



## OFFERING MEMORANDUM

2550 N Washington Blvd // North Ogden, UT 84414



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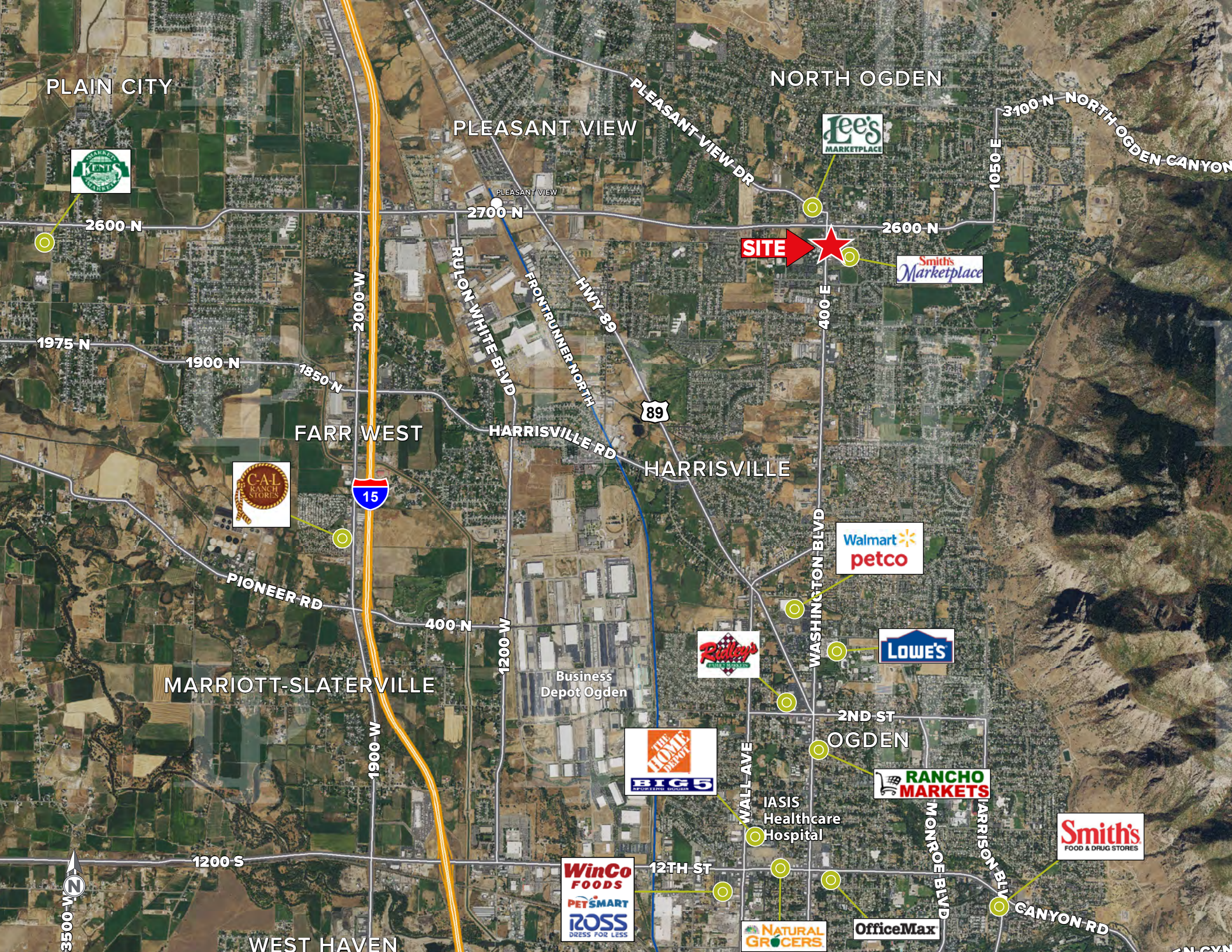


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PLAIN CITY



2600 N

1975 N

1900 N

FARR WEST



PIONEER RD

MARRIOTT-SLATERVILLE

1200 S

WEST HAVEN

PLEASANT VIEW

2700 N

RULON WHITE BLVD

HARRISVILLE RD

Business Depot Ogden



PLEASANT VIEW DR

89

HARRISVILLE



12TH ST

NORTH OGDEN



2ND ST OGDEN



IASIS Healthcare Hospital



CANYON RD



# HIGHLIGHTS

## INVESTMENT GRADE TENANT

- Starbucks is the worlds #1 specialty coffee retailer with more than 29,000 locations in 78 countries
- Publicly traded on NASDAQ: SBUX
- Triple Net Lease (NNN) - 10 year initial term with (4) 5 year options
- 10% increases every 5 years

## BRAND NEW CONSTRUCTION

- Constructed in 2019 to Starbucks new specifications
- Outparcel to newly constructed Smiths Anchored grocery and Ace Hardware

## IDEALLY LOCATED

- Located on light anchored corner on entrance to Smiths Grocery
- High traffic counts exceeding 30,000 AADT on Washington Blvd and 20,000 AADT on 2600 N
- High median household income of \$82,000 in immediate 3 mile radius
- Newly developed retail all around including Smiths Grocery, Arby's, Wendy's, Wells Fargo, Ace Hardware and others









# INVESTMENT SUMMARY



**PRICE  
CAP**

**\$2,186,000  
5.00%**

**IN-PLACE NOI**

\$109,293

**TERM**

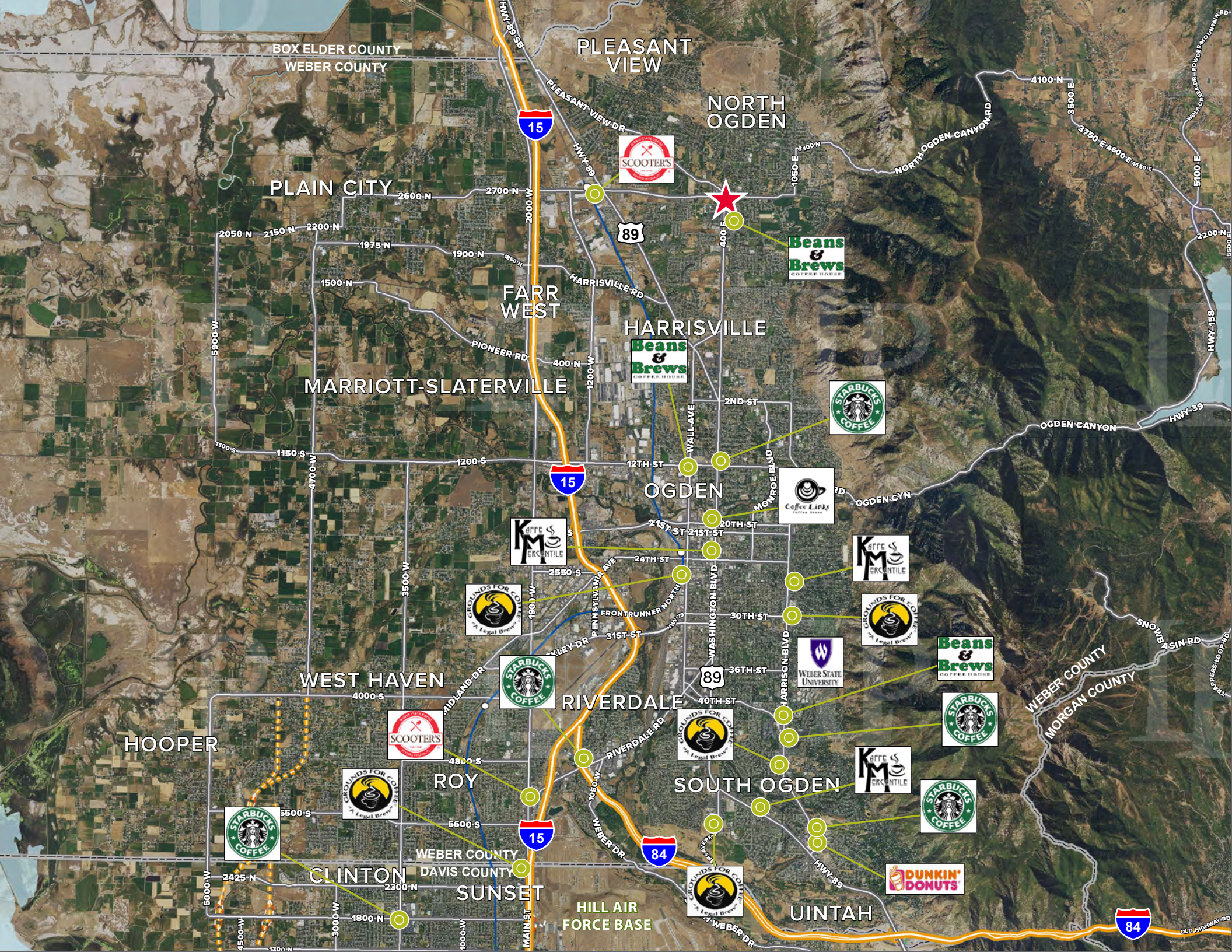
10 Years

**LEASE TYPE**

Corporate Net Lease











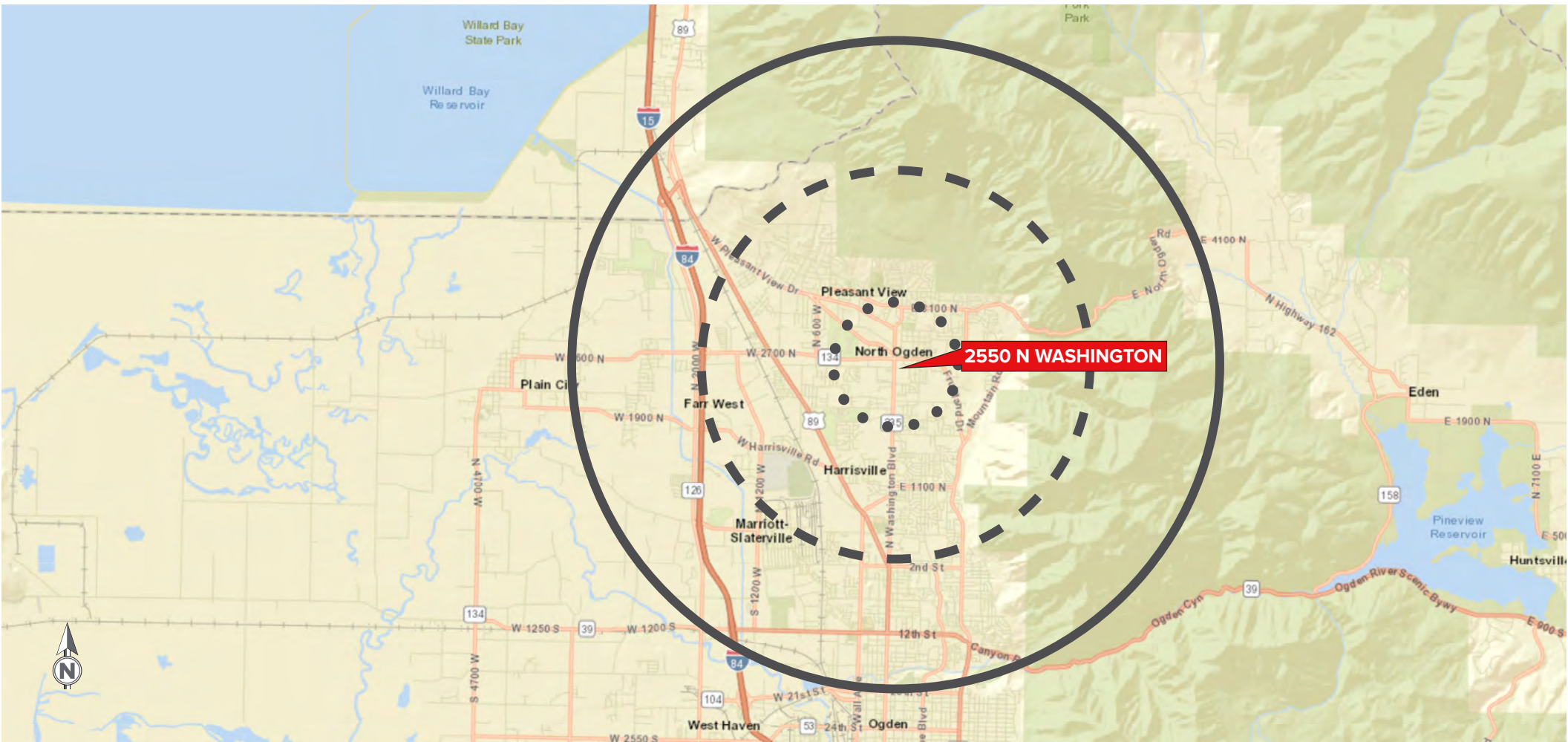
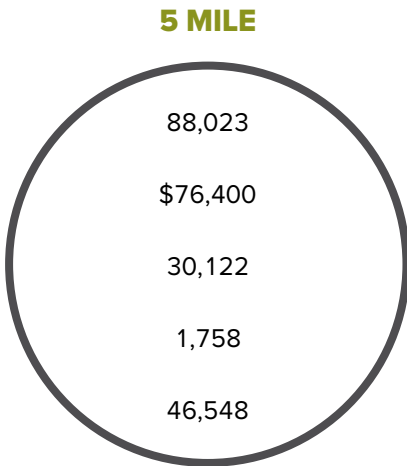
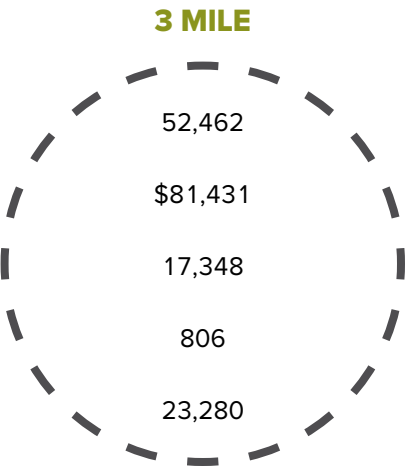
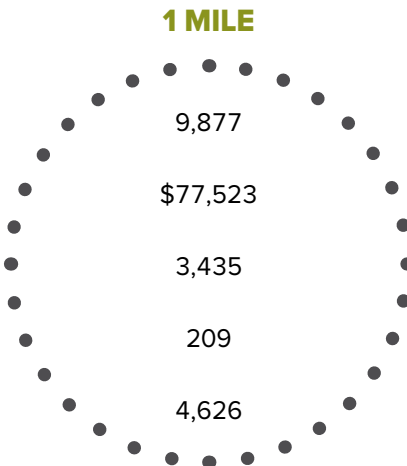
# PROPERTY SUMMARY

<b>ADDRESS</b>	2550 N Washington Blvd North Ogden, UT 84414
<b>BUILDING SIZE</b>	1,920 SF
<b>LOT SIZE</b>	23,731 SF
<b>YEAR BUILT</b>	2019



# DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION





# UTAH

In 2013, the U.S. Census Bureau estimated that Utah had the second fastest-growing population of any state. St. George was the fastest-growing metropolitan area in the United States from 2000 to 2005. Utah also has the 14th highest median average income and the least income inequality of any U.S. state. A 2012 Gallup national survey found Utah overall to be the “best state to live in” based on 13 forward-looking measurements including various economic, lifestyle, and health-related outlook metrics. Approximately 62% of Utahns are reported to be members of The Church of Jesus Christ of Latter-day Saints or LDS (Mormons), which greatly influences Utahn culture and daily life. The LDS Church’s world headquarters is located in Salt Lake City. Utah is the only state with a majority population belonging to a single church.



## Affiliated Business Disclosure and Confidentiality Agreement

This Offering Memorandum has been prepared by Legend Investment Group (LIG) for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by LIG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, and therefore are subject to variation. No representation is made by LIG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, LIG, Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

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**LEGEND**  
PARTNERS ■■■■

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