,047</b>		<b>100.00%</b>											
<b>Vacant 0</b>		<b>0.00%</b>											

# INVESTMENT HIGHLIGHTS

## BUILDING SPECS

470 S 900 E is a distinctive commercial asset located in the heart of Salt Lake City. Originally constructed in 1941 and thoughtfully renovated in 2019, the ±9,047 square foot building features approximately 6,107 square feet on the main level and 2,940 square feet on the mezzanine. The structure showcases dramatic barrel-vaulted ceilings, exposed brick, and steel elements, creating a highly attractive environment for retail, office, or experiential users seeking character-rich space.

## FORMER TENANT: MOOSEJAW

Moosejaw no longer occupies the building but is still paying rent through February 2028. Future opportunities for investors to allow single or subdivided tenancy.

## FLEXIBLE ZONING & ADAPTIVE REUSE POTENTIAL

The property's C-2 zoning supports a broad range of commercial uses, including retail, restaurant, creative office, brewery/distillery, and specialty service concepts. The building's open floor plan, high ceilings (approximately 23 feet), and architectural character provide flexibility for single-tenant occupancy or a curated multi-tenant configuration. Its unique design lends itself well to experiential and brand-driven operators.

## STRATEGIC LOCATION

The property is positioned along the 900 East corridor, just north of the highly desirable 9th & 9th district and in close proximity to both University of Utah and Trolley Square. This central location benefits from strong surrounding demographics, established neighborhood retail, and convenient access to major transportation routes. The area continues to experience sustained residential growth and increasing demand for well-located commercial space.

## TRADE AREA GROWTH & ECONOMIC STRENGTH

The Salt Lake City trade area continues to experience steady population growth, rising household incomes, and sustained job creation. Proximity to major employment centers such as the University of Utah supports strong daytime population and consumer demand. Ongoing residential development and mixed-use investment in the surrounding neighborhoods further reinforce long-term stability and growth potential for well-located commercial assets.



# PROPERTY SUMMARY

## LOCATION:

470 South 900 East, Salt Lake City, UT 84102

## GROSS LEASABLE AREA

9,047 SF

## LAND AREA:

The property consists of one parcel totaling approximately .34 acres.

## BUILDING AREA:

The subject property consists of one retail building totaling approximately 9,047 SF of gross leasable area.

## TRAFFIC COUNTS:

900 East - 13,721 cars/day

500 South - 4,035 cars/day

## YEAR BUILT:

1941 - Renovated in 2019

## EXCLUSIVE PARKING SPACES:

16

## ZONING:

C-2

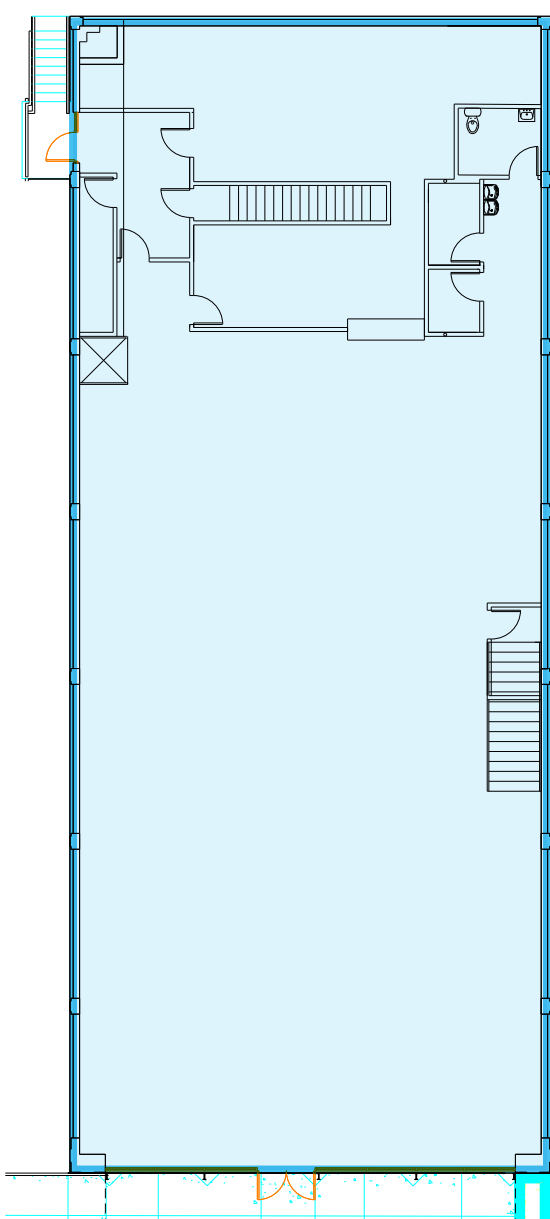


## LAND OVERVIEW

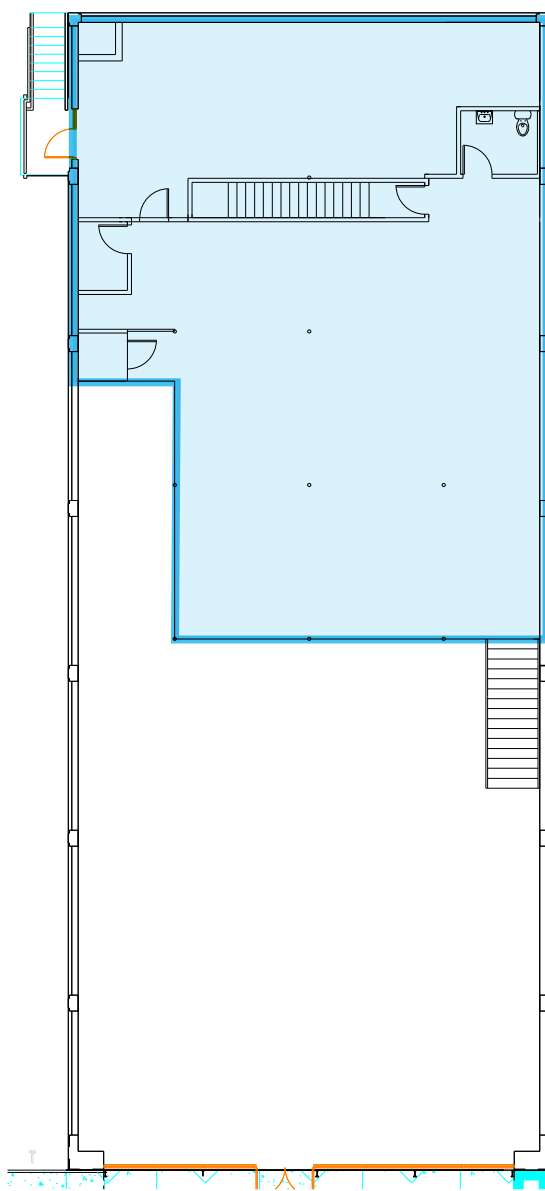
APN #	ACRES	SF
S16053310310000.00	.34	9,047

# SITE PLAN

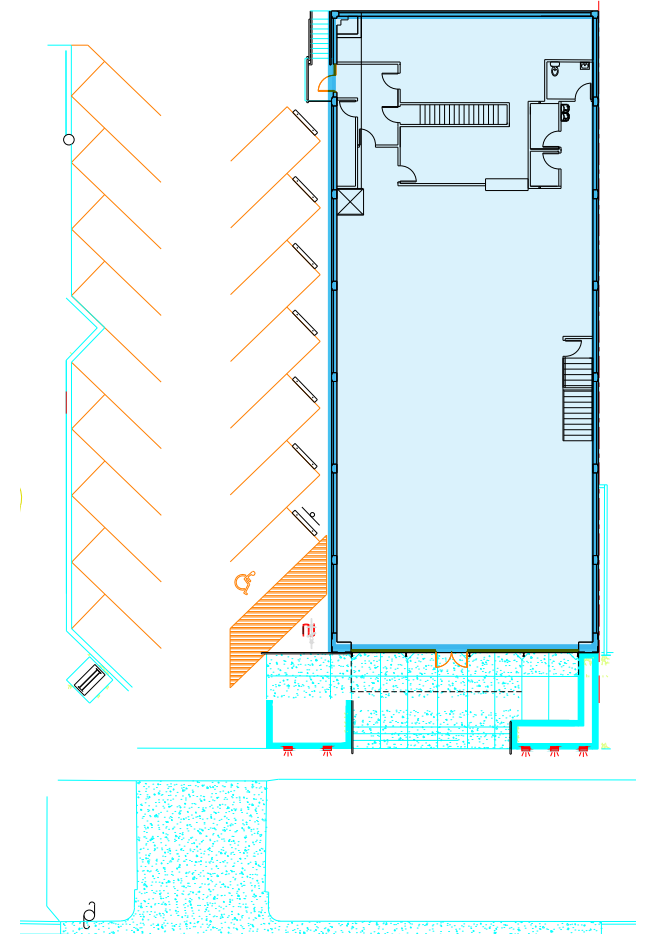
**MAIN LEVEL**  
6,107 +/- SF



**MEZZANINE LEVEL**  
2,940 +/- SF



**TOTAL SPACE - EXTERIOR**



900 EAST

 **INTERIOR AREA**

# SURROUNDING RETAIL

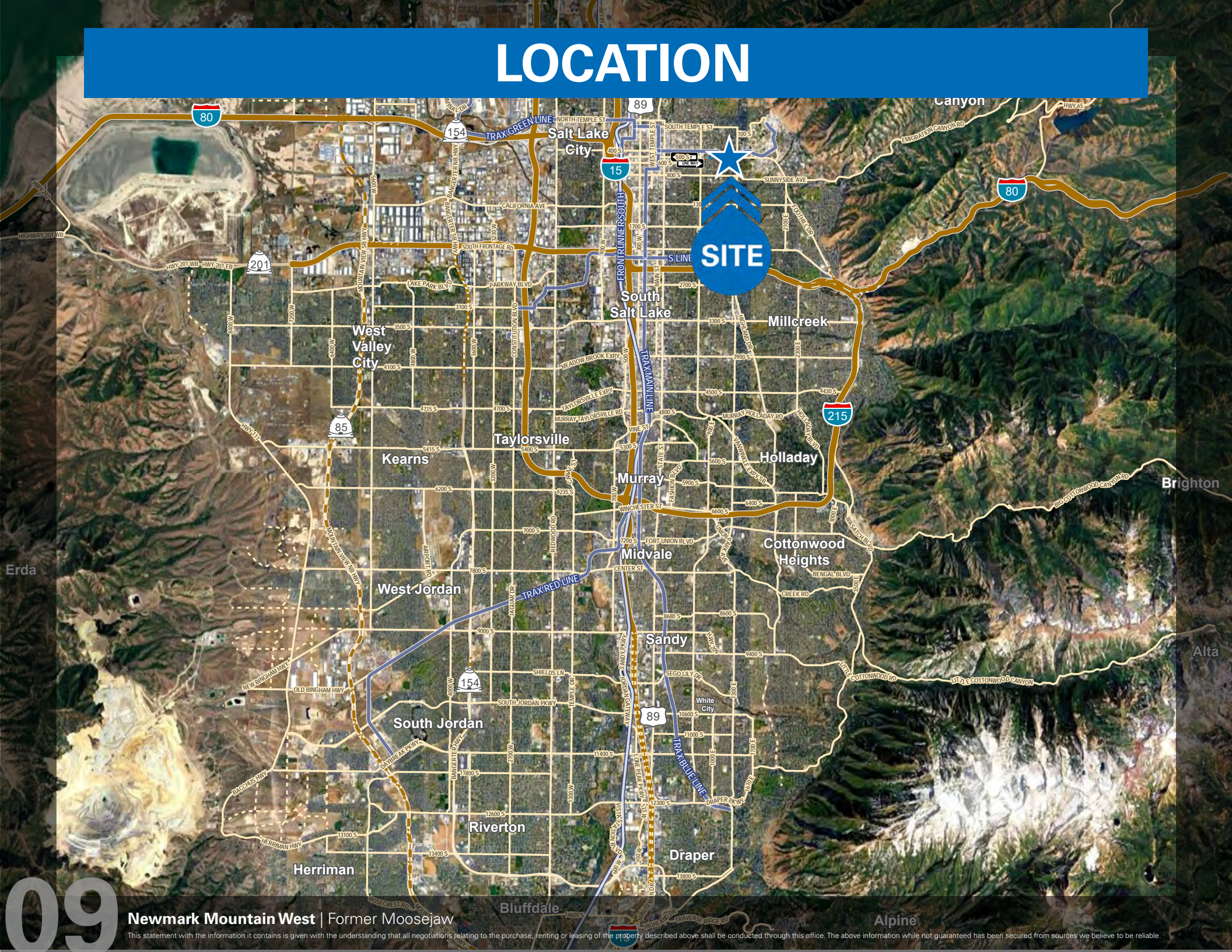


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Newmark Mountain West | Former Moosejaw

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# LOCATION



Erda

Brighton

Alta

09

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# PROPERTY PHOTOS



# PROPERTY PHOTOS







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# 2025 DEMOGRAPHICS

		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>EST. POPULATION</b>		39,859	172,612	285,383
<b>2030 EST. POPULATION</b>		44,856	193,441	305,778
<b>EST. HOUSEHOLDS</b>		22,683	81,739	125,419
<b>EST. AVERAGE HOUSEHOLD INCOME</b>		\$95,228	\$116,753	\$119,148
<b>EST. MEDIAN HOUSEHOLD INCOME</b>		\$71,849	\$85,046	\$88,665

# SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

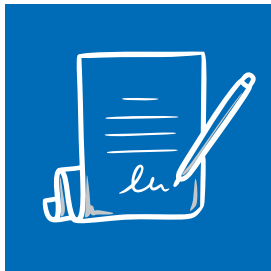
of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



# NEWMARK

 **MOUNTAIN WEST**

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.



**29,000+**  
TRANSACTIONS COMPLETED



**317.1+**  
**MILLION**  
SF TRANSACTED



**\$35.8+**  
**BILLION**  
TRANSACTIONS COMPLETED



**67K**  
ACRES TRANSACTED



**\$12.8+**  
**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 470 South 900 East, Salt Lake City, UT 84102. 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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 MOUNTAIN WEST

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