



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

**2719 South 8560 West**  
Magna, Utah

RETAIL INVESTMENT OPPORTUNITY



## Property Highlights

- New lease terms for five years (except for Salt Lake County Sheriff)
- Potential to add 2,000 square feet of additional retail space
- New multi-family construction adjacent to site

## Property Information

**Building Size:** 7,700 sq. ft.  
**Site Area:** 1.00 acre  
**Age:** 2008  
**Sales Price:** \$1,600,000  
**Cap Rate:** 8.63% on existing income

**Steve Tate**  
Senior Director  
801 303 5558  
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**Kip Paul**  
Executive Director - Investment Sales  
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## Income Statement

<u>Income</u>	<u>Annual</u>
Base Rent (See Rent Roll Next Page)	\$145,080
CAM	\$ 19,962 (\$3.63 psf)
<b>Total Income</b>	<b>\$165,042</b>

<u>Expenses</u>	
7,700 sq. ft @ \$3.50 psf	\$ 26,950
<b>Net Operating Income</b>	<b>\$138,092</b>

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Salt Lake City, Utah 84101  
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*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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## Rent Roll

Tenant	Sq. Ft.	Start Date	End Date	Monthly Rent	Annual Rent	Rent/SF/Yr	CAM	Utilities	Total CAM	Annual CAM	CAM/SF/Yr
Rice King Express	1,700	10/01/15	09/31/20	\$ 2,060	\$ 24,720	\$14.54	\$297.00	\$262.73	\$ 559.73	\$ 6,716.76	\$3.95
SL County Sheriff*	2,000	01/01/16	12/31/16	\$ 3,030	\$ 36,360	\$18.18	-	-	-	-	-
BBQ/Pizza Restaurant	4,000	06/01/15	05/31/20	\$ 7,000	\$ 84,000	\$21.00	\$671.00	\$432.73	\$1,103.73	\$13,244.76	\$3.31
<b>Total</b>	<b>7,700</b>			<b>\$12,900</b>	<b>\$145,080</b>		<b>\$968.00</b>	<b>\$695.46</b>	<b>\$1,663.46</b>	<b>\$19,961.52</b>	

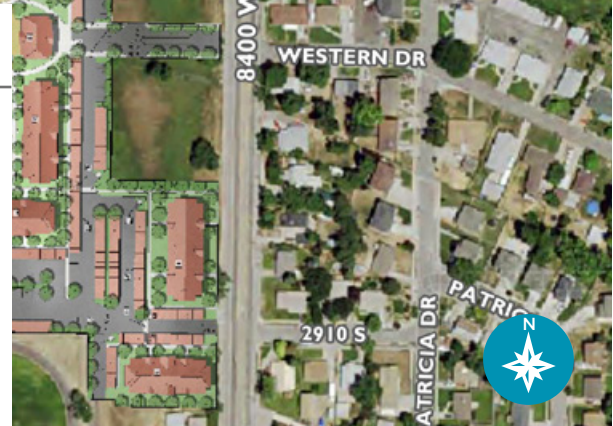
\*SL County Sheriff is a Full Service Lease



## Demographics

	1 Mile	2 Mile	3 Mile
2015 Estimated Population	9,979	30,619	57,944
2020 Projected Population	11,901	42,689	79,612
2015 Estimated Households	3,578	11,500	20,702
2020 Projected Households	3,765	12,102	21,792
2015 Est. Median HH Income	\$54,006	\$59,266	\$62,416
2015 Est. Average HH Income	\$63,489	\$67,533	\$71,004
2015 Est. Per Capita HH Income	\$20,319	\$19,137	\$19,348

Source: U.S. Census Bureau, Census 2010 Data. ESRI forecasts for 2015 and 2020.



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