



FOR SALE

11376 S State Street
Sandy, UT 84070

Investment Property
± 10,845 SF | RETAIL

Property Specs

OFFERED PRICE	\$4,950,000
CAP RATE	5.25%
BUILDING SIZE	±15,602 SF
YEAR BUILT	2019
TYPE	Retail Regional Center
ZONING	Commercial

- Single-tenant, nationally recognized retail investment
- Exceptional location immediately adjacent to SCHEELS
- Strong State Street visibility and convenient I-15 access
- Located within a premier, high-traffic retail trade area
- Approximately 33+ years remaining on the ground lease
- Approximately 8+ years remaining on the initial lease term
- 10% contractual rent increases every five years
- Long-term income stability with built-in rent growth Surrounded by major national retailers and established demand generators
- Located in one of Utah's strongest and fastest-growing commercial markets This offering provides investors with the opportunity to acquire a long-term, strategically located retail asset backed by a nationally recognized tenant, with substantial remaining lease term and contractual rent growth



OR TEXT 23985 TO 39200

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	LEASE TERM	ANNUAL RATE	LAND LEASE	NET ANNUAL
	11/1/26-10/31/29	\$394,731	\$132,000	\$262,731
	11/1/29-10/31/34	\$434,204	\$145,000	\$289,204
1ST OPTION	11/1/34- 10/31-39	\$477,624	\$159,500	\$318,124





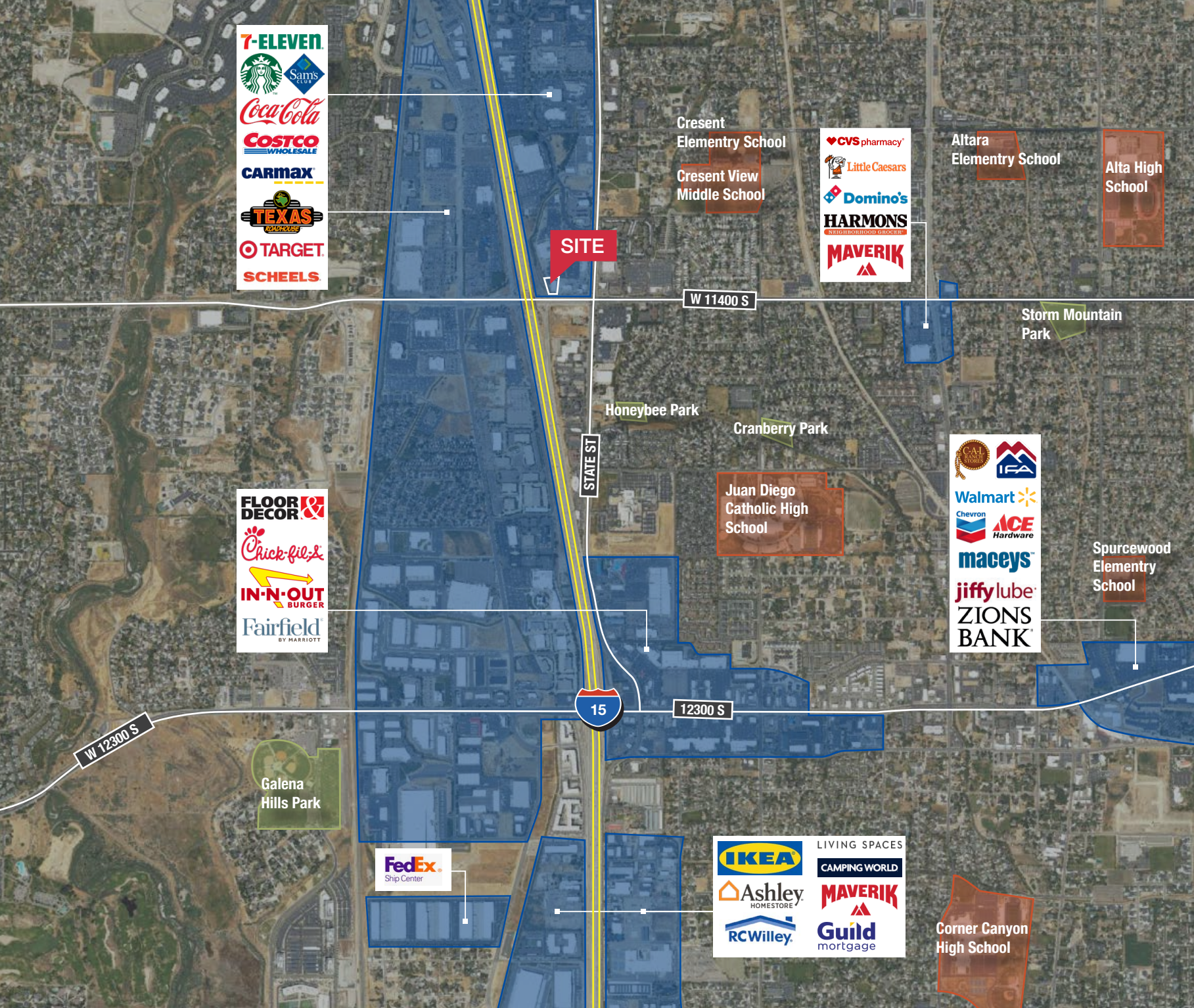




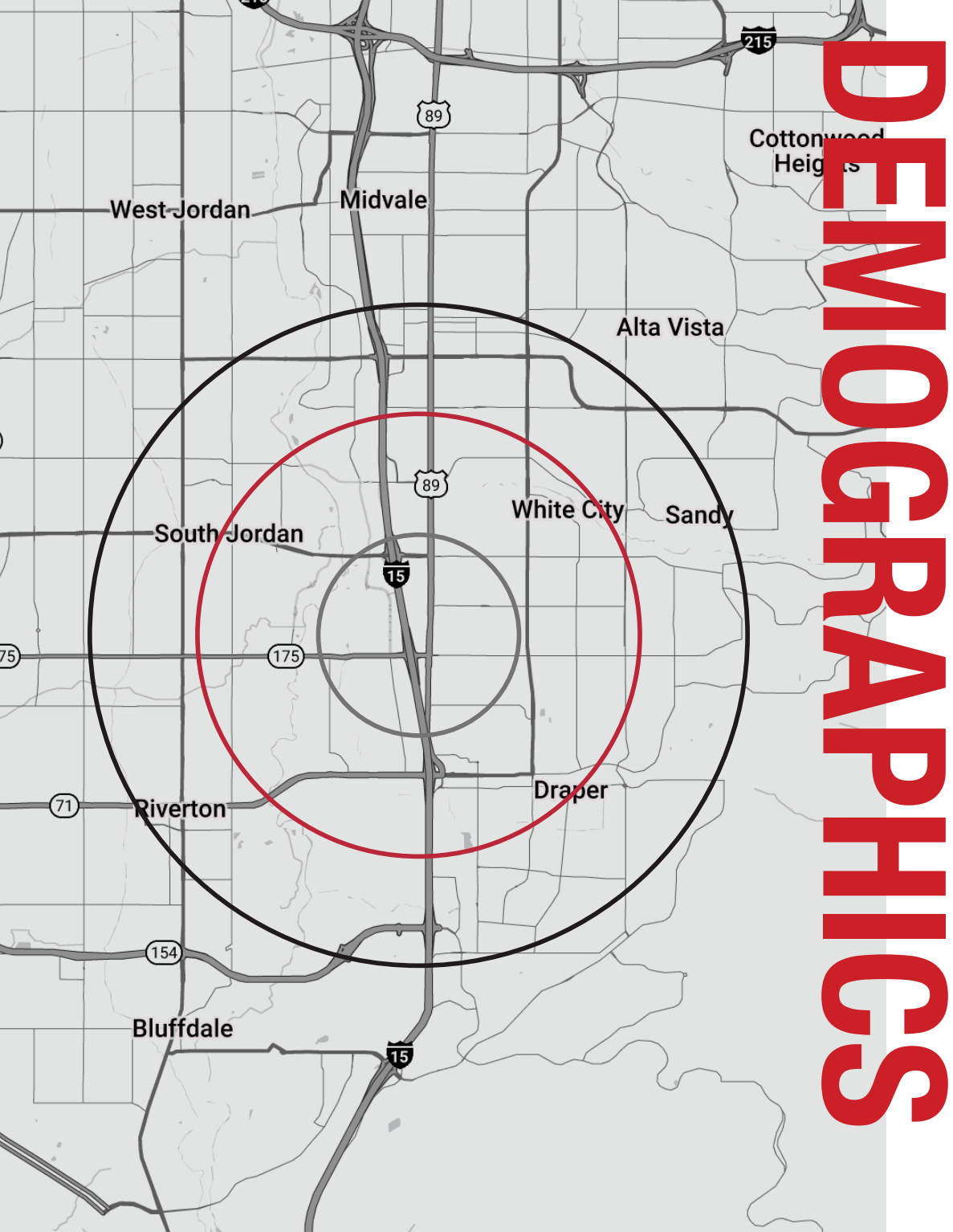
PHOTOS



AREA MAP



- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2026 Population

HOUSEHOLDS

2026 Households

INCOME

2026

1-mile

10,622

1-mile

3,809

1-mile

\$139,662

3-mile

97,077

3-mile

34,052

3-mile

\$155,759

5-mile

271,426

5-mile

92,843

5-mile

\$158,378

Traffic Counts

STREET

11400 South

Interstate 15

AADT

21,907

189,747

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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