



## INVESTMENT OFFERING

# OGDEN CITY PLAZA

2233-2247, 2251, 2261, & 2263-2293 Grant Avenue  
Ogden, Utah

### PROPERTY INFORMATION

Sales Price:	\$14,272,000 (\$148 psf)
Cap Rate:	8.00% In Place
Cash on Cash Return:	14.29% Proforma
10 yr. - IRR Unleveraged:	7.93%
10 yr. - IRR Leveraged:	15.63%
Building Size:	95,800 sq. ft. (as per rent roll)
Site Size:	7.82 acres
Age:	1984
Parking:	495 spaces, plus street parking; 5.17/1,000 sf ratio
Zoning:	CBD

Please fill out and return Confidentiality Agreement  
to view the full Investment Offering:

[Download Confidentiality Agreement](#)

### OVERVIEW AND OPPORTUNITY

This Investment Offering provides the opportunity to acquire **Ogden City Plaza**, a 95,800 square foot retail center located in Ogden, Utah. Ogden City is located 45 minutes north of downtown Salt Lake City, Utah. The project is currently 90% occupied, which tenancy includes Teleperformance-the world's largest telemarketing firm, MovieGrille-a four screen cinema with full in theater dining services, Paul Mitchell The School-a world renowned cosmetology school and two other local tenants. All leases have a minimum remaining lease term of 5 years or greater, thereby providing consistent cash flow. The average lease rate is \$12.52 psf NNN, with two of the leases at \$6.10 and \$8.00 psf NNN, which are well below market.

The property is being offered at a very attractive 8% cap rate based upon in place NOI, which is a price per square foot well below replacement cost.

**Ogden City Plaza** provides the perfect balance of immediate steady cash flow with the future value add opportunity to increase rents substantially.

Marketed by

**Kip Paul**

Executive Director - Investment Sales

801-303-5555

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**Dell Nichols, CCIM**

Dell Nichols Commercial Real Estate, LLC

801-797-9900

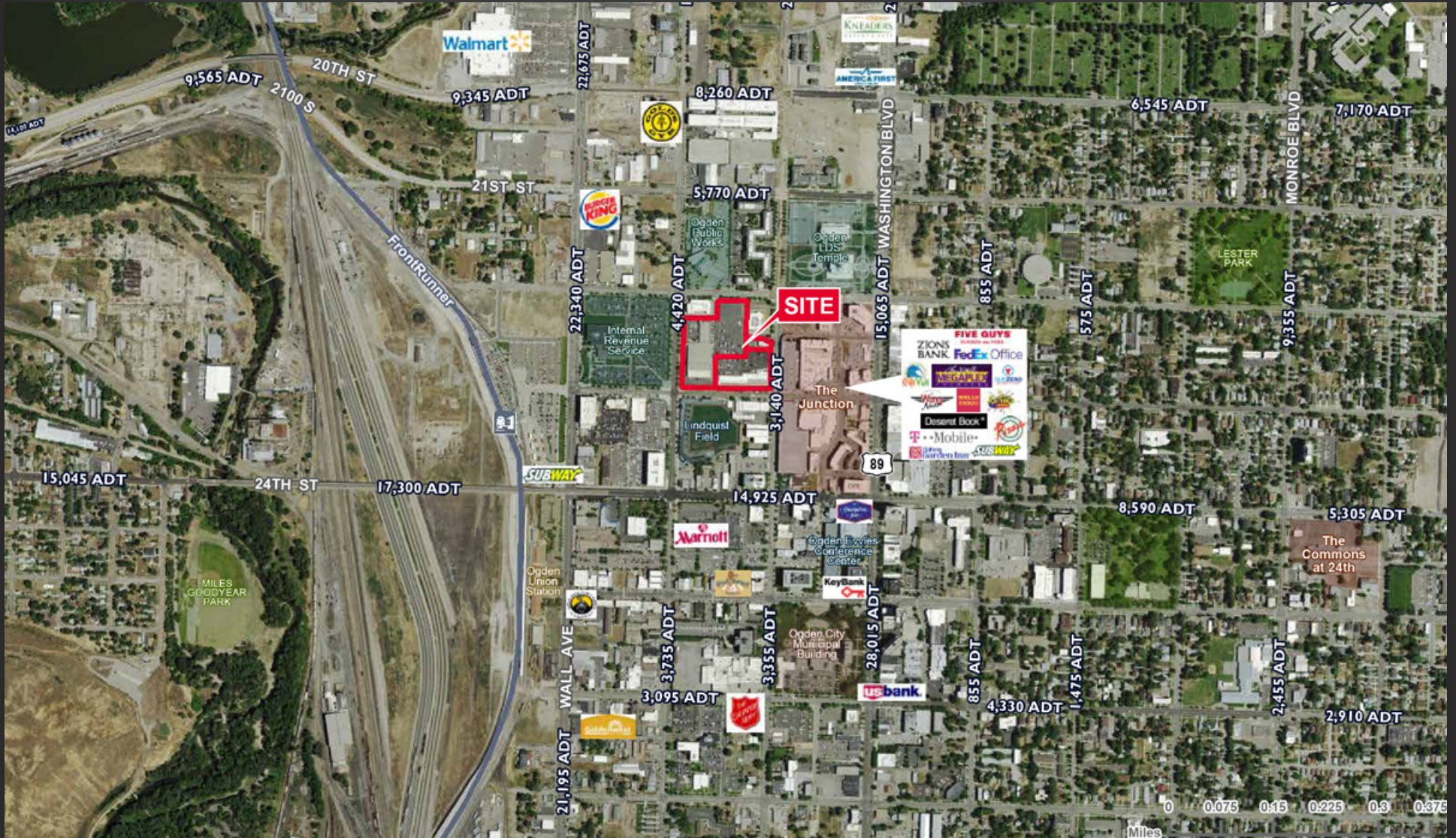
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