

Marcus & Millichap

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR
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A C T I V I T Y I D N O: 7AA0940040

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or li bility arising out of your investigation and/or purchase of this net leased property.













OFFERING HIGHLIGHTS

SHELL (OWNER/USER OPPORTUNITY)

SALT LAKE CITY, UT

2322 East 4500 South, Salt Lake City (Holladay), UT 84117

OFFERING PRICE

\$1,495,000

VITAL DATA	
Price	\$1,495,000
Gross Square Feet	2,083 SF*
Lot Size	0.49 Acres*
Ownership	Fee Simple
Monthly Rent	\$9,427.91**

*Building size and lot size information per RealQuest . Buyer will need to verify the accuracy of this during the due diligence period.

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^{**}Current Tenant's lease obligation expires December 30, 2019



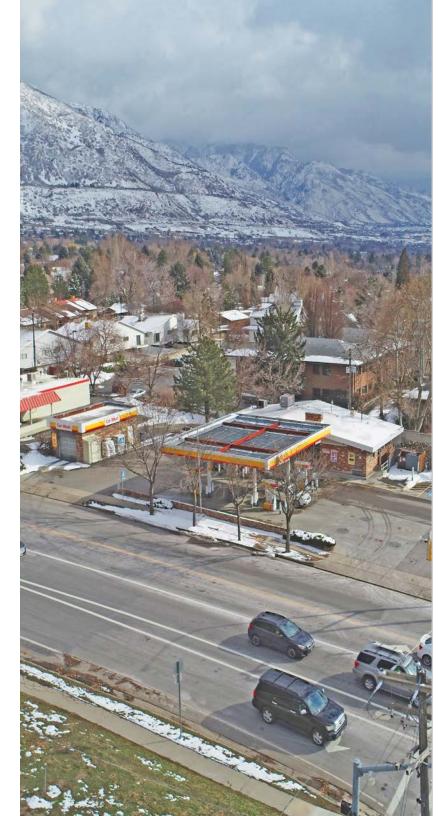


INVESTMENT HIGHLIGHTS

- ► Business and Real Estate Opportunity
- ► Site features convenience store and car wash
- ▶ Underground storage tanks installed 2013

PROPERTY HIGHLIGHTS

- ► Located in dense infill area at the 4-way signalized intersection of E 4500 S and S 2300 E
- ▶ One mile west of Interstate 215
- ► Situated near Holladay City Hall
- ► Olympic High School and Howard R Driggs Elementary School are less than one mile away
- ▶ Approximately 10 miles from downtown Salt Lake City
- ▶ Population within a 3-mile radius approximately 112,000

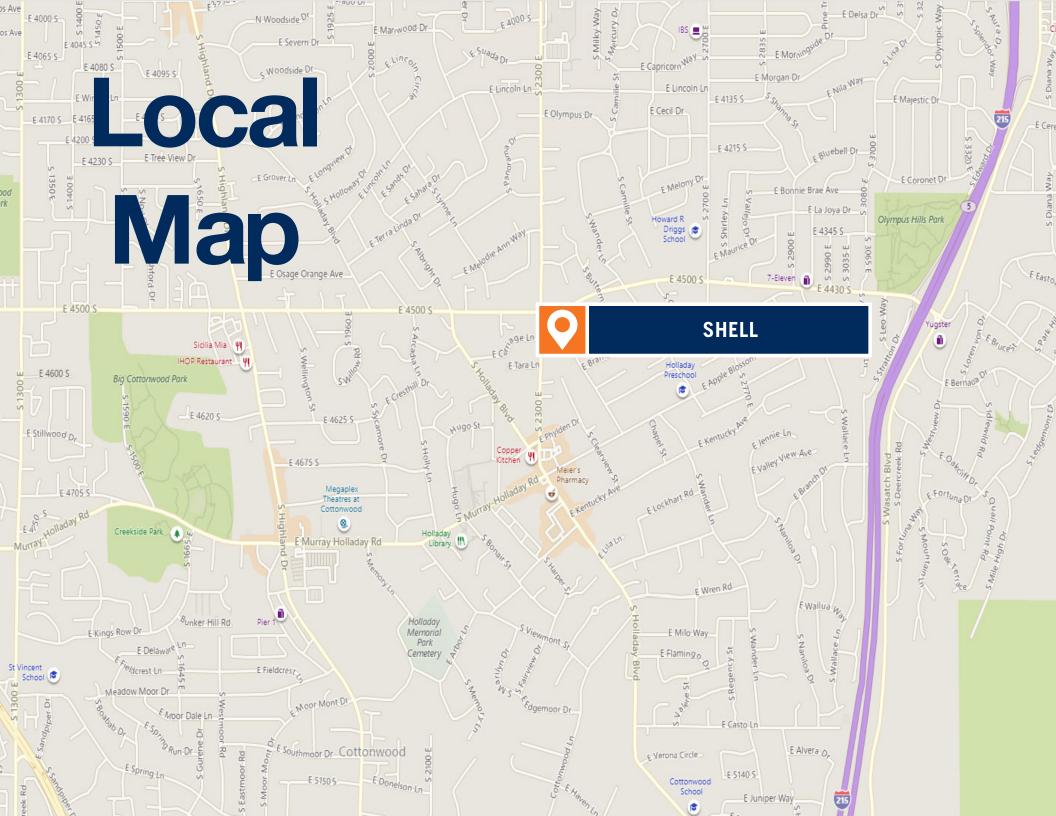


LOCATION HIGHLIGHTS

SALT LAKE CITY, UT

- Capital and most populous city of Utah (population approximately 200,500)
- ▶ Located in the core of the Salt Lake City MSA (population approximately 1.2 million)
- ▶ It is one of only two major urban areas in the Great Basin
- ► Home to one Fortune 500 company, Huntsman Corporation and two Fortune 1000 companies, Zions Bancorporation and Questar Corporation
- ▶ The city is also home to the NBA's Utah Jazz and Salt Lake City's Minor League Baseball Team, The Bees







SALT LAKE CITY, UT OVERVIEW

Centrally located among the major Western U.S. markets, Salt Lake City is known as the Crossroads of the West. The metro consists of three counties: Salt Lake, Tooele and Summit. It is situated in the Great Salt Lake Valley in northern Utah. The region is hemmed in by the Great Salt Lake to the northwest, the Wasatch Mountain Range to the east and the Oquirrh Mountains to the west. The metro houses 1.2 million people. Salt Lake City is the largest city, with approximately 200,000 residents. The highest percentage of population growth continues to occur in the suburban areas such as South and West Jordan. The Salt Lake City, Provo-Orem and Ogden-Clearfield metros together comprise the Wasatch Front.

METRO HIGHLIGHTS



EMPLOYMENT GROWTH

Skilled trade and educated workers, attractive outdoor recreation opportunities and low overhead costs lure employers to the region.



EXPANDING HOUSEHOLD INCOMES

The metro's household income is consistently well above the national median.



LARGE INSTITUTIONS

The Salt Lake City economy benefits from its status as the capital of Utah and the headquarters of the Church of Jesus Christ of Latter-day Saints.



ECONOMY

- A stable base of government entities are located in the metro, while growing companies in the private sector include technology leaders eBay and Oracle Corp.
- Various companies have located data centers in the metro, including Twitter Inc., Goldman Sachs and the National Security Agency.
- Tourism will remain a top employment generator over the coming years. The metro is home to several world-class ski resorts, including Brighton, Park City, Alta and Snowbird. The Salt Palace Convention Center and the Vivint Smart Home Arena host numerous conventions and trade shows.

MAJOR AREA EMPLOYERS
Intermountain Health Care
University of Utah
University Hospital
Discover Products, Inc.
L3 Communications Corp.
Primary Children's Medical Center
ARUP Laboratories
C.R. England, Inc.
Delta Airlines
JetBlue Airways





SHARE OF 2017 TOTAL EMPLOYMENT























DEMOGRAPHICS

- The metro is expected to add nearly 65,000 people through 2021, resulting in the formation of roughly 27,000 households.
- Median incomes above the national average allow 66 percent of households to afford to own a home, compared with the national rate of 64 percent.
- Roughly 31 percent of people age 25 and older hold bachelor's degrees; of those residents, 11 percent also have obtained a graduate or professional degree.

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SPORTS









2017 Population by Age

8% 0-4 YEARS

23% 5-19 YEARS 7% 20-24 YEARS 31% 25-44 YEARS 21% 45-64 YEARS 10%

65+ YEARS











EDUCATION









QUALITY OF LIFE

The Wasatch Range provides a multitude of year-round recreational opportunities, including ski resorts and more than a dozen national parks and monuments. Cultural venues include Abravanel Hall, the Rose Wagner Performing Arts Center, Hale Centre Theatre and the Off Broadway Theatre. Salt Lake City's major educational institution is the University of Utah, which also contains a medical school. The university is known for its technology transfer program that moves state-of-the-art research into useful applications in the business world. There are 10 other colleges and universities in the metro. In addition, two other major educational institutions are located just outside of Salt Lake City: Brigham Young University in Provo and Utah State University in Logan.

ARTS & ENTERTAINMENT









DEMOGRAPHICS

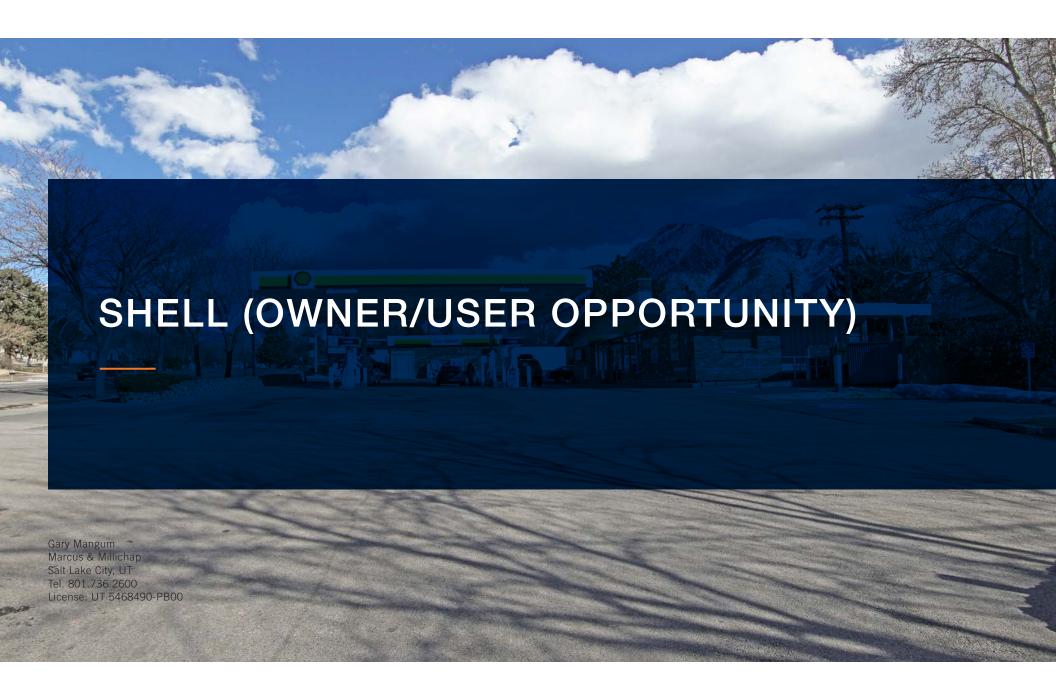
POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection	16,285	113,618	273,187
2018 Estimate	16,264	112,631	271,889
2010 Census	15,256	106,628	254,026
2000 Census	15,198	106,553	253,932

INCOME	1 MILE	3 MILES	5 MILES
Average	\$117,405	\$102,357	\$92,900
Median	\$85,175	\$72,798	\$66,223
Per Capita	\$43,138	\$40,890	\$37,078

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Projection	6,017	45,819	109,973
2018 Estimate	5,959	44,871	108,073
2010 Census	5,527	41,943	99,775
2000 Census	5,487	40,911	97,437

HOUSING			
2018	\$375,208	\$344,722	\$322,489

EMPLOYMENT	1 MILE	3 MILES	5 MILES
2018 Daytime Population	15,045	102,876	301,690
2018 Unemployment	2.71%	2.77%	3.03%
2018 Median Time Traveled	22	22	22



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