



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**UNDER CONSTRUCTION - OCTOBER 2020 DELIVERY**



REPRESENTATIVE PHOTO

**ARBY'S**

4180 MIDLAND DRIVE  
ROY, UT 84067

**MATTHEW PORTER**  
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direct 801.852.8575  
[View Profile](#)



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## EXCLUSIVELY LISTED BY

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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 4180 Midland Drive, Roy, UT 84067. 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	\$2,304,000
NET OPERATING INCOME	\$115,200
CAP RATE	5.00%

## LEASE INFORMATION

TENANT TRADE NAME	ARBY'S
LEASE GUARANTOR	HOMERUN RESTAURANT GROUP
COMMECEMENT DATE	10/1/2020
LEASE EXPIRATION	10/1/2040
LEASE TYPE	ABSOLUTE NET
LEASE TERM	20 YEARS
EXTENSION OPTIONS	FOUR; 5-YEAR
PROPERTY TAXES, INSURANCE, UTILITIES, MAINTENANCE	TENANT RESPONSIBLE

- Brand New 20-Year Absolute NNN Lease with No Landlord Responsibilities
- Experienced Franchisee with Personal Guarantee
- Traffic Counts Exceed 20,000 Vehicles Per Day
- Only 7 Miles from Weber State University & Hill Air Force Base
- Less than 10 Minutes from Ogden, UT & 35 Minutes from Salt Lake City, UT.
- Franchisee's Sales are Higher During Pandemic and Rent has Been Paid in Full at All Locations

## OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT
INITIAL TERM	Year 1	Year 5	\$9,600	\$115,200
INITIAL TERM	Year 6	Year 10	\$10,560	\$126,720
INITIAL TERM	Year 11	Year 15	\$11,616	\$139,392
INITIAL TERM	Year 16	Year 20	\$12,778	\$153,331
OPTION 1	Year 21	Year 25	\$14,055	\$168,664
OPTION 2	Year 26	Year 30	\$15,461	\$185,531
OPTION 3	Year 31	Year 35	\$17,007	\$204,084
OPTION 4	Year 36	Year 40	\$18,708	\$224,492





# PROPERTY FEATURES & LAND OVERVIEW

## PROPERTY FEATURES

### Location

4180 Midland Dr  
Roy, UT 84067

### Site

South of 4000 S and west of the junction of Interstate-15 and Interstate-84.

### Land Area

Consists of 0.84 Acres or 36,590 SF of land area.

### Building Area

The subject property consists of 1 retail building totaling approximately 2,400 SF of gross leasable area.

### Frontage & Access

The subject property has approximately 149 feet along Midland Dr/ Highway 108. There are 2 access points to the property from the adjacent Carwash.

### Traffic Counts (2018)

Midland Dr/ Highway 108:  
20,690 ADT

### Year Built

Expected to be completed  
October 2020

## LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
08-051-0248	4180 Midland Dr	0.84	36,590





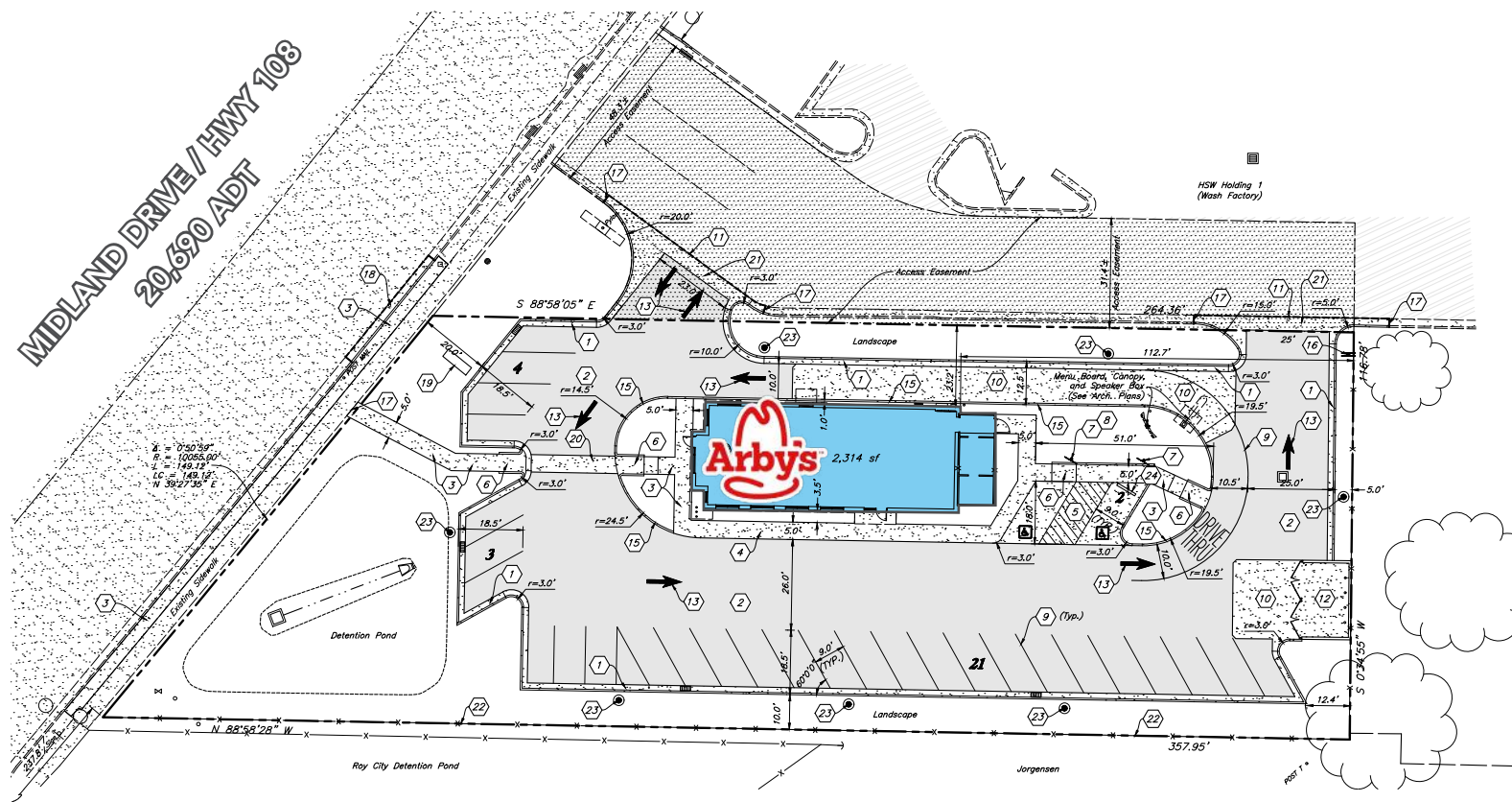








# SITE PLAN



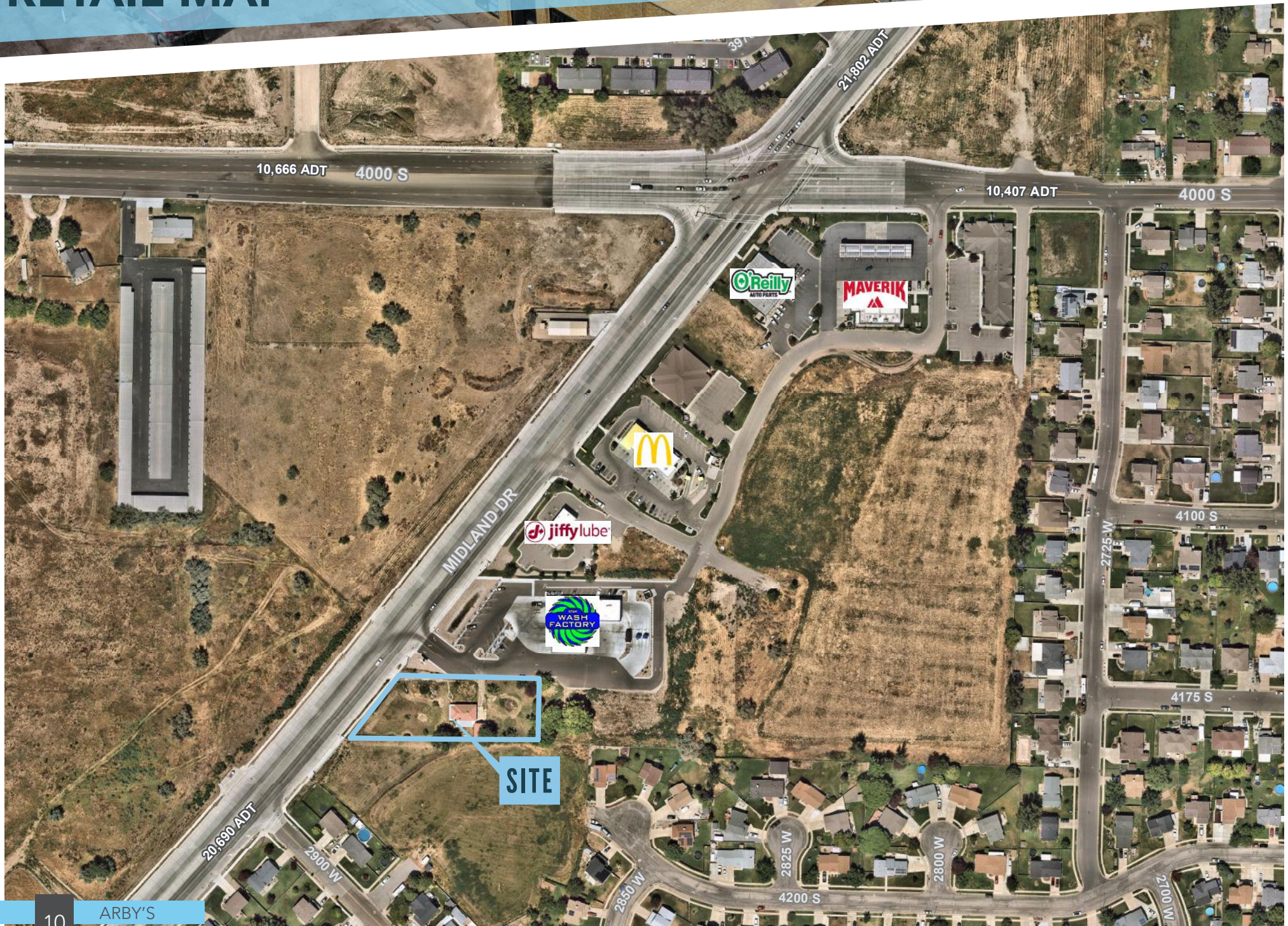


# RETAIL MAP



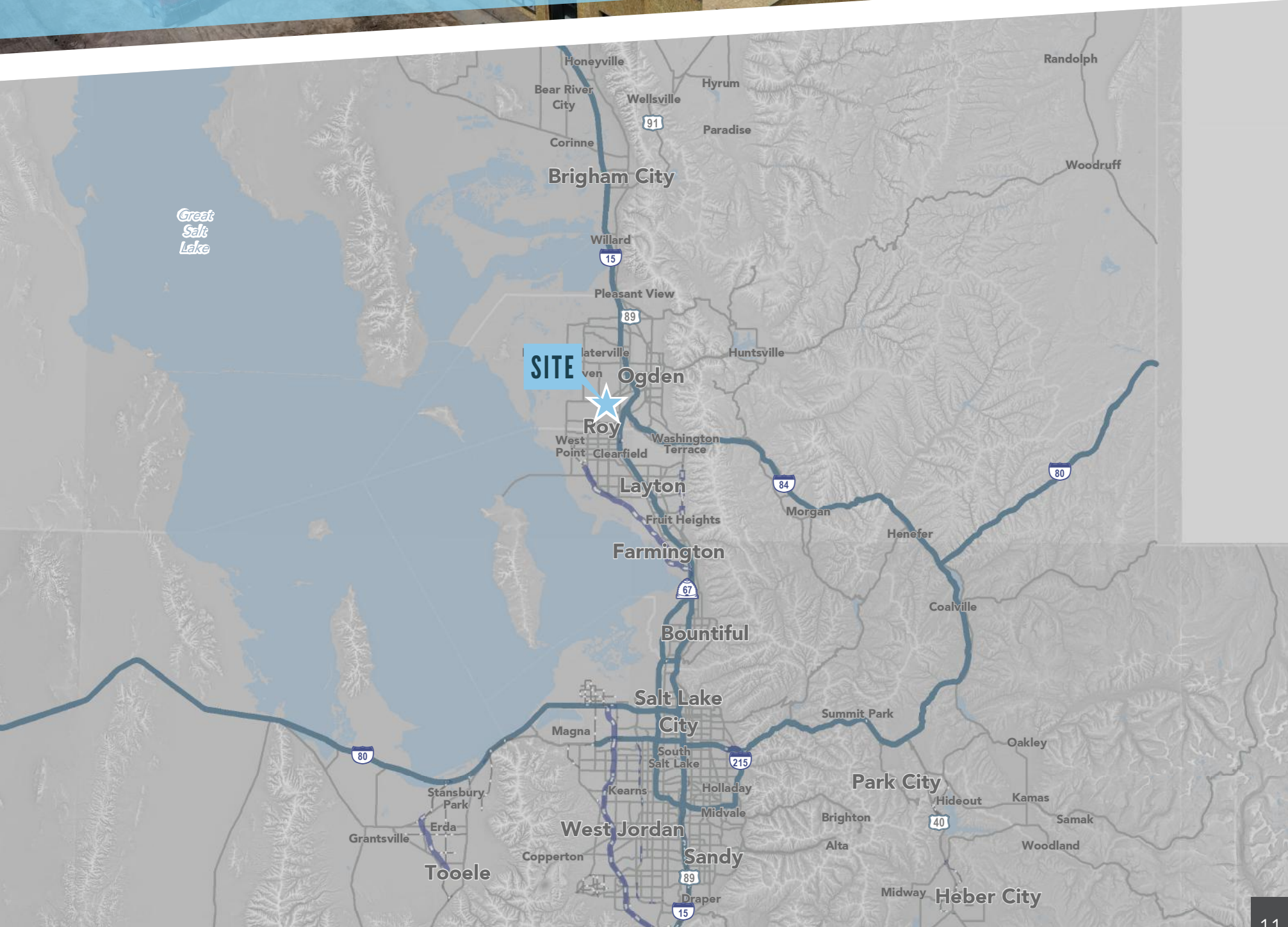


# RETAIL MAP





# LOCATION





**COMPANY**

ARBY'S RESTAURANT GROUP, INC.

**# OF LOCATIONS WORLDWIDE**

3,472

**HEADQUARTERS**

ATLANTA, GA

**YEAR FOUNDED**

1964

**# OF EMPLOYEES**

80,000+

**COMPANY**

HOME RUN RESTAURANT GROUP, INC.

**# OF LOCATIONS WORLDWIDE**

13

**HEADQUARTERS**

Centerville, UT

# TENANT PROFILES

**ARBY'S**

Arby's was the first nationally franchised sandwich restaurant brand and is currently the second-largest sandwich restaurant brand in the world. Currently there are over 3,300 Arby's restaurants located in eight different countries. Arby's Restaurant Group, Inc. is the franchisor of the Arby's brand, which was founded in 1964.

Arby's prides itself on Fast-Crafted service, a unique blend of quick-serve speed and value combined with the quality and made-for-you care of fast casual. The restaurant chain is best known for its roast beef sandwiches, however its menu also features chicken and turkey items, salads and desserts.

In August 2019's QSR 50 issue, where the top 50 performing quick service restaurants are ranked, Arby's was ranked 15th. The Inspire Brands cornerstone came in \$200 million higher in sales over last year, with average unit volume also getting a nudge up.

Arby's is looking to revitalize its guest experience by remodeling 229+ restaurant system wide in the "Inspire" design. Arby's has re-engineered its restaurants to reduce development costs, expand site selection options, and deliver an upgraded guest experience.

**HOME RUN RESTAURANT GROUP, INC.**

The franchisee operates 13 locations throughout Utah, Idaho, and Nevada. The CEO, Sean Cosper, has over 23 years of experience working for Arby's Corporate. He was previously the Senior Director of Franchise Operations at Arby's Corporate. Sean oversaw 1,200 restaurants in the northern US and Canada.



# AREA OVERVIEW- WEBER COUNTY

Weber County is part of the Ogden-Clearfield, UT Metropolitan Statistical Area as well as the Salt Lake City-Provo-Orem, UT Combined Statistical Area. It is the fourth most populous county in the state with a population of over 260,000 according to the U.S Census Bureau. There are an estimated 82,000 households in the county with a median household income of \$64,636.

Hill Air Force Base is about a 15-minute drive from the subject property. The base is the Air Force's second largest base by population and geographical size. The base is also the largest single-site employer in the state of Utah, with an economic impact of more than \$3 billion annually. Weber State is only 12 minutes away from the subject property. The university has over 28,000 students currently enrolled.

There are 3 ski resorts in the area which offer hiking and biking trails in the summer and there are several camping areas to choose from. The Ogden area offers many nightlife, dining, historic sites, and cultural events to choose from. No matter what you would like to do, Weber County has something for everyone.





# DEMOGRAPHICS

## POPULATION



**1 MILE**  
**10,181**  
2020 EST.  
POPULATION

**3 MILES**  
**87,608**  
2020 EST.  
POPULATION

**5 MILES**  
**193,304**  
2020 EST.  
POPULATION



**1 MILE**  
**10,914**  
2025 EST.  
POPULATION

**3 MILES**  
**94,602**  
2025 EST.  
POPULATION

**5 MILES**  
**209,196**  
2025 EST.  
POPULATION

## HOUSEHOLDS & AVERAGE INCOME



**1 MILE**  
**3,844**  
2020 EST.  
HOUSEHOLDS

**3 MILES**  
**29,542**  
2020 EST.  
HOUSEHOLDS

**5 MILES**  
**64,485**  
2020 EST.  
HOUSEHOLDS

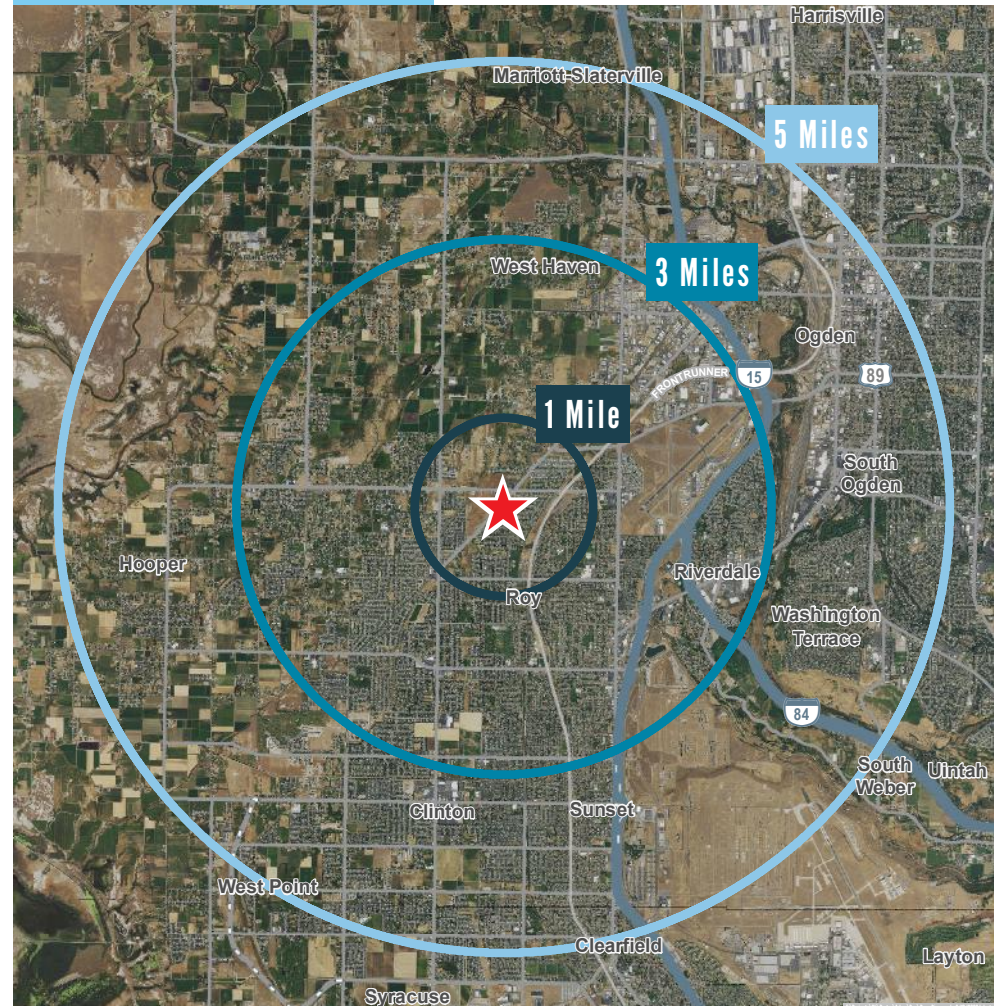


**1 MILE**  
**\$67,157**  
2020 EST.  
INCOME

**3 MILES**  
**\$83,289**  
2020 EST.  
INCOME

**5 MILES**  
**\$83,970**  
2020 EST.  
INCOME

## BUFFERS - 1, 3, 5 MILES





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