

TOP STOP BRIGHAM CITY

FOR SALE

1095 S. Medical Drive, Brigham City, Utah 84302



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
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Office 801.456.8800

www.mwcre.com

EXECUTIVE SUMMARY & HIGHLIGHTS



PRICING

PURCHASE PRICE	\$1,827,000
NET OPERATING INCOME	\$118,800
CAP RATE	6.50%

LEASE INFORMATION

TENANT TRADE NAME	Top Stop
LEASE GUARANTOR	Wind River Petroleum
COMMENCEMENT DATE	10/8/15
LEASE EXPIRATION	10/31/30
LEASE TYPE	Absolute Net
LEASE TERM	15 Years
LEASE TERM REMAINING	6 Years
EXTENSION OPTIONS	Four, 5-Year Options
PROPERTY TAXES, INSURANCE, UTILITIES, MAINTENANCE	Tenant Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	1095 S. Medical Dr., Brigham City, UT 84302
# OF PUMPS	4
RIGHT OF FIRST OFFER	Yes
UNDERGROUND STORAGE TANK INFO	3 Tanks Made of Fiberglass Reinforced Plastic, Installed in 1992. Tank Capacity - 10K each
GROSS LEASABLE AREA (SF)	2,491
LAND SIZE (ACRES)	0.84
YEAR BUILT	1992

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease with No Landlord Responsibilities
- 30-Unit Operator with 6 Years Remaining on the Lease
- Combined Traffic Counts Exceed 35,000 ADT
- Just Off the Interstate-15 Exit 362 on Hwy 89
- Only 52 Minutes from Salt Lake City, Utah
- Nearby Tenants Include Walmart Supercenter, Dutch Bros Coffee, Jersey Mikes, Verizon, Dollar Tree and more

YEARS	MONTHLY RENT	ANNUALLY
1-5	\$9,000.00	\$108,000.00
6-10 (CURRENT)	\$9,900.00	\$118,800.00
11-15	\$10,890.00	\$130,680.00
1ST OPTION (16-20)	\$11,979.00	\$143,748.00
2ND OPTION (21-25)	\$13,176.90	\$158,122.80
3RD OPTION (26-30)	\$14,494.59	\$173,935.08
4TH OPTION (31-35)	\$15,944.05	\$191,328.60

PROPERTY FEATURES & LAND OVERVIEW



ADDRESS:

1095 S. Medical Drive
Brigham City, UT 84302

LOCATION:

Intersection W 1100 S (Hwy 89) & Medical Dr

LAND AREA:

Consists of 0.84 Acres or 36,732 SF of land area

BUILDING AREA:

The subject property consists of 2 retail buildings approximately 2,491 SF of gross leasable area

FRONTAGE & ACCESS:

The subject property has an access point of 110 Ft along Medical Dr and two direct access points totaling approximately 66 Ft along W Westland Dr.

TRAFFIC COUNTS:

Medical Dr – 9,030 ADT
W 1100 S – 26,034 ADT

YEAR BUILT:

1992



LAND OVERVIEW

APN #	ACRES	SF
R0085240	0.84	36,732

PROPERTY PHOTOS



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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.

PARCEL PHOTO



MEDICAL DR - 9,030 ADT

W 1100 S - 26,034 ADT

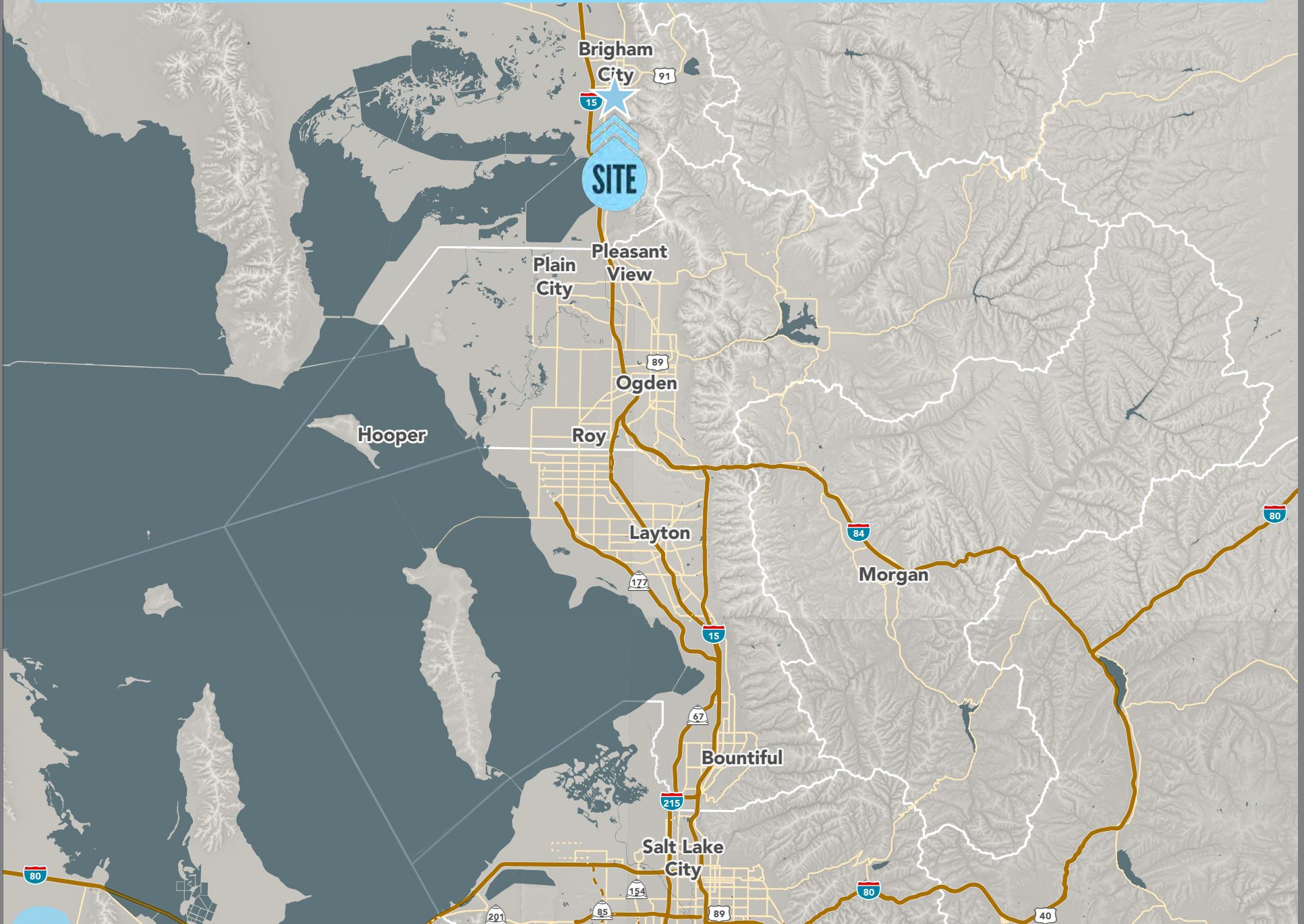
SURROUNDING TENANTS



AERIAL PHOTO



REGIONAL MAP



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BRIGHAM CITY, UT

Brigham City offers a high quality of life with a small-town feel, scenic views of the Wellsville Mountains, and year-round outdoor recreation. Conveniently located at the crossroads of key interstates and highways, it provides easy access across the West.

The local economy benefits from a diverse mix of industries, with an unemployment rate of 2.6% and a median household income of \$62,000. Rail service by Union Pacific and public transit by UTA connect the city to major destinations.



TENANT PROFILE



TOP STOP
CONVENIENCE STORES

Top Stop Convenience Stores has been incorporated, privately owned, and operating since 1988. Top Stop currently has 30 convenience stores and 17 carwash locations across Utah and Idaho. We are a growing company looking to bring on more locations.

We are passionate about providing a friendly, convenient & clean customer experience. We love to provide attentive service. We seek to make long-term relationships with our customer base. Many of our employees find long-term friendships among our customers and our co-workers. We understand that our success begins with our customers & our energetic teams.

Wind River Petroleum, which also operates under the name Top Stop Convenience Stores, is located in Salt Lake City, Utah and has been in business for over 30 years. We are proud to employ over 350 individuals who live in the local economies where we operate.

OF LOCATIONS: 30 convenience stores and 17 car wash locations

HEADQUARTERS: Salt Lake City, UT

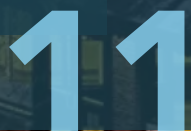
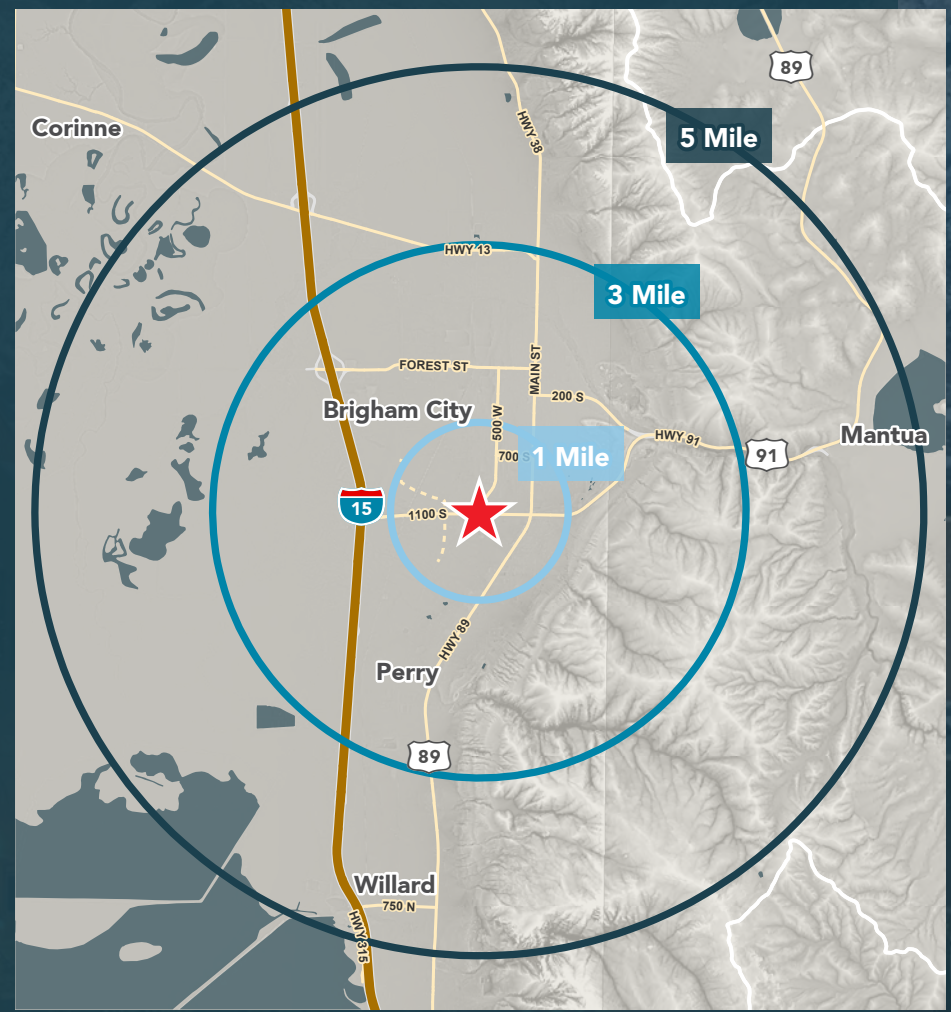
YEAR FOUNDED: 1988



2024 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
EST. POPULATION	5,814	24,926	27,903
2029 EST. POPULATION	5,875	25,679	28,920
EST. HOUSEHOLDS	1,990	8,599	9,558
EST. AVERAGE HOUSEHOLD INCOME	\$90,436	\$90,330	\$92,223
EST. MEDIAN HOUSEHOLD INCOME	\$76,395	\$71,680	\$75,549



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate 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.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1095 S Medical Drive, Brigham City, UT 84302. 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.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

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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