



OFFERING MEMORANDUM

2572 N Washington Blvd // North Ogden, UT 84414



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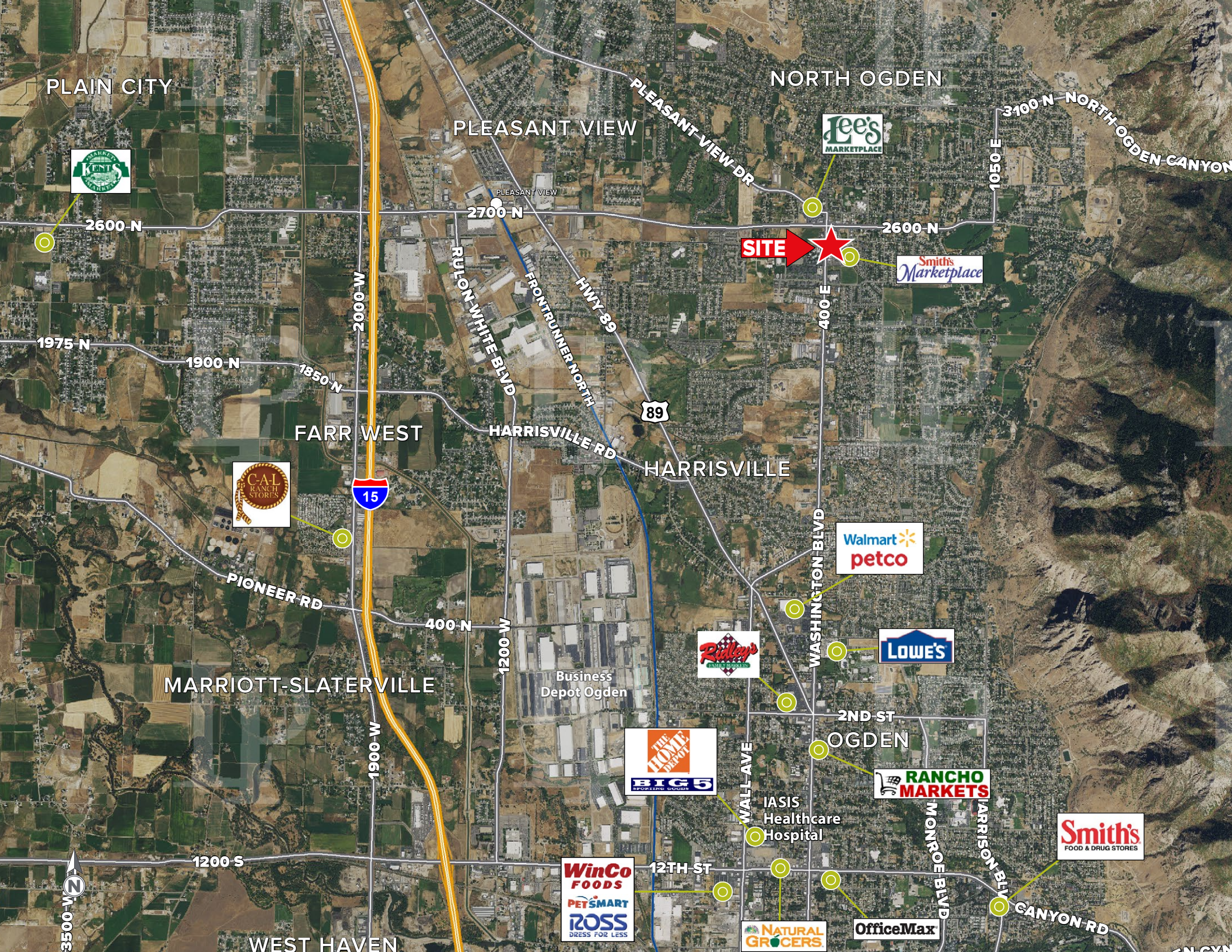
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LEGEND
PARTNERS ■■■■



CONTENTS

Highlights	04
Investment Summary	06
Property Summary	07
Demos	08



PLAIN CITY



2600 N

1975 N

1900 N

FARR WEST



PIONEER RD

MARRIOTT-SLATERVILLE

1200 S

WEST HAVEN

PLEASANT VIEW

PLEASANT VIEW

2700 N

RULON-WHITE BLVD

FRONT RUNNER NORTH

HWY-89

89

HARRISVILLE RD

HARRISVILLE

NORTH OGDEN

PLEASANT VIEW DR



2600 N



3100 N-NORTH OGDEN CANYON

1050 E



400 E

WASHINGTON BLVD



2ND ST
OGDEN



WALL-AVE

IASIS Healthcare
Hospital



12TH ST



MONROE BLVD



JARRISON BLVD

CANYON RD

HIGHLIGHTS

INVESTMENT GRADE TENANT

- Arby's is one of the largest chain restaurants with 3,300 + locations
- Operator of 60+ locations (17 in Utah)
- Triple Net Lease (NNN)
- 20 year initial term with (4) 5 year options
- 10% increases every 5 years
- Open and paying rent during Covid 19 Pandemic

BRAND NEW CONSTRUCTION

- Constructed in 2019 to Arby's 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, Starbucks, Wendy's, Wells Fargo, Ace Hardware and others





2600 N

18,995 ADT

1,000 ADT

MARIA
MONTESSORI
ACADEMY

North Shore
Aquatic
Center

WASHINGTON BLVD

30,529 ADT

24,450 ADT

SITE

Walgreens

Arby's

19,356 ADT

16,613 ADT

2650 N

2650 N

2625 N

PLEASANT VIEW DR

Lee's
MARKETPLACE

The UPS Store

Cafe Rio

Lee's
Marketplace

Great Clips

McDonald's

O'Reilly
AUTO PARTS

AMERICA FIRST

MAVERICK

Jiffy Lube

TITLEMAX

SNAP

Walmart

Wendy's

Flz

Sport Clips

GNC

ACE

SUBWAY

AutoZone

Smith's Marketplace
@ Northpol

us bank

Smith's
FOOD & DRINK STORE

Intermountain
Healthcare

ZIONS
BANK

NORTH OGDEN
SCHOOL

13,091 ADT

2600 N

2550 N

2500 N

2450 N

2400 N

2700 N

450 E

2650 N

2650 N

550 E

2600 N

475 E

2500 N

2450 N

2400 N

2350 N

2300 N

500 E

15 E

2250 N

2200 N

600 E

2400 N

2600 N

600 E

INVESTMENT SUMMARY



**PRICE
CAP**

**\$2,250,000
5.0%**

IN-PLACE NOI

\$112,500

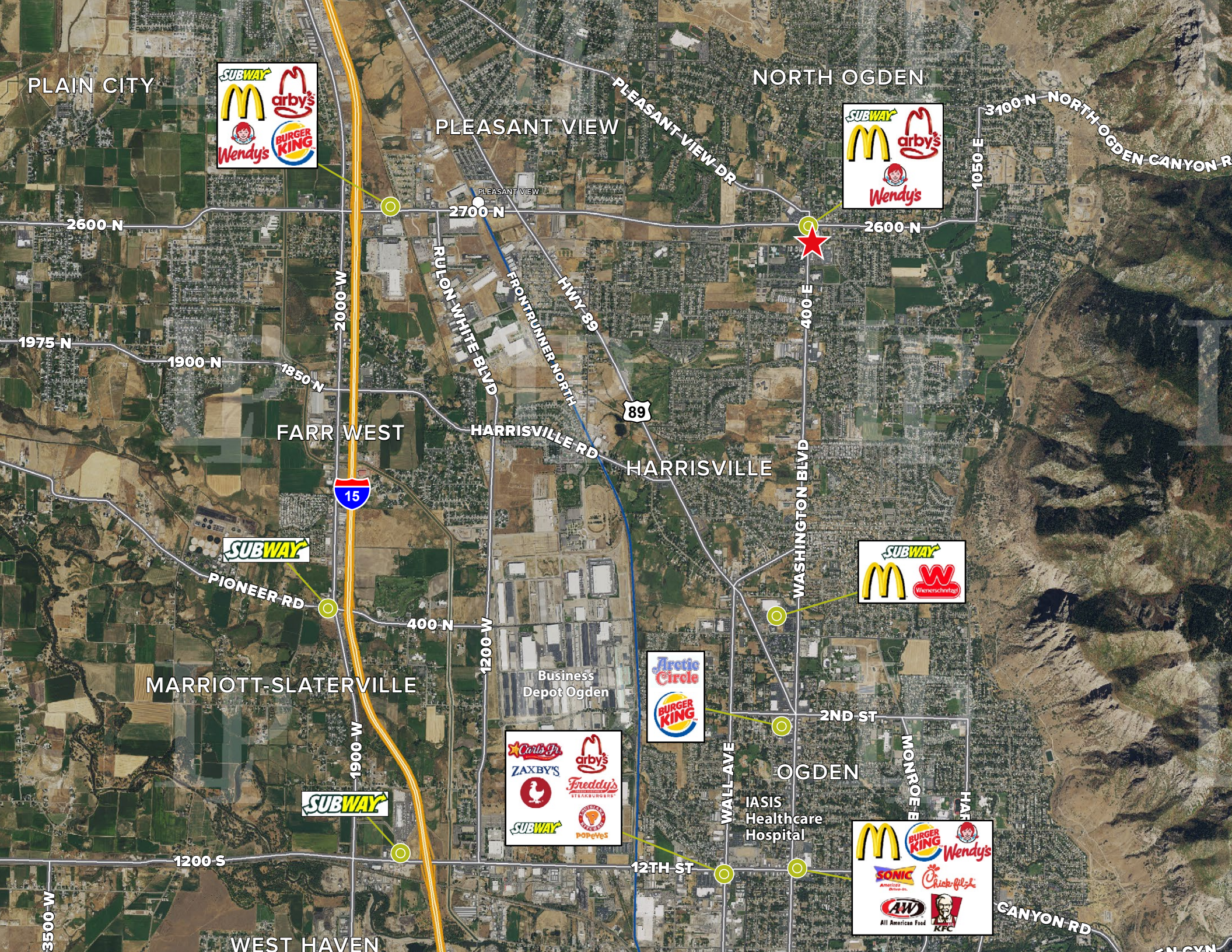
TERM

20 Years

LEASE TYPE

Triple Net (NNN)





PLAIN CITY



PLEASANT VIEW

NORTH OGDEN



3100 N NORTH OGDEN CANYON R

2600 N

2700 N

2600 N

1975 N

1900 N

FARR WEST

HARRISVILLE RD

HARRISVILLE



PIONEER RD

400 N

MARRIOTT-SLATERVILLE

Business
Depot Ogden



2ND ST

OGDEN

IASIS
Healthcare
Hospital

1200 S

12TH ST



CANYON RD

WEST HAVEN

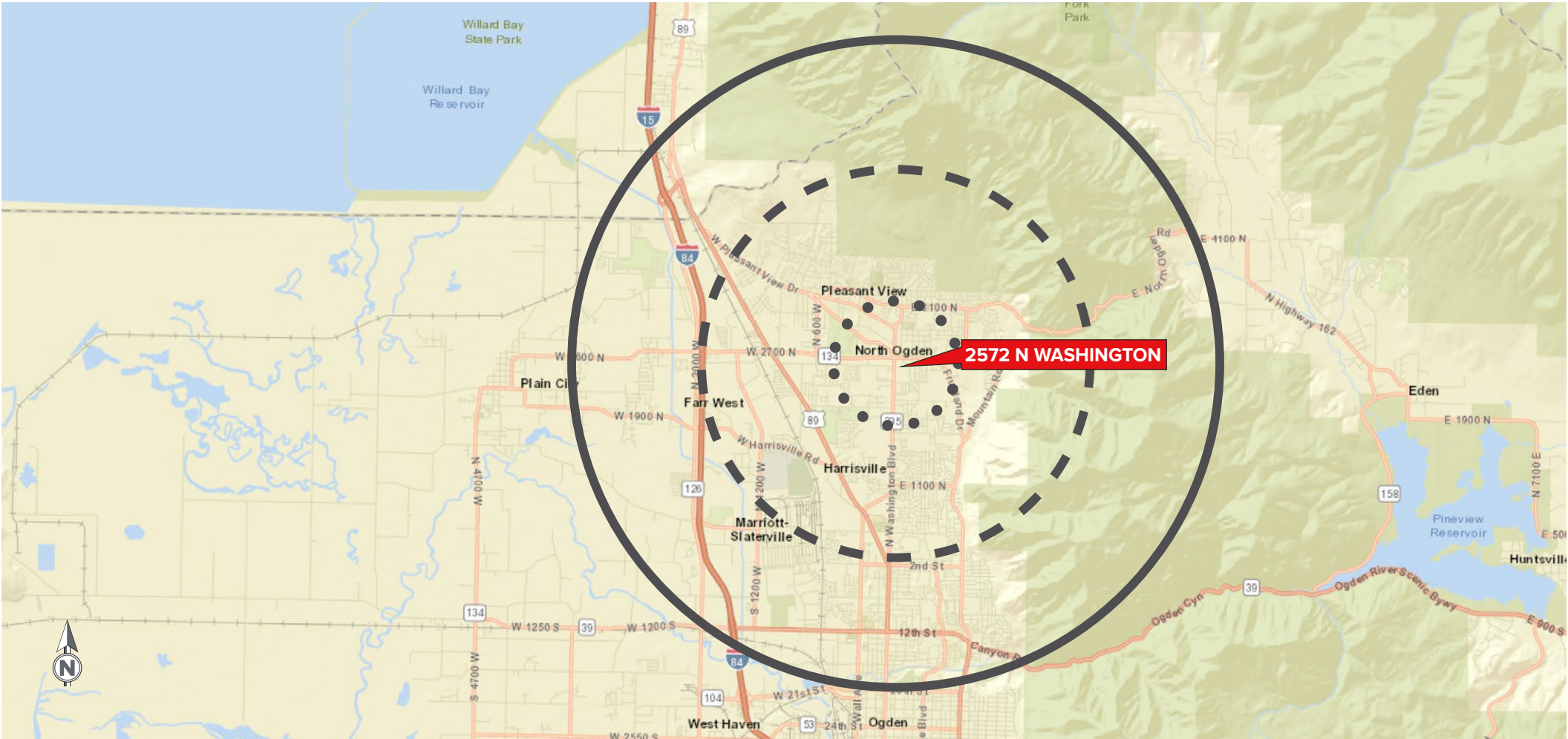
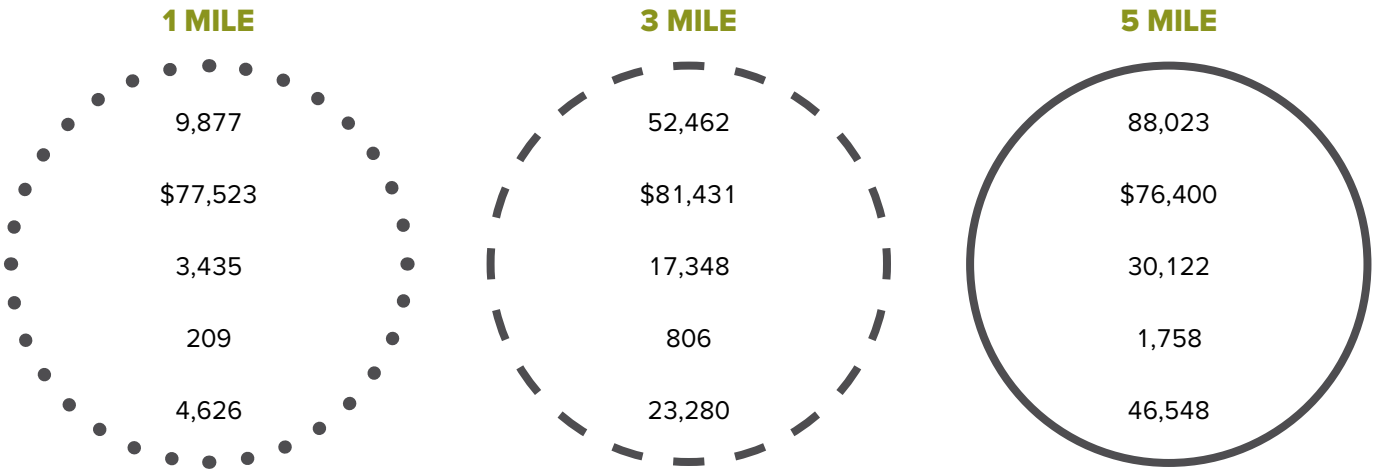


PROPERTY SUMMARY

ADDRESS	2572 N Washington Blvd North Ogden, UT 84414
BUILDING SIZE	3,200 SF
YEAR BUILT	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.

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