

# UNDER CONSTRUCTION

EXPECTED OPENING NOVEMBER 2025



Representative Photo

## LONGHORN STEAKHOUSE (GL)

3019 S 5600 W, West Valley City, UT 84120



**\$2,400,000**

PRICING



**5.00%**

CAP RATE



### New Absolute NNN Ground Lease

Absolute NNN Ground Lease with Increases



### Expanding Concept -Limited Competition

45-50 new locations in FY '24



### Dominant Retail Trade Area

Surrounded by top-performing national retailers



### Corporate Guarantee

Darden (NYSE: DRI | S&P: BBB)



### Below Market Rents

Exceptional residual value



### Outparcel to High-Traffic Shopping Center

Shoppes at Lake Park (1.3M SF & 2M Annual Visits)



**CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM**

POINT OF CONTACT

**Gill Warner**  
UT Lic. #5481029-PB00



*Contact Broker Here*

**Northmarq.com**

6120 South Yale Avenue, Suite 300 | Tulsa, Oklahoma 74136