

FREE STANDING STARBUCKS INVESTMENT

1158 NORTH UNIVERSITY AVENUE • PROVO • UTAH • 84604



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FOR SALE

PROPERTY SPECS

- 10 Year Lease with Four 5 Year Options
- \$135,000 Rent with 10% Increases Every 5 Years
- Cap Rate: 4.25%
- Purchase Price: \$3,176,470
- Lease Commencement February 1, 2019
- 0.61 Acres
- Located Next to Brigham Young University

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2017 ESTIMATED POPULATION	44,638	90,139	165,114
2022 PROJECTED POPULATION	47,327	99,062	180,612

HOUSEHOLDS

2017 ESTIMATED HOUSEHOLDS	11,022	27,862	49,695
2022 PROJECTED HOUSEHOLDS	11,854	30,599	54,323

INCOME

2017 EST. AVERAGE HH INCOME	\$62,114	\$79,087	\$86,392
2017 EST. MEDIAN HH INCOME	\$52,829	\$62,613	\$70,417
2017 EST. PER CAPITA INCOME	\$20,575	\$24,977	\$26,220

CONTACT:

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