

Multi-tenant NNN Investment Union Park Investment

7455 Union Park Ave, Midvale, UT 84047

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering
Memorandum

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Property Overview

NAI Premier is pleased to offer this Multi-Tenant (NNN) Triple Net Leased fee simple (land & building) Investment located in Midvale, UT. The subject property is occupied by Professional Dental, Beans and Brews, and A New Therapy. This property has two buildings. Located close to The Shops at Fort Union with excellent street visibility and a monument sign that is clearly visible from the road.

INVESTMENT SUMMARY

Price	\$5,750,000.00
Cap Rate	6.25%
Year Renovated	2017
Square Footage	9,050 / 1,700
Property Type	Retail /Office (multi-tenant)

HIGHLIGHTS

- 9,050 SF office / retail building
- 1,700 SF building with drive-thru (Beans and Brews)
- Ample parking
- Tenants: Professional Dental, Beans and Brews, and A New Therapy

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Beans & Brews Coffee House has been around since 1993, when the Laramie family opened shop next to Salt Lake City's beloved hangout, Liberty Park. The family refined the process of high-altitude roasting, which required special tweaks just like high-altitude baking. They soon got the process just right, and they built a reputation for uniquely smooth coffee in a friendly neighborhood setting.

Beans and Brews has over 50 locations.

<https://www.beansandbrews.com>



Professional Dental

Professional Dental & Orthodontics has been in Utah since 2004, offering all dental services to adults and children across the state. With 18 Clinics, We Are The Largest Dental Corporation In Utah.

<https://prodentalut.com/>



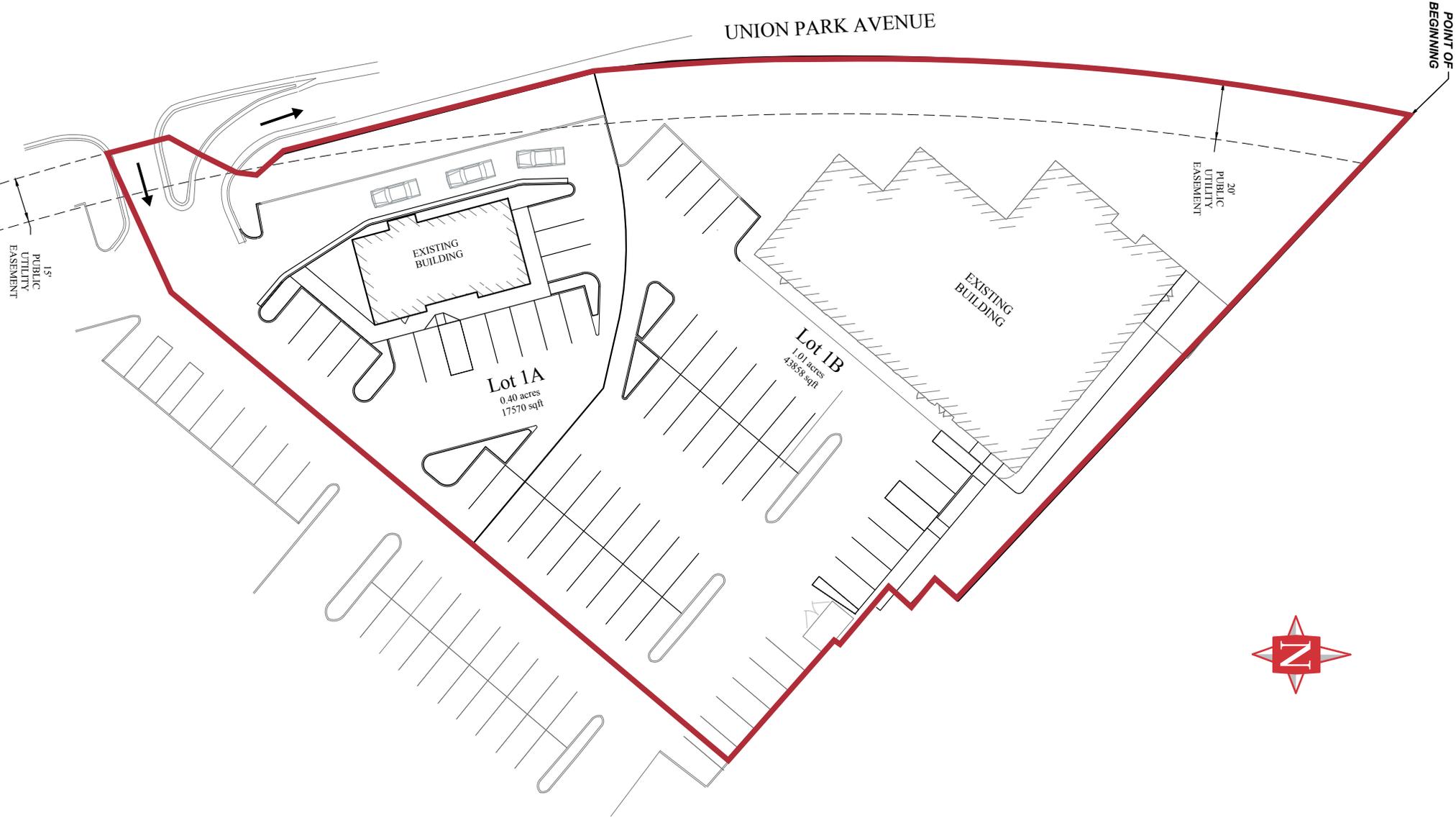
Anew Therapy offers a wide range of mental health services designed to support you. Our approach is personalized, integrating both traditional and innovative treatments. With every transformative patient outcome we deliver, we hope to ignite a joy that radiates from within.

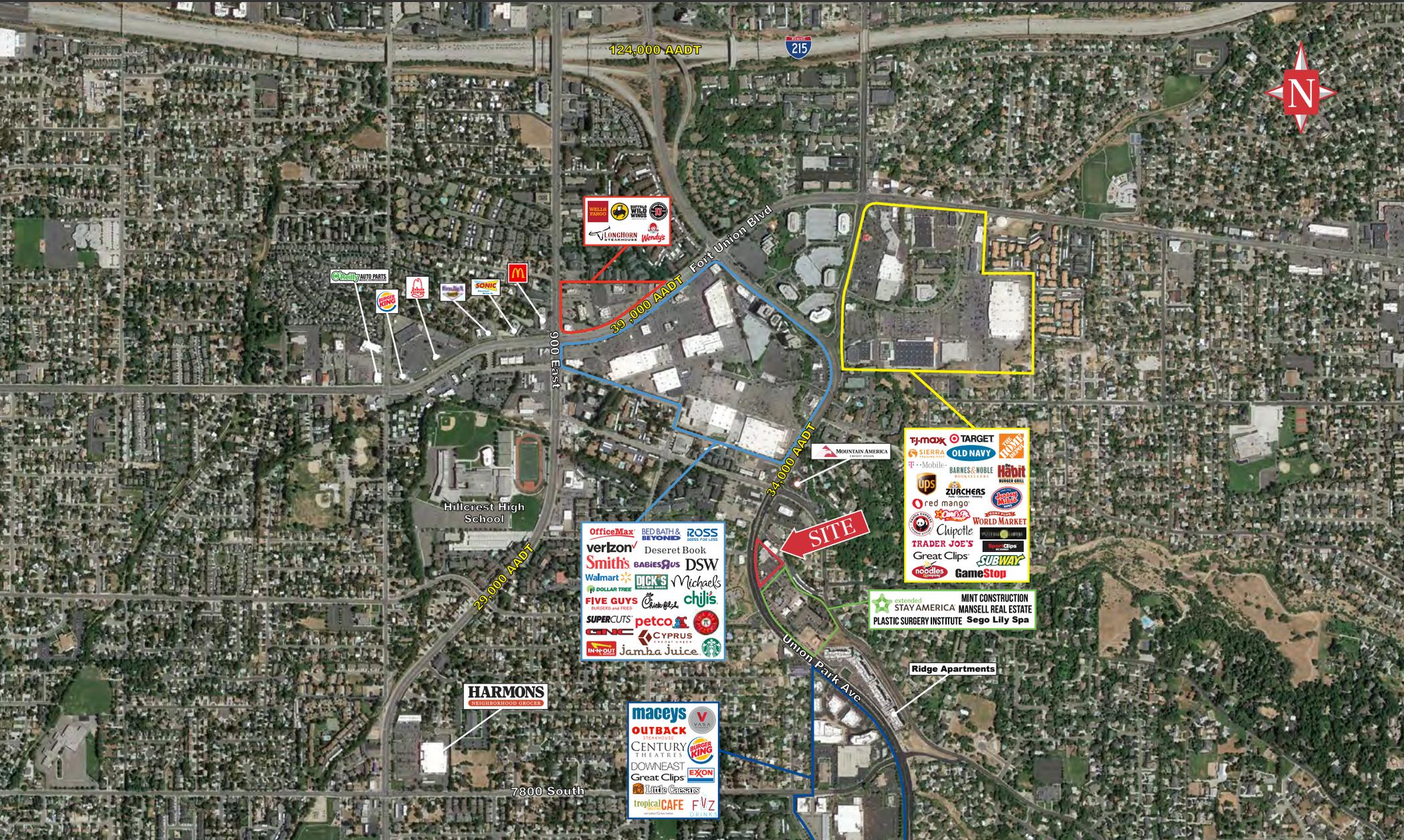
Our vision is extends beyond treating mental health symptoms. We are creating a community of individuals who are not merely surviving, but thriving.

Experience healing in the hands of our licensed professionals.

<https://anewtherapyutah.com/>

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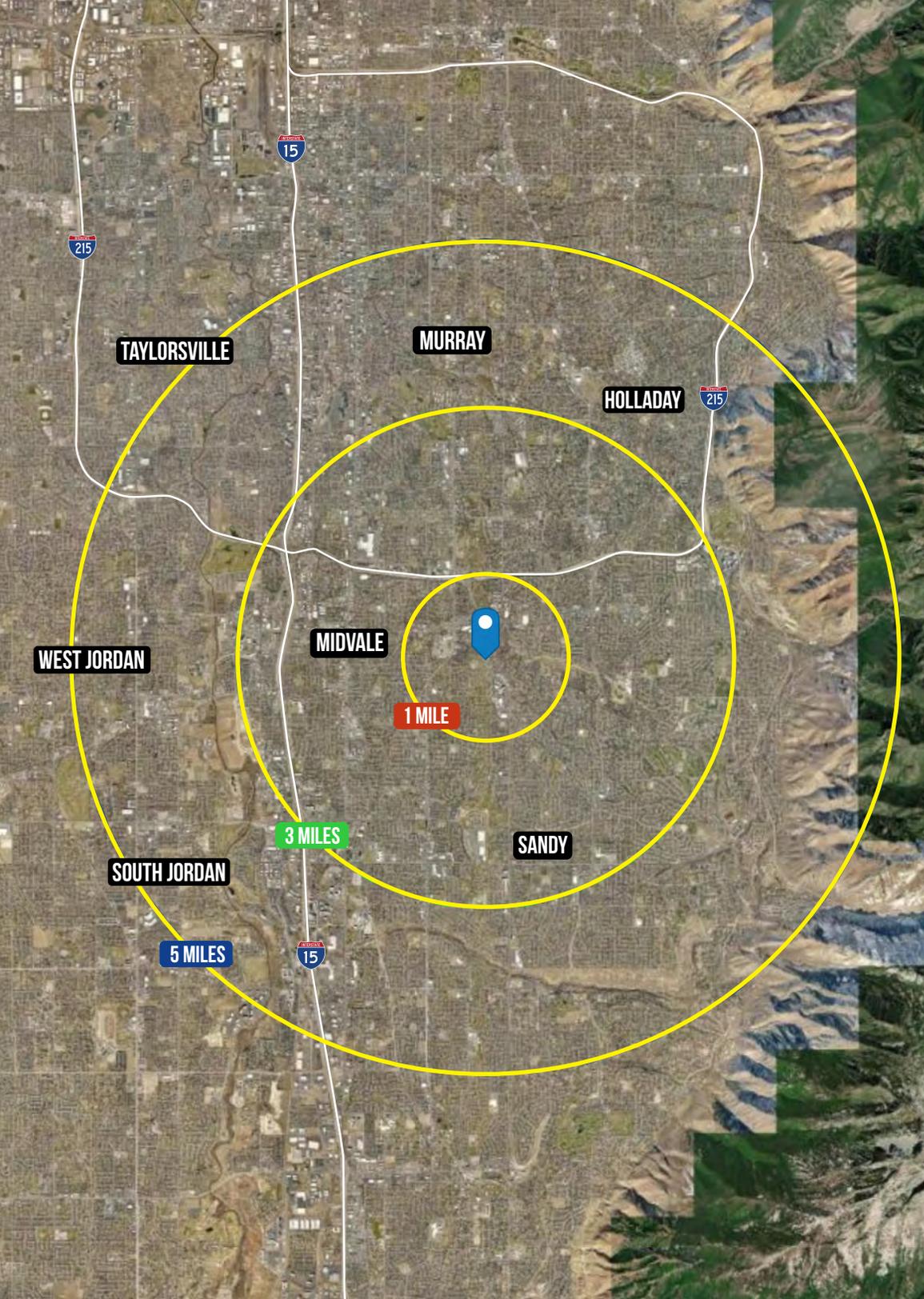




Suite #	Tenant Name	Approx. Rentable SF	Percent Occupancy	Term (years)	Lease Start	Lease End	Rent Per Month	Annual Rent	Rate PSF	Comments
A	A New Therapy	3,610	34%	5	05/01/2026	04/31/2031	\$9,626.67	\$115,520.04	\$32.00	Two (2) additional five-year term options, with annual rent increases of 3%.
B	A New Therapy	2,460	23%	5	12/01/2023	9/30/2028	\$6,959.50	\$83,514.00	\$33.95	
C	Professional Dental	2,980	28%	10	02/01/2026	01/01/2036	\$7,946.67	\$95,360.04	\$32.00	10% increases every 5 years with two 5 year option.
7465	Beans and Brews	1,700	16%	10	10/1/2018	9/30/2028	\$5,298.33	\$63,579.96	\$37.40	10% increases every 5 years
Total		10,750					\$29,831.17	\$357,974.04		
Occupied SF		10,750								

Absolute NNN, all expenses paid by tenant

INCOME	
NET OPERATING INCOME	\$357,974.04
CAP RATE	6.25%
OFFERING PRICE	\$5,750,000.00



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2025 EST	18,559	136,808	311,476
2030 PROJ	18,237	134,997	312,124

HOUSEHOLDS

2025 EST	8,187	53,865	120,925
2030 PROJ	8,220	54,335	124,038

INCOME

2025 AVG	\$119,989	\$131,163	\$134,817
2025 MED	\$87,628	\$99,080	\$100,960

Source: ESRI 2025

TRAFFIC COUNTS

1300 East - 34,000 AADT

For more information, please contact

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