



PETCO

4153 RIVERDALE ROAD
OGDEN, UTAH 84404



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



**PETCO**4153 RIVERDALE ROAD
OGDEN, UTAH 84404**PREPARED BY****MW****MOUNTAIN WEST**
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 4153 Riverdale Road, Ogden, Utah 84404. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

RENT ROLL

SUITE #	TENANT NAME	SQ. FT.	% GLA	LEASE TYPE	NNN INCOME		LEASE TERMS WITH OPTIONS & ESCALATIONS					
					PSF	ANNUAL	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
198-0100	Petco	12,096	50.16%	NNN	\$3.04	\$36,719	Contract	4/11/01	4/30/26	\$17.50	\$17,640	\$211,680
							Rent Bump	5/1/21	4/30/26	\$19.25	\$19,404	
							Option 1	5/1/26	4/30/31	\$21.18	\$21,349	
198-0110	Cycle Gear	5,546	23.00%	NNN	\$2.30	\$12,758	Contract	3/15/19	3/31/24	\$14.42	\$6,667	\$80,000
							Option 1	4/1/24	3/31/29	\$15.82	\$7,311	
							Option 2	4/1/29	3/31/34	\$17.80	\$8,227	
198-0120	Salon Centric (Maly's West)	3,247	13.46%	NNN	\$3.19	\$10,350	Contract	10/1/10	5/31/30	\$19.15	\$5,182	\$62,180
							Rent Bump	6/1/20	5/31/25	\$19.15	\$5,182	
							Rent Bump	6/1/25	5/31/30	\$21.10	\$5,709	
198-0130	Vacant	1,351	5.60%	NNN	\$3.30	\$4,458	Proforma			\$17.75	\$1,998	\$23,980
198-0140	One Main Financial (Proposed)	1,875	7.78%	NNN	\$3.30	\$6,188	Proforma	Year 1	Year 5	\$13.68	\$2,138	\$25,658
198-0150	Bombay Bites Indian Cuisine	2,000	8.29%	NNN	\$3.30	\$6,594	Contract	1/28/12	1/31/22	\$15.85	\$2,642	\$31,700
198-0180	Fresh Nails (Proposed)	1,600	6.63%	NNN	\$3.30	\$5,280	Proforma	Year 1	Year 5	\$11.90	\$1,587	\$19,040
TOTALS		24,115	100.00%		\$3.41	\$82,347				\$18.84	\$37,853	\$454,238
Occupied		22,764	94.40%									
Vacant		1,351	5.60%									



INVESTMENT SUMMARY

PRICING ANALYSIS		
INCOME:		
Gross Potential Income		\$454,238
NNN Income		\$82,347
GROSS INCOME		\$536,585
Vacancy	5.00%	(\$26,829)
EFFECTIVE GROSS INCOME		\$509,756
EXPENSES		
Building Maintenance		(\$2,157)
Parking Lot		(\$4,795)
Grounds		(\$4,210)
Snow Removal		(\$3,117)
Roof Repair		(\$530)
Janitorial		(\$1,720)
Security/Fire Protection		(\$509)
HVAC		(\$411)
Electricity		(\$5,274)
Water/Sewer		(\$2,657)
Storm Drain		(\$688)
Refuse		(\$1,075)
Management Fee	2.35%	(\$12,000)
Insurance		(\$9,130)
Real Estate Taxes		(\$39,321)
TOTAL EXPENSES		(\$87,593)
NET OPERATING INCOME		\$422,163
Cap Rate		6.74%
PURCHASE PRICE		\$6,260,000
Price PSF		\$259.59

NEW DEBT ASSUMPTIONS		
Down Payment	30.00%	\$1,878,000
Loan Amount	70.00%	\$4,382,000
Interest Rate		4.25%
Loan Term		10-Years
Amortization Term (Years)		30
Funding Month		1/1/2020
Debt Coverage Ratio (DCR)		1.63
Monthly Debt Service		(\$21,557)
Annual Debt Service		(\$258,682)

RETURN METRICS - YEAR 1	
Cash Flow Before After Debt Service	\$163,481
Cash On Cash Return - Year 1	8.71%



Embellish Salon

SOUTH WEST FACING



ROY

RIVERDALE

WEST HAVEN

SITE
petco

TJ-maxx ULTA

JCPenney

LOWE'S

OLD NAVY

Michaels

BED BATH & BEYOND

gap OUTLET

rue21

RC Willey

STAPLES

ROSS
DRESS FOR LESS

Seagull Book

Marino's

Burger King

Denny's

at&t

Cafe Rio

Star's

TEXAS

warrens

Kid & Kid

Mazda

JJ

Advance Auto Parts

IN-N-OUT

JOHN PARAS

7-Eleven

BAD APPLE

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

John Deere

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NORTH FACING

NORTH OGDEN

OGDEN

36,000 ADT RIVERDALE ROAD

NEWGATE MALL

Burlington Dillard's

DOWNEAST home & clothing CINEMARK

ROSS DRESS FOR LESS STAPLES

RC Willey

Michael's

OLD NAVY

LOWE'S

JCPenney

SUBWAY

RUMBI

Costa Vida

SITE petco

maceys

BIG LOTS

savers

ZURCHERS

John PARAS FURNITURE MATTRESSES

Krispy Kreme

Pep Boys

[illegible]

NORTH OGDEN

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ROSS DRESS FOR LESS STAPLES

RC Willey

Bed Bath & Beyond

Michael's

Old Navy

Lowe's

JCPenney

Subway

Rumbi

Costa Vida

Krispy Kreme

Costco

Seagull Book

Del Taco

Salon Centric

Site petco

Big Lots

Savers

Tuesday Morning

Maceys

Subaru

Advance Auto Parts

Zurchers

John Paros Furniture Mattresses

Pep Boys

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NORTH OGDEN

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Lowe's

JCPenney

SUBWAY

RUMBLE ISLAND GRILL

Costa Vida

Costco

Seagull Book

Mattress Firm

DEL TACO

Salon Centric

Site petco

maceys

BIG LOTS

savers

Tuesday Morning

ZURCHERS

LUMBER LIQUIDATORS

Advance Auto Parts

BAD APPLE

7-Eleven

Chevron

JOHN PARAS FURNITURE MATTRESS

Krispy Kreme Doughnuts

Pep Boys

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Bad Apple

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Subaru

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Seagull Book

DEL TACO

Salon Centric

intellibed

Bad Apple

7-Eleven

Chevron

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Krispy Kreme

Costco

Seagull Book

Del Taco

Salon Centric

Site petco

John Paros Furniture Mattresses

Chevron

7-Eleven

Advance Auto Parts

Zurchers

Big Lots

Savers

Tuesday Morning

Lumber Liquidators

Bad Apple

Subaru

Mazda

Hyundai

Toyota

United States Postal Service

Gap Outlet

rue21

IntelliBeds

Batteries Plus

Message Entry

Del Taco

Subway

Rumbi

Costa Vida

Krispy Kreme

Pep Boys

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Seagull Book

DEL TACO

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Big Lots

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Subaru

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Chevron

Crusky's

Pep Boys

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SITE petco

ANCHOR TENANT PROFILE



Petco was founded in 1965 as a mail order business selling veterinary supplies. Today, they have over 1,500 locations selling pet products and services, as well as certain types of live animals. Petco sells fish, reptiles, small birds, hamsters, guinea pigs, and mice for adoption. Pet services include grooming and dog training.

WEBSITE	www.petco.com
OWNERSHIP	Private
LOCATIONS	1,500+
HEADQUARTERS	San Diego, CA



TENANT PROFILES



WEBSITE	www.cyclegear.com
OWNERSHIP	Private
LOCATIONS	146
HEADQUARTERS	Benicia, CA

Cycle Gear opened their first store in Northern California in 1974. Their mission has been to provide motorcyclists with the gear that they need to better enjoy life on two wheels. Cycle Gear has worked for decades with industry-leading brands and they have had the opportunity to work closely with some of the world's best clothing and accessory manufacturers to develop new products at "factory direct" prices.

Embellish Salon

Embellish Salon is a full-service salon and day spa offering hair, nail and spa services to both men and women.



WEBSITE	www.saloncentric.com
OWNERSHIP	Private
LOCATIONS	565+
HEADQUARTERS	St. Petersburg, FL

SalonCentric is the premier distributor of salon professional products. SalonCentric provides educational opportunities, in-store demonstrations & trainings, regional classes and large-scale stage presentations at industry shows.



Bombay Bites is a restaurant that specializes in serving freshly prepared Indian cuisine.



PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

Location
4153 Riverdale Road
Ogden, Utah 84404

Site
Located on the northwest side of Riverdale Road, south of the intersection of 300 West and Riverdale Road

Land Area
Consists of approximately 3.05 Acres or 132,858 SF of land area

Building Area
The subject property consists of one (1) retail building totaling approximately 27,732 SF of gross leasable area

Parking
The subject property provides 162 parking stalls, which equates to 5.84/1,000 SF parking ratio, with cross easement parking

Frontage & Access
The subject property has 510 feet of frontage along Riverdale Road and 360 feet of frontage along 300 West. The shared access points to the subject property are two (2) along Riverdale Road and two (2) along 300 West.

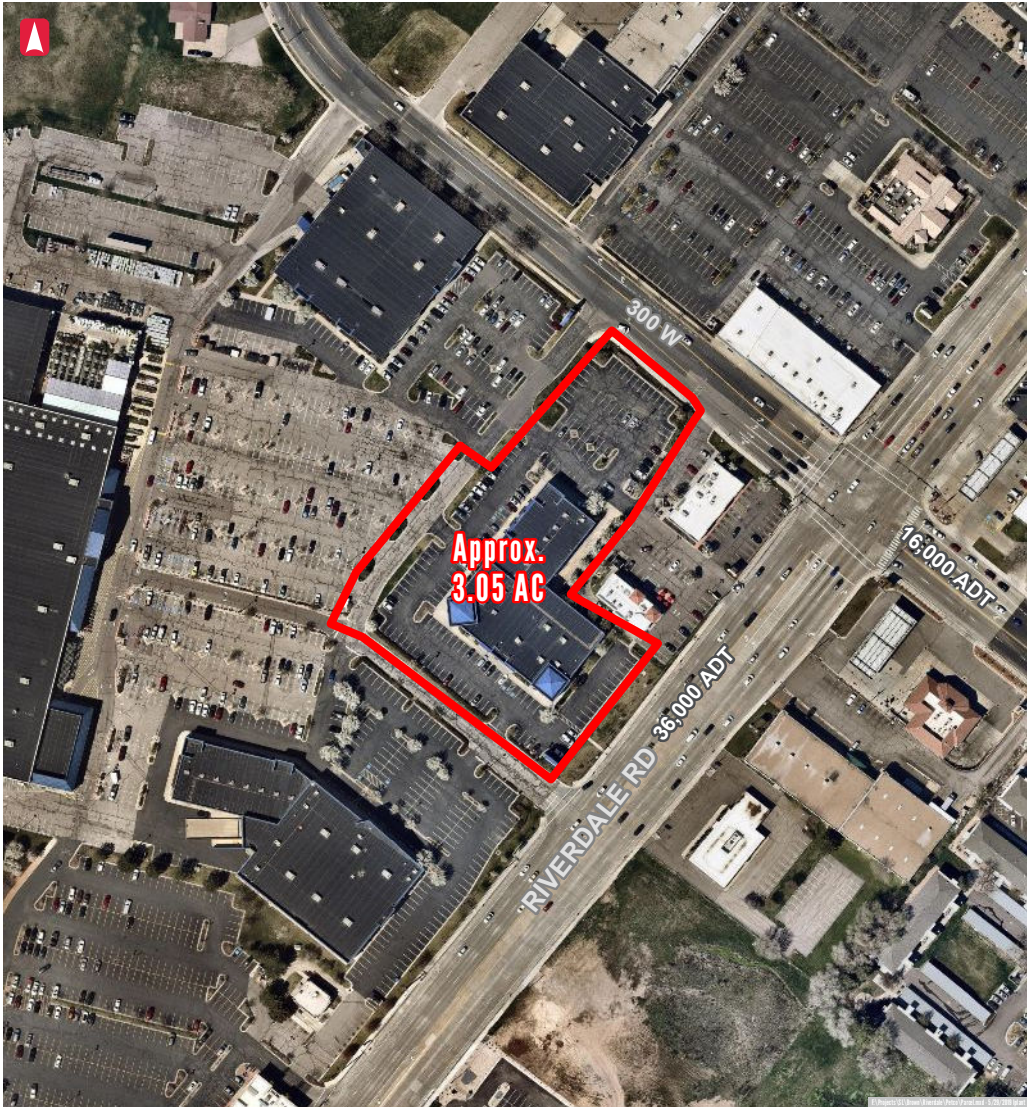
Traffic Counts:
Riverdale Road: 36,000 AADT

Year Built:
2010

Zoning:
RCP

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
062740007	4153 Riverdale Road	±3.05	132,858



DEMOGRAPHICS

POPULATION



1 MILE
11,246
2018 EST.
POPULATION

3 MILES
87,020
2018 EST.
POPULATION

5 MILES
171,965
2018 EST.
POPULATION

AVERAGE HOUSEHOLDS & INCOME



1 MILE
3,822
2018 EST.
HOUSEHOLDS

3 MILES
31,393
2018 EST.
HOUSEHOLDS

5 MILES
59,611
2018 EST.
HOUSEHOLDS

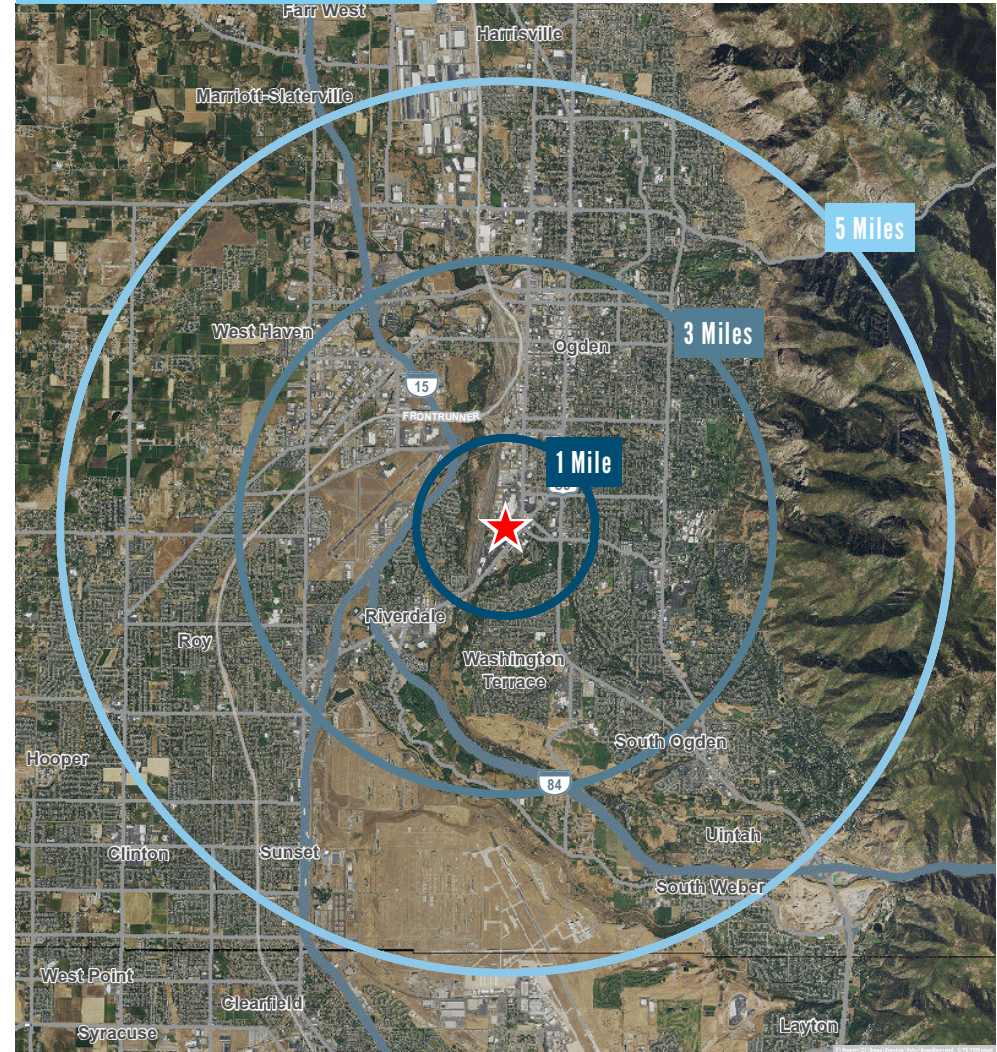


1 MILE
\$61,541
2018 EST.
INCOME

3 MILES
\$68,584
2018 EST.
INCOME

5 MILES
\$71,437
2018 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



PREPARED BY



MOUNTAIN WEST
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