

Two-Story Class-A Medical and Retail Development



OFFERING MEMORANDUM

1318 E Eagle Mountain Blvd
Eagle Mountain, Utah 84005

N
NIELSEN
PROPERTY GROUP

KW COMMERCIAL
KW CEDAR VALLEY



EXECUTIVE SUMMARY

Property Overview
Investment Highlights
Property Summary

PHOTOS

Property Photos

REPORTS

Demographic Report
Traffic Count Report

MAPS

Nearby Establishments
Regional Map

LOCATION OVERVIEW

Eagle Mountain, Utah



Courtney Nielsen

ASSOCIATE BROKER

📞 (801) 230-8278

✉️ courtney@nielsenpropertygroup.com



Ben Nielsen

BRANCH BROKER

📞 (801) 230-8192

✉️ ben.nielsen@kwcommercial.com

Disclosure

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- Confidentiality Obligation: Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- Purpose of Use: Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- Non-Disclosure Agreement: This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- Return or Destruction: Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- No Rights Granted: This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.

INVESTMENT HIGHLIGHTS

Sales Price	\$5,072,000
Cap Rate	6.00%
Price/SF	\$502.38/SF
Total NOI	\$322,000
Investment Type	Medical / Retail
Tenancy	Multi-Tenant
Occupancy (Projected)	70% Pre-Leased
Parking Ratio	5.00 / 1,000 SF
Tax ID	65:737:0002

New Class A Medical/Retail Development

This two-story Class A medical office and retail building offers 10,096 square feet of usable and rentable space on a 0.96-acre lot. The main floor comprises 7,097 SF of contiguous medical or retail space, while the second floor includes 2,999 SF of office space designed for administrative use. The second floor is non-ADA due to minimum square footage allowance and must remain for business or medical administrative offices. Construction completion is scheduled for March 2026, with 34 surface parking spaces provided onsite.



Executive Summary

PROPERTY DETAILS

Address	1318 E Eagle Mountain Blvd, Eagle Mountain, Utah 84005
Property Type	Medical Office & Retail – Class A Multi-Tenant
Building Size	10,096 SF (7,097 SF main floor; 2,999 SF second floor)
Lot Size	0.96 Acres (41,818 SF)
Year Built / Delivery	Under Construction – Delivering March 2026
Zoning	CN (Community Neighborhood)
Broker	Ben Nielsen, KW Commercial KW Westfield Keller Williams Realty
Broker Phone	(801) 230-8192
Broker Email	ben.nielsen@kwcommercial.com



— Property Photo —



COURTNEY NIELSEN

📞 (801) 230-8278

✉️ courtney@nielsenpropertygroup.com

BEN NIELSEN

📞 (801) 230-8192

✉️ ben.nielsen@kwcommercial.com

kw CEDAR VALLEY



Each Office Is Independently Owned and Operated.

Property Highlights



Class-A Investment Opportunity

New Construction (2026) in Eagle Mountain's fastest-growing corridor.



High-Yield Investment

Medical & Retail investment opportunity with long-term growth potential.



Surrounded by Major Brands

Strategic location near national retailers such as Macy's, Walmart, Meta (Facebook), Tyson Foods, and Google.



Rapid Population Growth

Strong population growth: from 250 residents in 1996 to 70,000+ today, projected to reach 175,000 at build-out.



Top-Ranked State Economy

Utah ranked #1 for best state economy and business outlook.



Affluent Demographics

High median household income: \$106K average in Eagle Mountain.

RENT ROLL (ANNUAL):

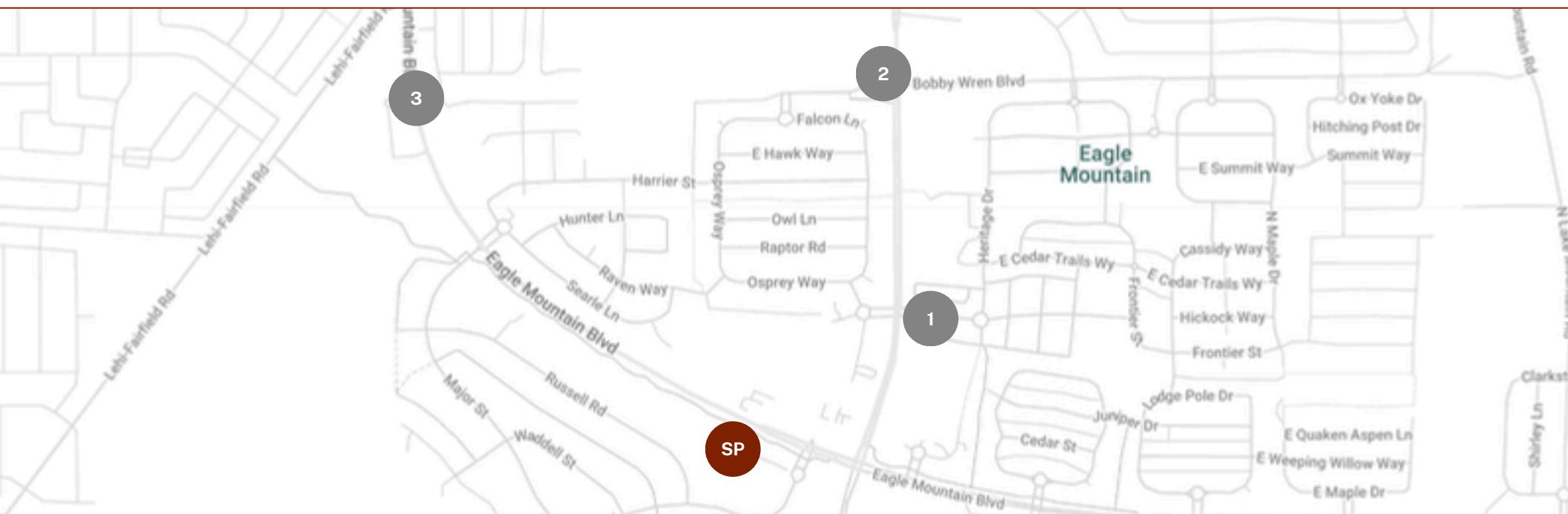
Unit A	2,865 SF: \$91,680/year
Unit B	1,509 SF: \$48,288/year
Unit C	2,681 SF: \$85,792/year
Unit D	2,999 SF: \$95,960/year
Total NOI:	\$322,000
Lease Rate:	\$32.00/SF NNN
CAM:	6.00/SF



Demographic and Traffic Count

RADIUS	POPULATION	MEDIAN HH INCOME	POPULATION GROWTH ('24-'29)
1 Mile	10,469	\$83,919	+31.04%
3 Miles	17,190	\$87,087	+31.20%

No	Intersection	Traffic Volume	Year	Distance
1	North Pony Express Pkwy & Stagecoach Run	1,708	2025	0.25 mi
2	Sweetwater North & Stagecoach Run	1,705	2023	0.28 mi
3	East Eagle Mountain Blvd & Sun St W	502	2025	0.81 mi



Nearby Establishments



— Nearby Establishments —



Eagle Mountain, Utah

Eagle Mountain, Utah, is a hub of rapid growth, expansive development, and scenic living. Known as one of Utah's fastest-growing cities, it offers a strategic location on the western edge of Utah County with significant room for residential and commercial expansion. With a population that has soared to over 70,000 residents and is projected to reach 175,000 at full build-out, Eagle Mountain is experiencing a massive surge driven by affordable new construction, proximity to the "Silicon Slopes" tech corridor in Lehi, and major investment from corporations like Meta (Facebook) and Tyson Foods.

The city provides a family-friendly lifestyle amid stunning natural beauty, with the Lake Mountains as a backdrop and ample space for outdoor recreation. Its economy is diversifying and is an increasingly important locale for data centers and technology, with its business climate ranking highly for starting a small business. This thriving market, characterized by master-planned communities and high demand for housing, offers exceptional opportunities for real estate investment and development, particularly in new residential and commercial properties.

≈ 64,036

Population

≈24.45

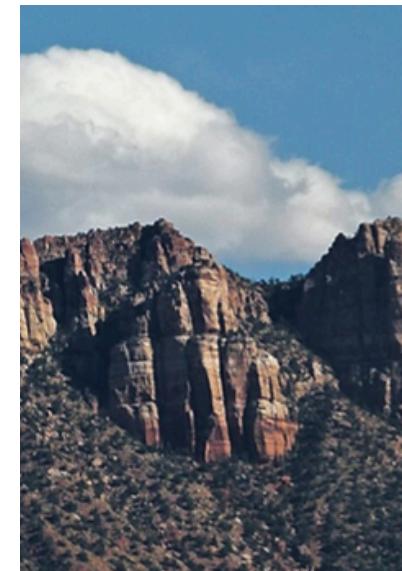
Median Age

\$105,576

Median Household Income (2024)

3.1% to 3.5%

Poverty Rate



COURTNEY NIELSEN

(801) 230-8278

courtney@nielsenpropertygroup.com

BEN NIELSEN

(801) 230-8192

ben.nielsen@kwcommercial.com

kw CEDAR VALLEY



Each Office Is Independently Owned and Operated.

1318



E Eagle Mountain Boulevard

Eagle Mountain, Utah 84005



OFFERING MEMORANDUM



Courtney Nielsen
ASSOCIATE BROKER

📞 (801) 230-8278

✉️ courtney@nielsenpropertygroup.com



Ben Nielsen
BRANCH BROKER

📞 (801) 230-8192

✉️ ben.nielsen@kwcommercial.com

KW COMMERCIAL

KW CEDAR VALLEY