



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# WALMART SINGLE TENANT NET LEASE

7250 UNION PARK AVENUE  
MIDVALE, UTAH 84047

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## CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 7250 Union Park Avenue, Midvale, UT 84047. 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.

# EXECUTIVE SUMMARY & HIGHLIGHTS

## PRICING

PURCHASE PRICE	\$23,000,000
NOI (ANNUAL)	\$920,580
CAP RATE	4.00%

## LEASE INFORMATION

TENANT TRADE NAME	Wal-Mart
LEASE GUARANTOR	Wal-Mart Stores, Inc
LEASE EXECUTION DATE	4/16/1995
LEASE TYPE	NNN
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITES	Tenant Responsible
MAINTENANCE	Tenant Responsible

## PROPERTY INFORMATION

PROPERTY ADDRESS	7250 Union Park Ave, Midvale, UT
GROSS LEASABLE AREA (SF)	126,370
LAND SIZE (AC)	11.1
YEAR BUILT	1994/2006

XXX

XXX.

# PROPERTY FEATURES & LAND OVERVIEW

## PROPERTY DESCRIPTION

**Location:**  
7250 Union Park Avenue,  
Midvale, UT

**Land Area:**  
Consists of 11.1 Acres or 126,370 SF  
of land area

**Building Area:**  
The subject property consists  
of 1 retail building totaling  
approximately 126,370 SF of gross  
leasable area

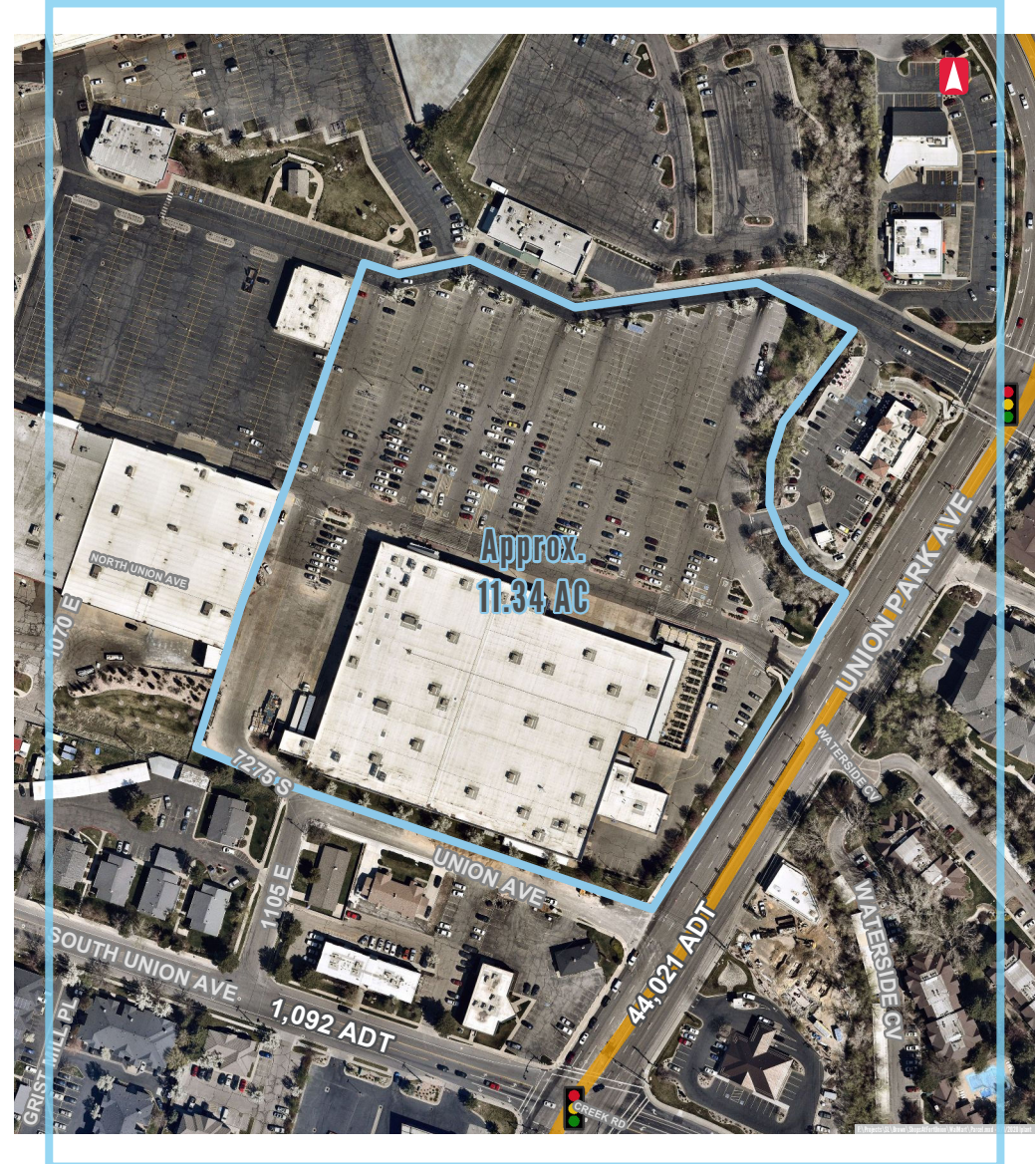
**Frontage & Access:**  
Excellent frontage and access  
on one of the most trafficked  
intersections in the state of Utah

**Traffic Counts:**  
Union Park Ave - 44,021 AADT  
South Union Ave - 1,092 AADT

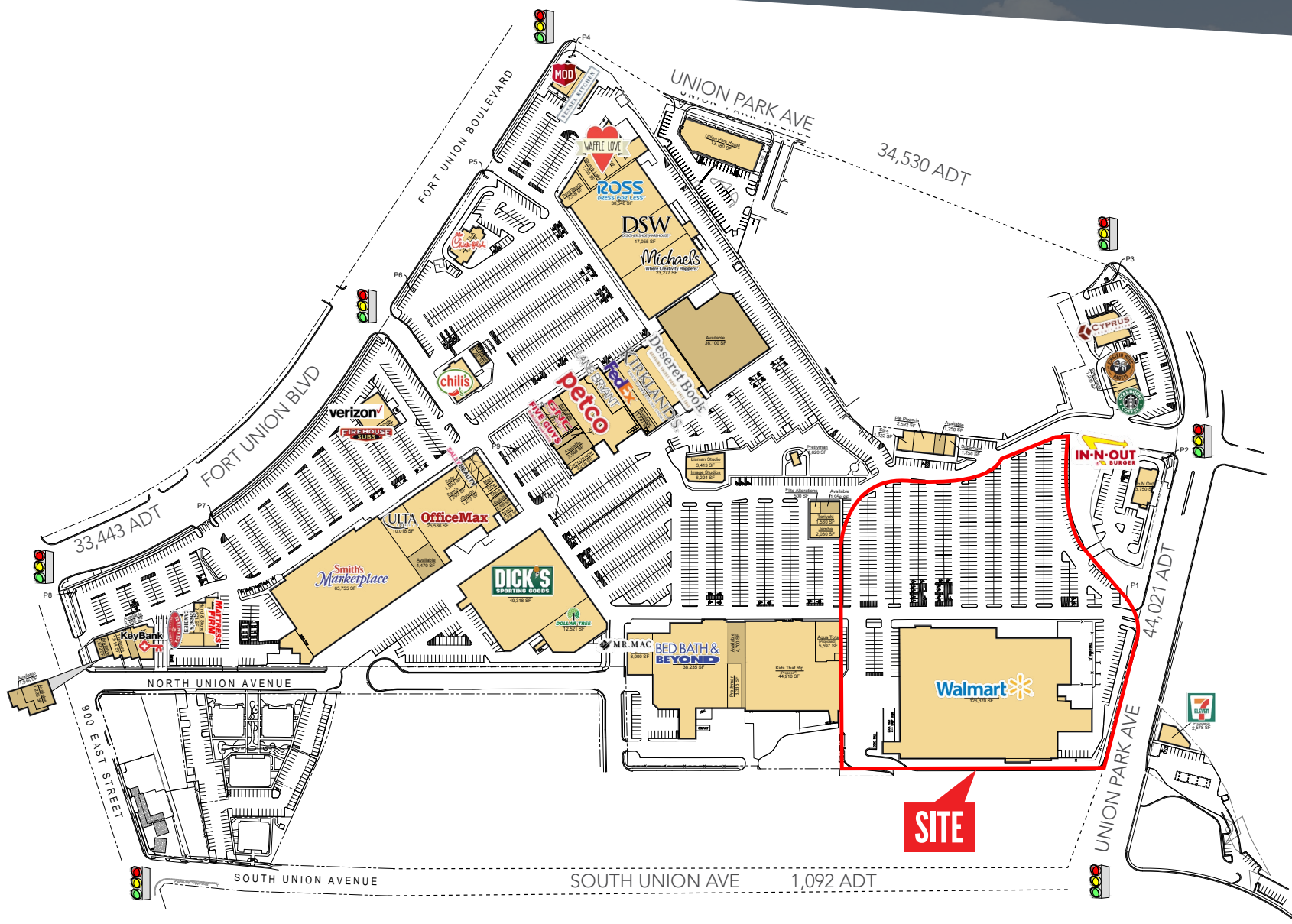
**Year Built:**  
1994/2006

## LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
22292020634002	7250 UNION PARK AVENUE	6.97 Acres	126,370
22292020634001	7250 UNION PARK AVENUE	4.13 Acres	



# SITE PLAN



# NORTH FACING



# NORTHWEST FACING





# TENANT PROFILE



What started small, with a single discount store and the simple idea of selling more for less, has grown over the last 50 years into the largest retailer in the world. Each week, nearly 265 million customers and members visit approximately 11,500 stores under 56 banners in 27 countries and eCommerce websites. With fiscal year 2020 revenue of \$524 billion, Walmart employs over 2.2 million associates worldwide. Walmart continues to be a leader in sustainability, corporate philanthropy and employment opportunity. It's all part of our unwavering commitment to creating opportunities and bringing value to customers and communities around the world.

# DEMOGRAPHICS

## POPULATION



**1 MILE**  
**16,502**  
2019 EST.  
POPULATION

**3 MILES**  
**128,902**  
2019 EST.  
POPULATION

**5 MILES**  
**310,445**  
2019 EST.  
POPULATION



**1 MILE**  
**17,606**  
2024 EST.  
POPULATION

**3 MILES**  
**137,435**  
2024 EST.  
POPULATION

**5 MILES**  
**310,445**  
2024 EST.  
POPULATION

## HOUSEHOLDS & MEDIAN INCOME



**1 MILE**  
**7,355**  
2019 EST.  
HOUSEHOLDS

**3 MILES**  
**51,557**  
2019 EST.  
HOUSEHOLDS

**5 MILES**  
**118,913**  
2019 EST.  
HOUSEHOLDS

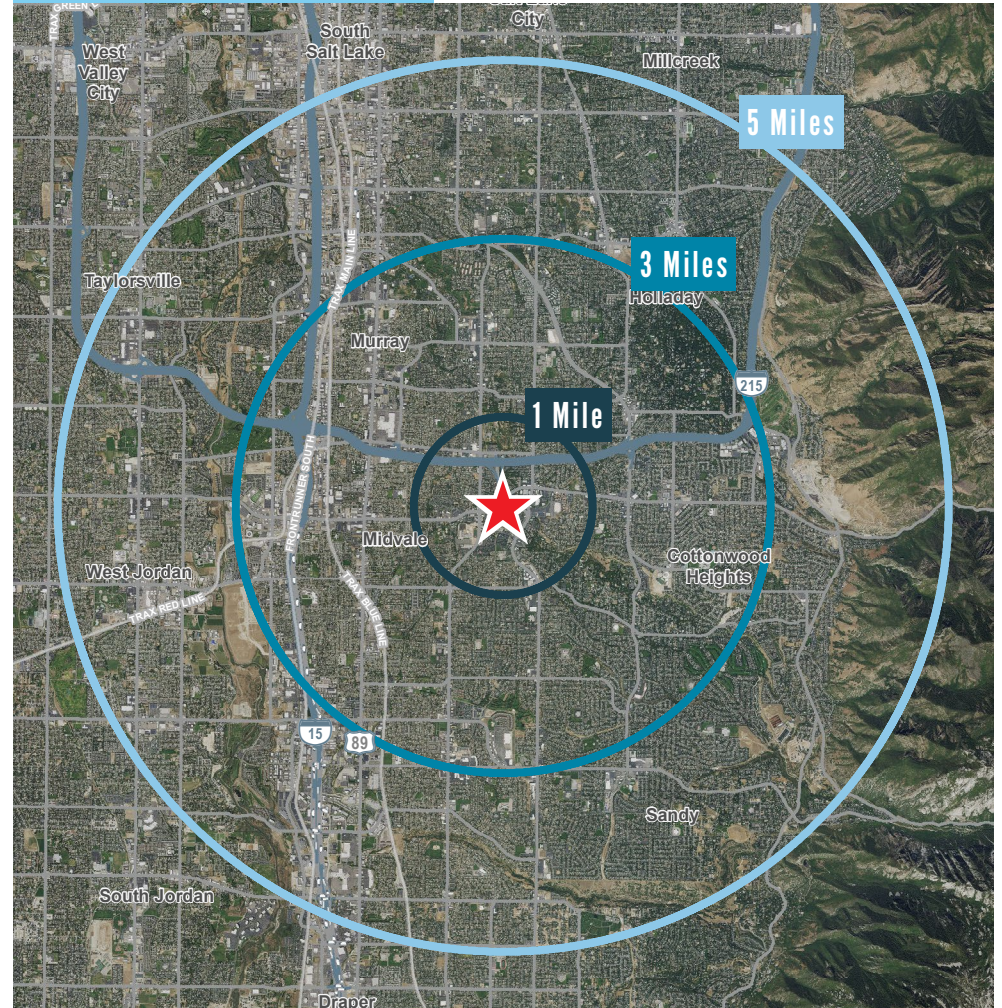


**1 MILE**  
**\$75,256**  
2019 EST.  
INCOME

**3 MILES**  
**\$80,786**  
2019 EST.  
INCOME

**5 MILES**  
**\$80,433**  
2019 EST.  
INCOME

## BUFFERS - 1, 3, 5 MILES



# WHY UTAH?

- Utah **Best State** in Mountain Region for Workforce Development (1/2020)
- 10 Categories Where **Utah Claims #1** (best private-sector job growth, best state for entrepreneurs, best performing large system, best state for upward mobility, best state for the middle class, number of dark sky parks, children per capita, densest concentration of Jurassic-era dinosaur bones, tallest mountain peaks, Most volunteers) (9/2019)
- More **Millenials Call Utah Home** Than Any Other State (7/2019)
- Utah Among the **Best States for Business** (9/2019)
- Utah in the **Top Five Best States** According to U.S. News & World Report (5/2019)

Forbes

**#1 BEST STATE FOR  
ENTREPRENEURS**

2019

Forbes

**#3 BEST STATE  
FOR BUSINESS**

2019



**#4 BEST STATE  
FOR BUSINESS**

2019



**#1 BEST STATE FOR  
ENTREPRENEURS**

2019

MW

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WALMART - SHOPS AT FORT UNION

## COST OF LIVING INDEX

**100.8**  
UTAH

**100.0**  
NATIONAL  
C2ER, Q3 2018

## % BUDGET SPENT ON EDUCATION

**40%**  
UTAH

**29%**  
NATIONAL  
US CENSUS, 2015

## CORPORATE TAX

**4.95%**  
UTAH

**6.87%**  
NATIONAL  
TAX FOUNDATION, 2018

## GDP GROWTH

**3.8%**  
UTAH

**4.2%**  
NATIONAL  
BEA, Q2 2018

## JOB GROWTH

**2.8%**  
UTAH

**1.7%**  
NATIONAL  
DWS, FEB 2019

## POPULATION GROWTH

**14.4%**  
UTAH

**6.0%**  
NATIONAL  
US CENSUS, 2010-2018

## MEDIAN WAGE

**\$36,790**  
UTAH

**\$38,640**  
NATIONAL  
BLS, MAY 2018

## MEDIAN AGE

**31**  
UTAH

**38.1**  
NATIONAL  
US CENSUS, ACS 2017





# MIDVALE, UTAH

"Midvale defines location, location, location. Located in the middle of everything, Midvale sits along the base of the Cottonwood Canyons within Ski City. Midvale offers the best of both worlds, quick access to downtown Salt Lake City and quick access to four epic mountain resorts: Alta, Brighton, Snowbird and Solitude.

Midvale's location is unparalleled and offers numerous base lodging options along our mountain corridor and throughout Ski City. Staying along the mountain corridor allows one to take advantage of the amenities along the corridor or utilize the convenient transportation network to visit locations throughout Ski City.

The wide array of Midvale restaurants offers a variety of different cuisines, steak house, seafood, pasta, pizza, old-world European, Korean BBQ, comfort classics and other unique culinary twists that will have your taste buds begging for more. Offering shopping and entertainment that reflect an understated urban vibe, Midvale's microbreweries, bars, homegrown coffee shops, social axe throwing venues, escape rooms, live theaters, ski shops, retailers, and boutiques are sure to keep you captivated."

Source: [midvalecity.org](http://midvalecity.org)



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