



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



KROGER FUEL CENTER

3171 EAST 3300 SOUTH
SALT LAKE CITY, UT 84109

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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 3171 East 3300 South, Salt Lake City, UT 84109. 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	\$1,486,176
NET OPERATING INCOME	\$59,447.04
CAP RATE	4.00%

LEASE INFORMATION

TENANT TRADE NAME	Smith's Gas
LEASE GUARANTOR	The Kroger Company
LEASE TYPE	NNN
COMMENCEMENT	3/1/2009
EXPIRATION	3/31/2024
LEASE TERM	15 Years
LEASE TERM REMAINING	4 Years
RENTAL INCREASES	10% Every 5-Years
EXTENSION OPTIONS	Two, 5-Year Options
TENANT'S FIRST RIGHT OF REFUSAL	No
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant Responsible
TANK INFORMATION	3 Double-Walled Fiberglass Under Ground Storage Tanks

- Corporate Guaranteed (Kroger) Absolute NNN Lease
- Adjacent to Several National & Large Retail Tenants Including: Smith's Marketplace, REI, Savers, PetSmart, Five Guys, Café Rio, Sport Clips, Wendy's, The UPS Store, State Liquor Store, T-Mobile, and more.
- Located Conveniently Just Off the I-215 Exit on a Signalized Corner
- Ideally Positioned at the Main Entrance of the 370,000 SF Canyon Rim Shopping Center
- AADT Exceeding 25,700 Vehicles Per Day
- Population Within a 3-Mile Radius of 77,000 and Median Income of over \$97,000
- Only 8 Miles Southeast of Downtown Salt Lake City

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF	% INCREASE
INITIAL TERM	3/1/2009	3/31/2024	\$4,953.92	\$59,447.04	\$18.49	10.00%
OPTION 1	4/1/2024	3/31/2029	\$5,449.31	\$65,391.74	\$20.34	10.00%
OPTION 2	4/1/2034	3/31/2039	\$5,994.24	\$71,930.92	\$22.37	10.00%

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

Location

3171 East 3300 South
Salt Lake City, UT 84109

Land Area

Name consists of 1 parcel totaling approximately 0.47 acres or 20,473.2 SF of land area

Building Area

The subject property consists of one retail building totaling approximately 3,215 SF of gross leasable area.

Frontage & Access

The property sits at the main entrance to the Canyon Rim Shopping Center at a signalized intersection.

Traffic Counts:

3300 South - 25,700 ADT

Year Built:

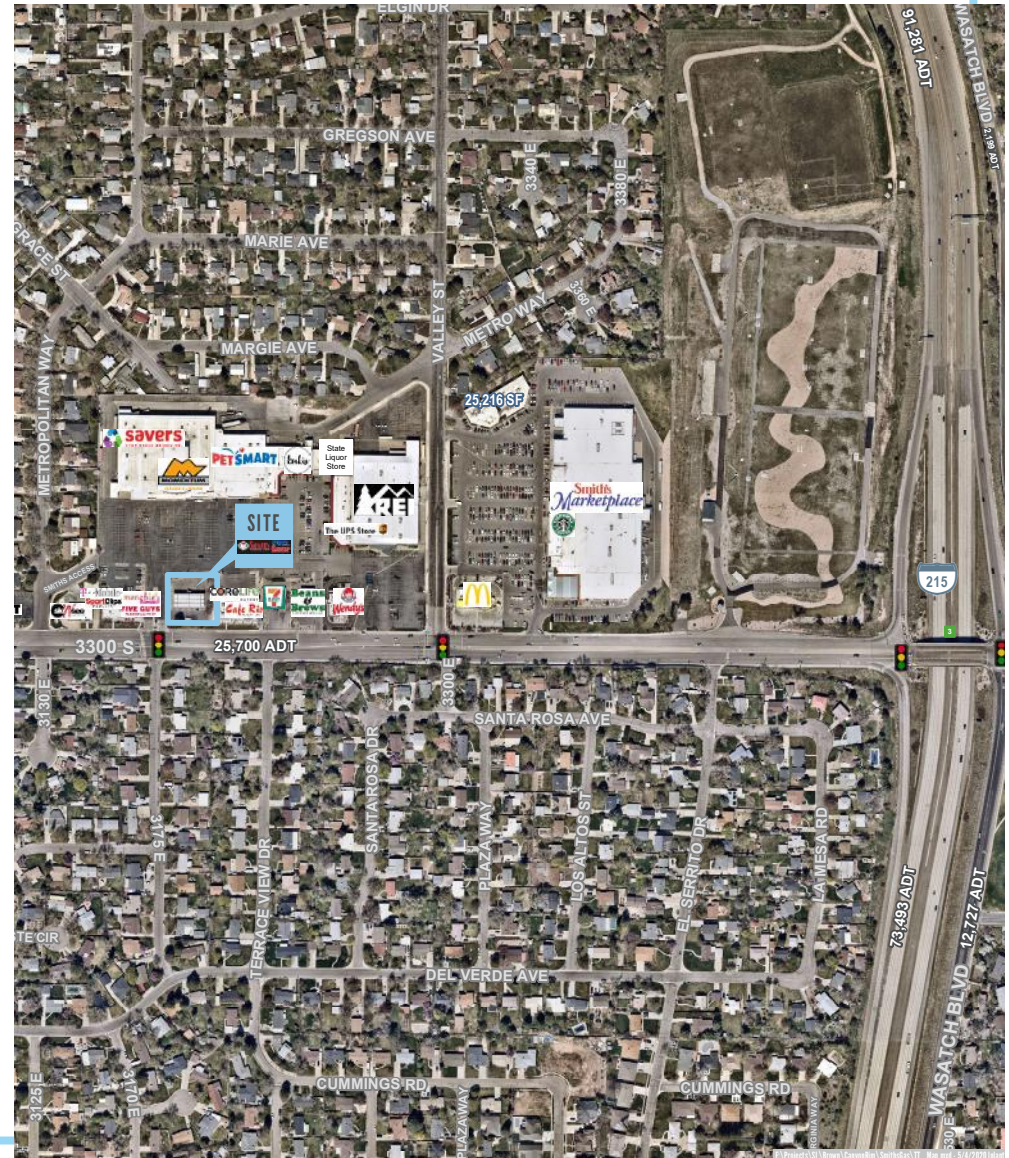
2009

Zoning:

Commercial

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
SG-5-2-20-232	3171 E 3300 S	0.47	20,473.2



DEMOGRAPHICS

POPULATION



1 MILE
10,573
2020 EST.
POPULATION

3 MILES
77,517
2020 EST.
POPULATION

5 MILES
204,177
2020 EST.
POPULATION



1 MILE
11,307
2025 EST.
POPULATION

3 MILES
83,098
2025 EST.
POPULATION

5 MILES
218,478
2025 EST.
POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
3,831
2020 EST.
HOUSEHOLDS

3 MILES
30,271
2020 EST.
HOUSEHOLDS

5 MILES
85,042
2020 EST.
HOUSEHOLDS

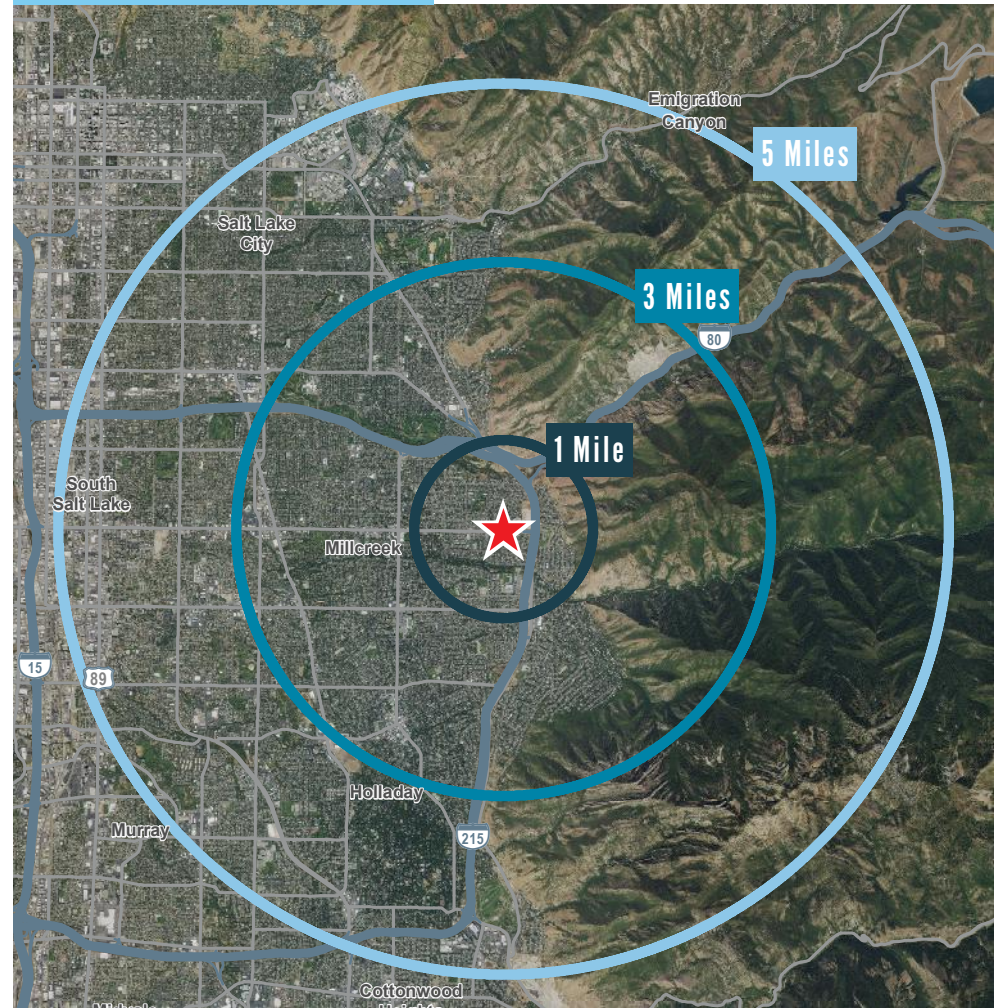


1 MILE
\$101,416
2020 EST.
INCOME

3 MILES
\$97,515
2020 EST.
INCOME

5 MILES
\$79,420
2020 EST.
INCOME

BUFFERS - 1, 3, 5 MILES





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