



## OFFERING MEMORANDUM

1972 East 700 South // Clearfield, Utah 84015



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WASHINGTON TERRACE

OGDEN

SOUTH OGDEN

**a fresh market**

**Walmart**  
Neighborhood Market

UINTAH

SOUTH WEBER DR  
SOUTH WEBER

Hill Air Force Base

Hill Air Force Base

**KENT'S**  
FARMERS MARKET

Hill AFB Gate

**SITE**

HWY 193

**Walmart**  
Neighborhood Market

**Target**  
**petco**  
**LOWE'S**  
**ROSS**  
**Office Depot**  
**OLD NAVY**  
**Michael's**

HILL FIELD RD

LAYTON

**LAYTON HILLS MALL**  
Macy's  
JC Penney  
619,804 SF

FAIRFIELD RD

CHURCH ST

HWY 89

HWY 89 SB, HWY 89 NB

STATE ST

700 S

ANTELOPE DR

**KOHL'S**  
**SHOPKO**  
**BIG 5**  
**HOBBY LOBBY**  
**ASHLEY**  
**BIG LOTS!**

ORDON AVE

**Sam's Club**  
**Walmart**  
**OfficeMax**  
**STAPLES**  
**PET SMART**

**Smith's**  
FOOD & DRUG STORES

**RC Willy's**

2700 S

SYRACUSE

**Walmart**

Antelope Business Park

**Smith's Marketplace**

**WINEGARS**  
MARKETPLACE

800 N

WEST POINT

1300 N

**KOHL'S**  
**LOWE'S**  
**JO-ANN**  
**Walmart**  
**ROSS**  
**petco**

18

2300 N

**Smith's**  
FOOD & DRUG STORES

**WinCo FOODS**

**HARMON'S**  
**Guitar Center**

**KENT'S**  
FARMERS MARKET

3600 S

1900 W

Hill AFB Gate  
Hill Air Force Base  
WEBER COUNTY  
DAVIS COUNTY

RIVERDALE



# HIGHLIGHTS

## IDEALLY LOCATED

- Located on a Light Anchored Corner on Entrance to Weber State University
- Main East West Corridor for Weber, Clearfield, & Hill Air Force Base
- Directly Across the Street From Hill Air Force Base
- High Traffic Counts Exceeding 20,000 AADT on 700 South
- High Median Household Income of \$94,000 in Immediate 5 Mile Radius

## HILL AIR FORCE BASE

- 6th Largest Employer in the State of Utah
- Largest Single Site Employer in the State of Utah
- Roy Innovation Center – 550 Acre Development on Hill Air Force Base
- Over 1 Million SF of New Office and Lab Facilities
- \$80 Billion Program Creating 2,500 New Jobs

## BRAND NEW CONSTRUCTION

- Constructed in 2020
- Opens for Business July 15th
- Large Building: 4,628 SF
- 14 Gas Pumps

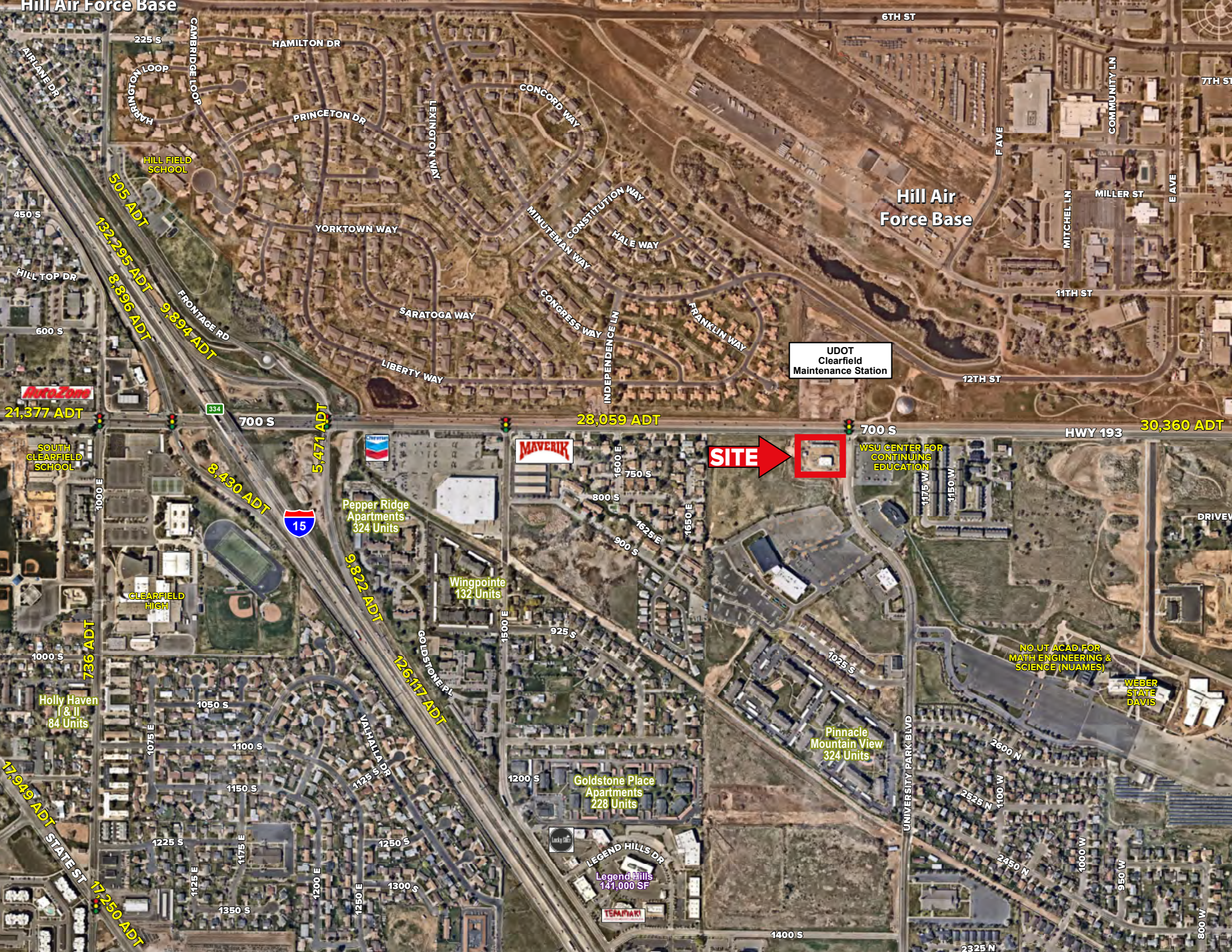
## RETAIL INVESTMENTS

- Sinclair Oil Has Over 1,500 Branded Locations in 29 States
- Triple Net Lease (NNN)
- 20 Year Initial Term
- 2 (5) Year Options to Extend After Initial Term
- Personal Guaranty on the Lease






# Hill Air Force Base



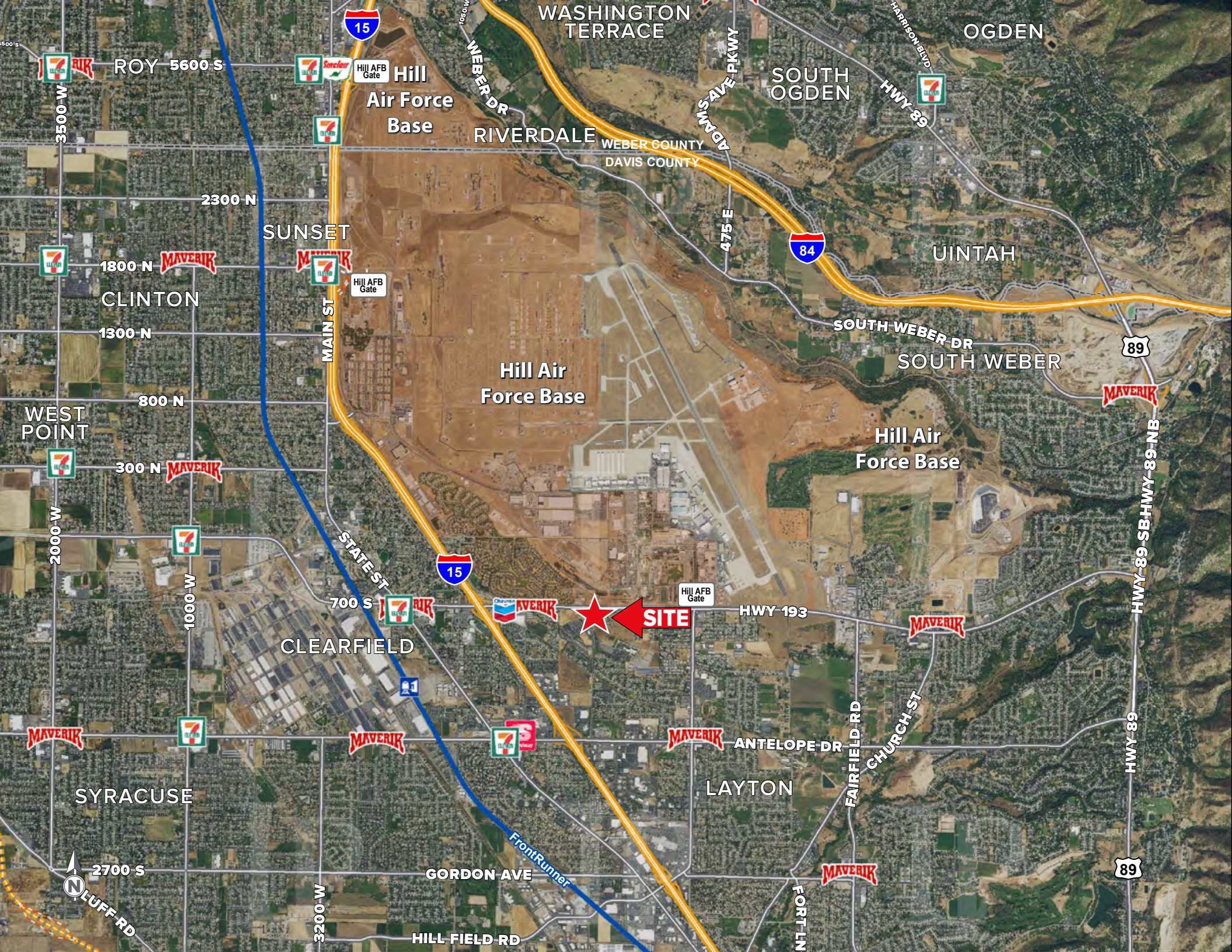


# INVESTMENT SUMMARY

|   |              |                    |                    |                  |
|---|--------------|--------------------|--------------------|------------------|
|  | <b>PRICE</b> | <b>\$6,382,000</b> | <b>ANNUAL RENT</b> | \$350,988        |
|   | <b>CAP</b>   | <b>5.50%</b>       | <b>TERM</b>        | 20 Years         |
|   |              |                    | <b>LEASE TYPE</b>  | Triple Net Lease |







**SITE**







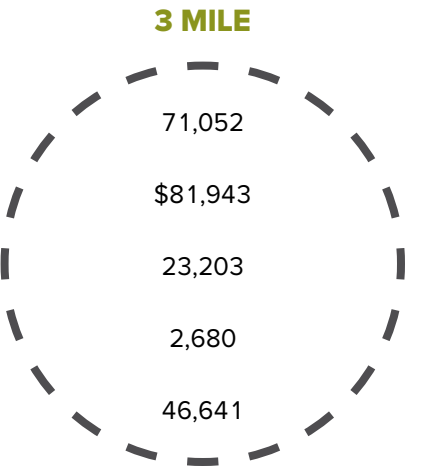
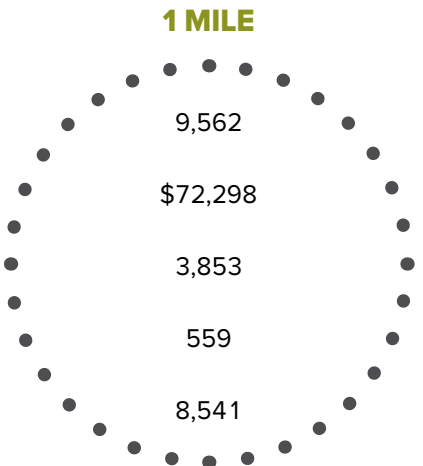
# PROPERTY SUMMARY

|                      |   |
|----------------------|---|
| <b>ADDRESS</b>       | 1972 East 700 South<br>Clearfield, Utah 84015 |
| <b>BUILDING SIZE</b> | 4,628 SF                                      |
| <b>LOT SIZE</b>      | 1.48 AC                                       |
| <b>YEAR BUILT</b>    | 2020  |



# 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

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This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or LIG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or LIG. If you have no interest in the property, please return the Offering Memorandum forthwith.





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