



**FOR SALE OR LEASE
FORMER SHOPKO HOMETOWN
BEAVER, UT**

ACTUAL PHOTO

OFFERING MEMORANDUM



CAPITAL COMMERCIAL PARTNERS
REAL ESTATE WEALTH CREATION AND PRESERVATION

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SUMMARY



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Overview



Capital Commercial Partners is pleased to bring to the market this Former Shopko Hometown located in Beaver, UT. The subject property is a 31,500 square foot building on 2.41 acres located on the main retail corridor in Beaver. The property is being offered for sale at \$1,800,000 or lease at \$7.50 PSF NNN.

This is a unique opportunity for an investor, user or tenant to acquire a newer building at a very low price per square foot.

The property is located less than 20 miles from major year round tourist destination Eagle Point Resort. Offers world class skiing in the winter & mountain biking, golf, river rafting, fishing, and hiking in the summer.

HIGHLIGHTS

Limited retailer competition

Less than 20 miles from year round destination resort

Low cost per square foot - \$57

SUMMARY

Price	\$1,800,000
Price per Square Foot (GLA)	\$57.00
Gross Leasable Area (GLA)	31,500
Year Built	2010
Land	2.41 acres
Lease	\$7.50 PSF NNN

FINANCING

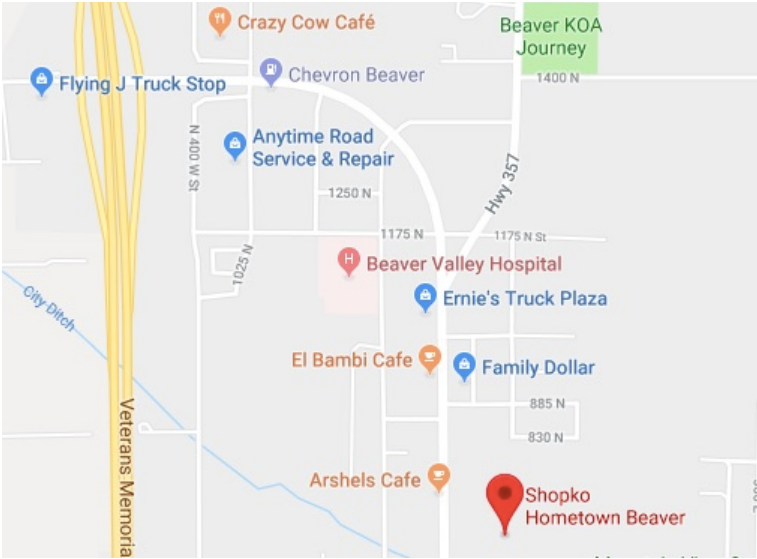
None

LOCATION OVERVIEW



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BEAVER, UT



LOCATION HIGHLIGHTS

- Located just off I-15
- Less than 20 miles to Eagle Point Resort
- County seat of Beaver County
- Strong average household of \$57,000+ income within 1 mile

LOCATION OVERVIEW

Beaver, UT is located in west central UT located in between Salt Lake City and St. George.

The property is located just off Main St. the major thoroughfare through the city and I-15 the major interstate highway in the western United States.

It benefits from limited local retail competition in the submarket.

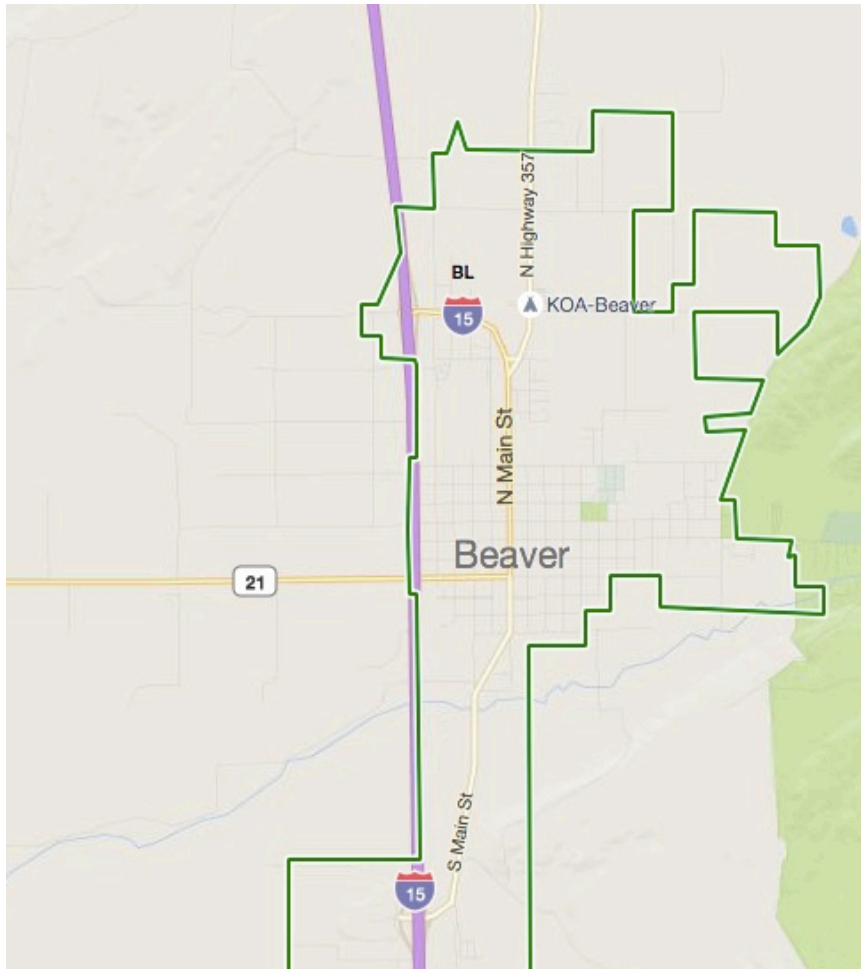
Beaver has a diversified employment base ranging from healthcare to farming. Largest area employers include Springcreek Healthcare, Pilot, City of Beaver, Beaver County School District, and Cache Valley Dairy.

Beaver is a major tourist destination. The site is located less than 20 miles from year round tourist destination Eagle Point Resort. Eagle Point offers world class skiing in the winter & mountain biking, golf, river rafting, fishing, and hiking in the summer. Other area destinations include Fishlake National Forest, Zion National Park, and Bryce Canyon National Park.

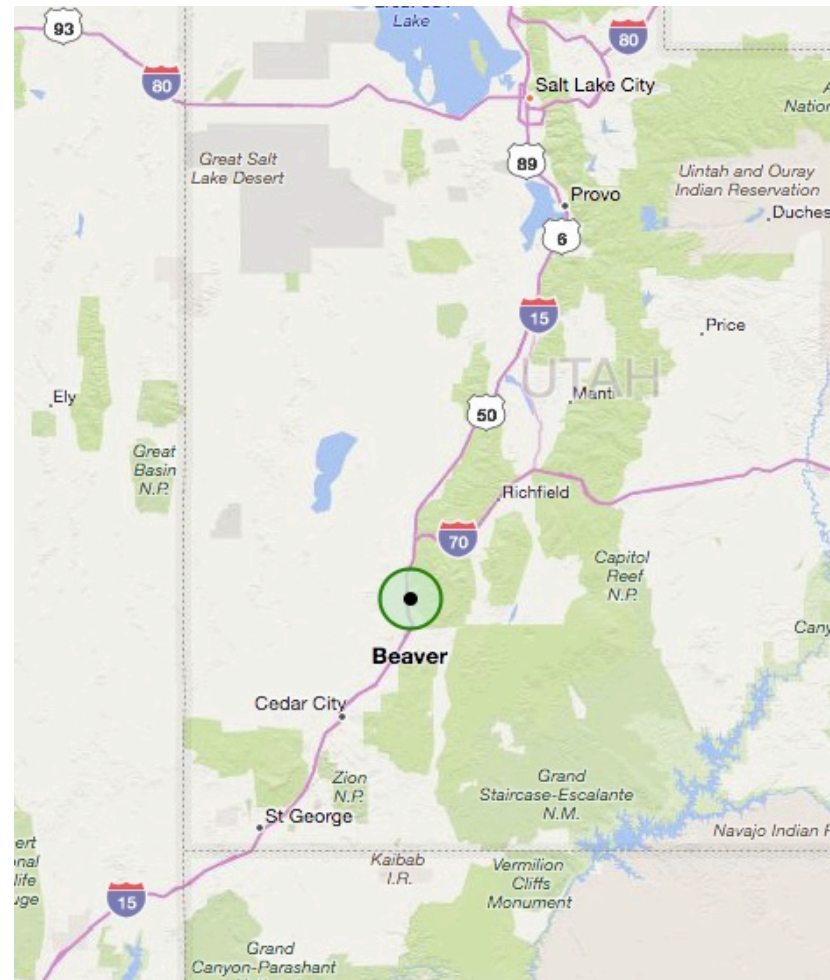
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Area Maps

Local Map



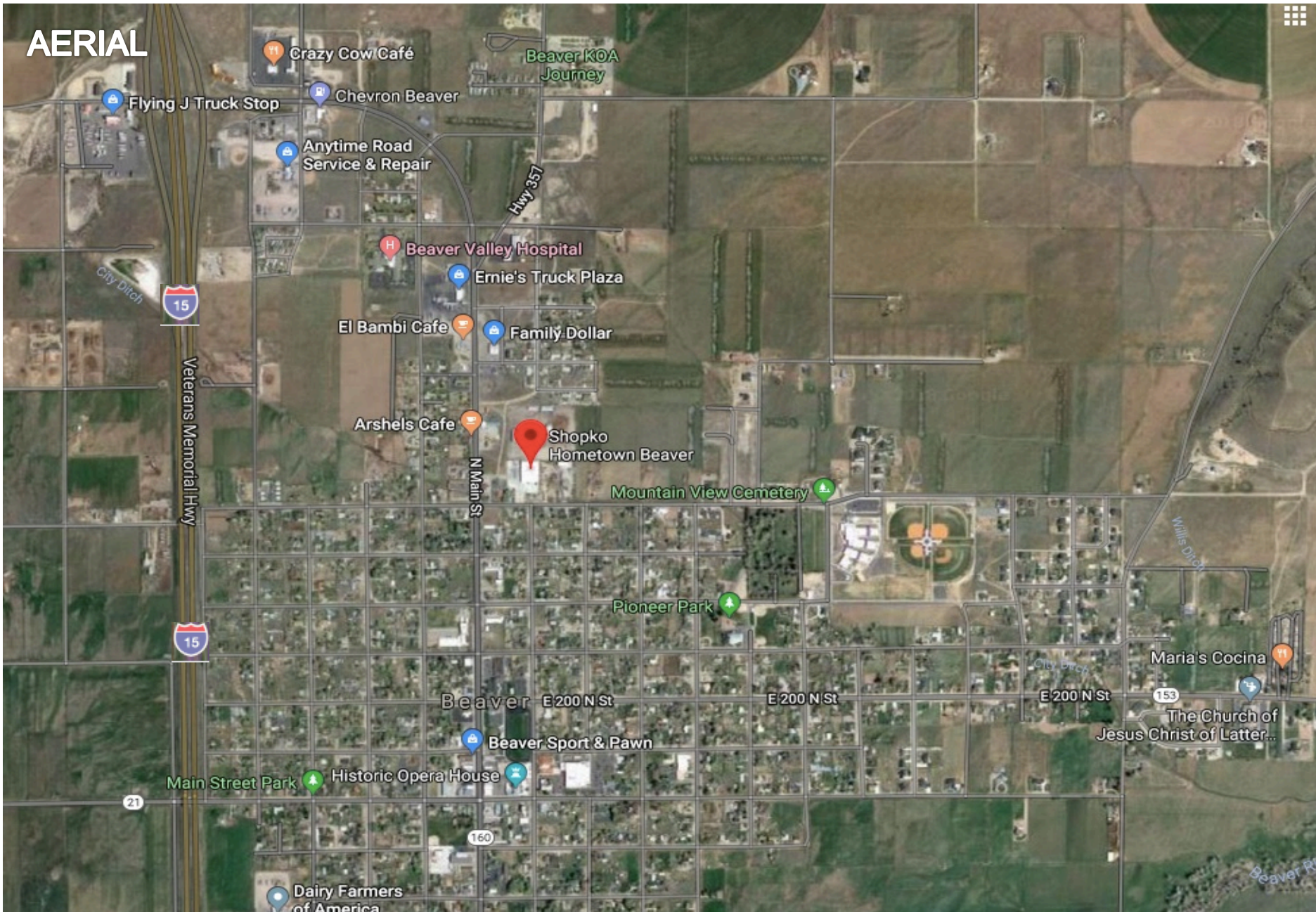
LOCATION OVERVIEW



Regional Map

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AERIAL



This information has been secured from sources we believe to be reliable, but we make no representations or warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHIC ANALYSIS



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Demographic Report

DEMOGRAPHIC ANALYSIS

Population	1- Mile	3-Mile	5-Mile
Total Population	2,591	3,545	3,764
Total Households	894	1,190	1,264

Income	1- Mile	3-Mile	5-Mile
Average Household Income	\$57,277	\$58,640	\$60,810

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UTAH BROKER OF RECORD:
NEW ENGLAND COMMERCIAL BROKERAGE, INC.



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