



LOBBY NOW
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BURGER KING

1315 South 300 West - Salt Lake City, UT 84115

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the Burger King Located at 1315 South 300 West in Salt Lake City, UT. This Deal Includes an Absolute Triple Net (NNN) Lease With 11+ Years Remaining and Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price

\$2,880,000

OFFERING SUMMARY

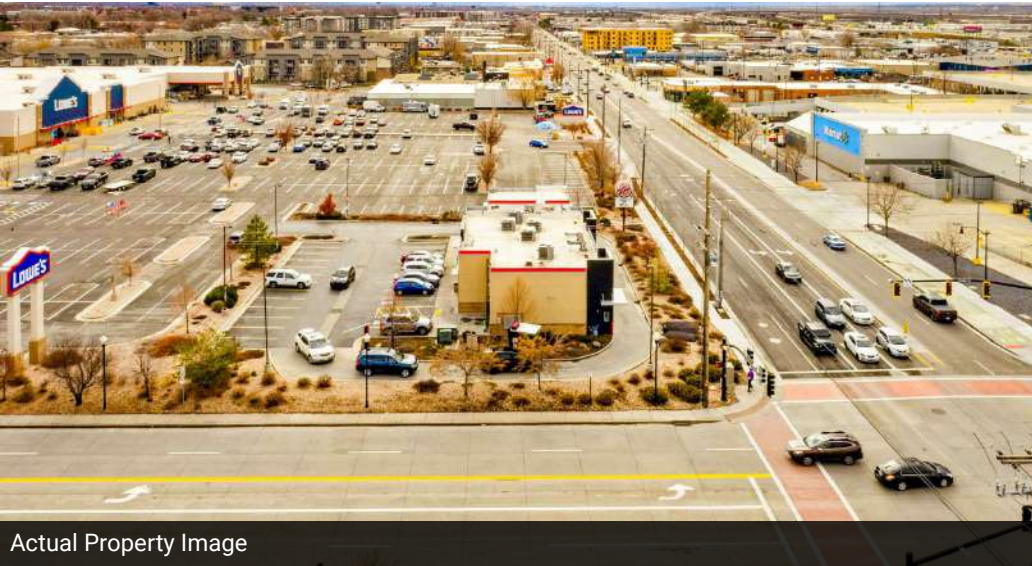
Cap Rate:	5.00%
NOI:	\$144,000
Price / SF:	\$712.52
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	1315 South 300 West
City, State, Zip:	Salt Lake City, UT 84115
County:	Salt Lake
Building Size:	4,042 SF
Lot Size:	0.65 Acres
Year Built:	2014



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 11+ Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Excellent Demographics With Over 1.2 Million People Living Within 15-Miles, This Location Offers a Thriving Market
- Easy Access to I-15
- Prime Retail Corridor of Downtown Salt Lake City
- High Traffic Location With Excellent Visibility - With 45,000 Average Annual Daily Traffic (AADT) and Over 18,000 VPD on 300 W
- Nearby Retailers Include: Lowe's Improvement, Walmart Supercenter, Mister Car Wash, Dollar Tree, Wendy's and More
- Salt Lake City is 30 Minutes From Six (6) Major World Renowned Ski Resorts, Such as Park City, Deer Valley, Alta, Snowbird, Solitude and Brighton
- Salt Lake City is Ranked in the Top Ten (10) Fastest Growing Cities in the U.S, Currently Growing at a Rate of 1.68% Annually and its Population Has Increased By 5.47% Since 2020



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

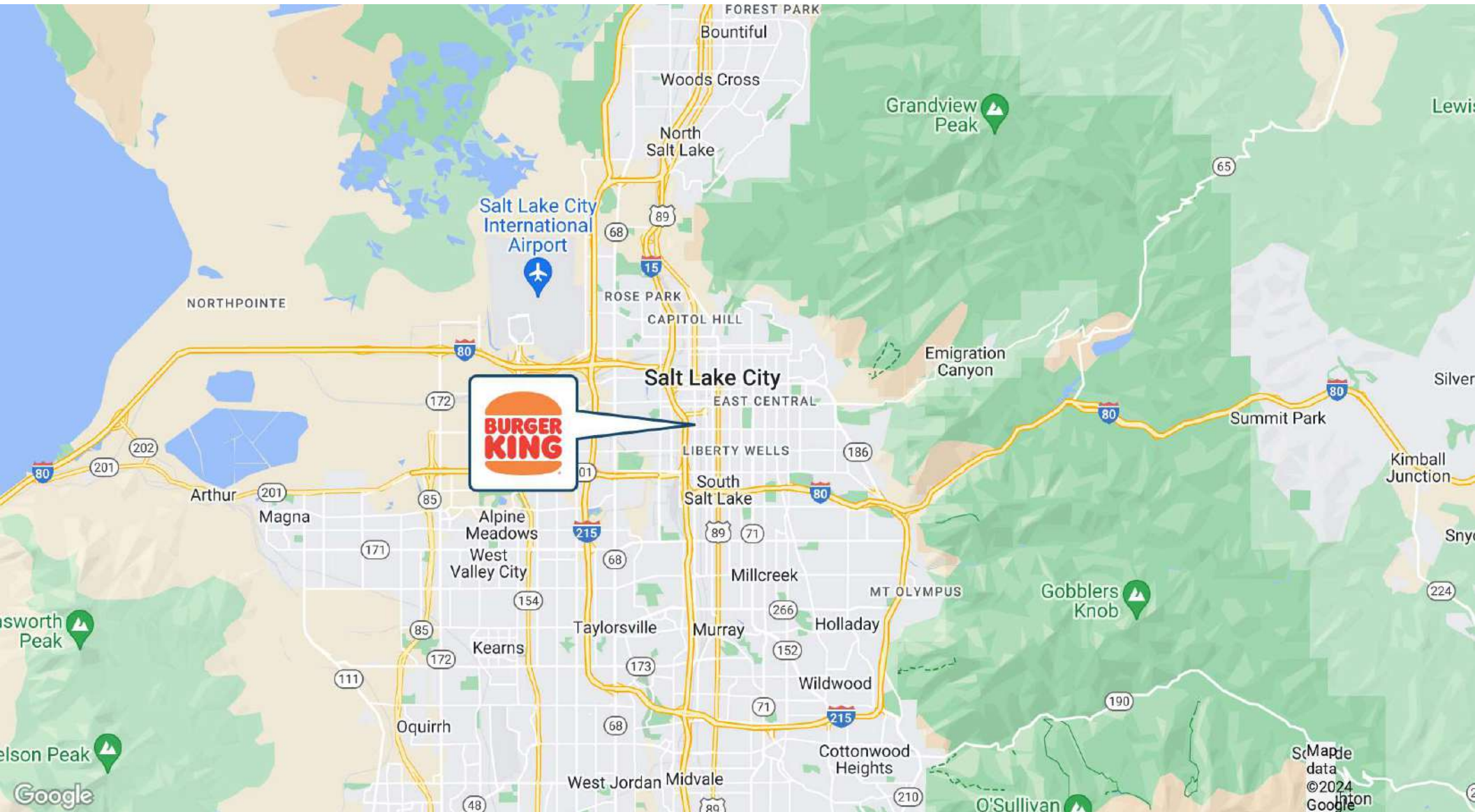
Tenant:	Pendennis, LLC
Premises:	4,042 SF
Base Rent:	\$144,000
Rent Per SF:	\$35.63
Lease Commencement:	11/01/2020
Rent Commencement:	11/01/2020
Lease Expiration:	11/16/2034
Lease Term:	~11 Years Remaining
Renewal Options:	10% Every 5 Years
Rent Increases:	4 x 5 Year Options
Lease Type:	Absolute Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



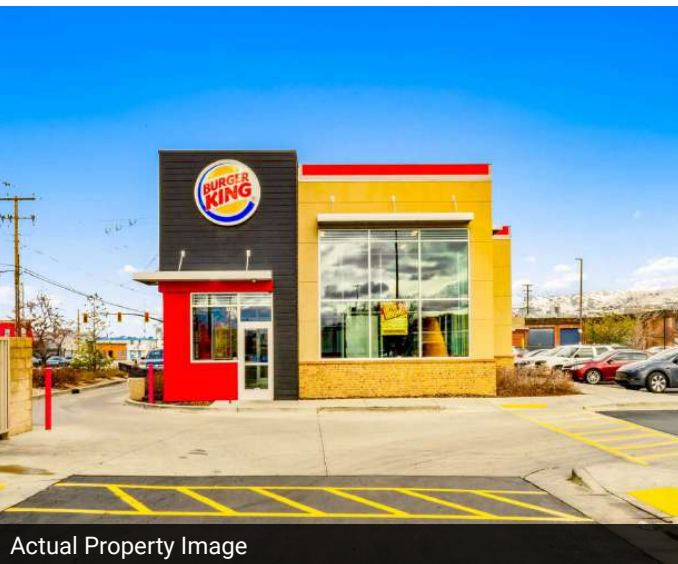
SECTION 3

PROPERTY INFORMATION

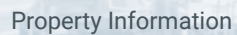
LOCATION MAP



PROPERTY IMAGES





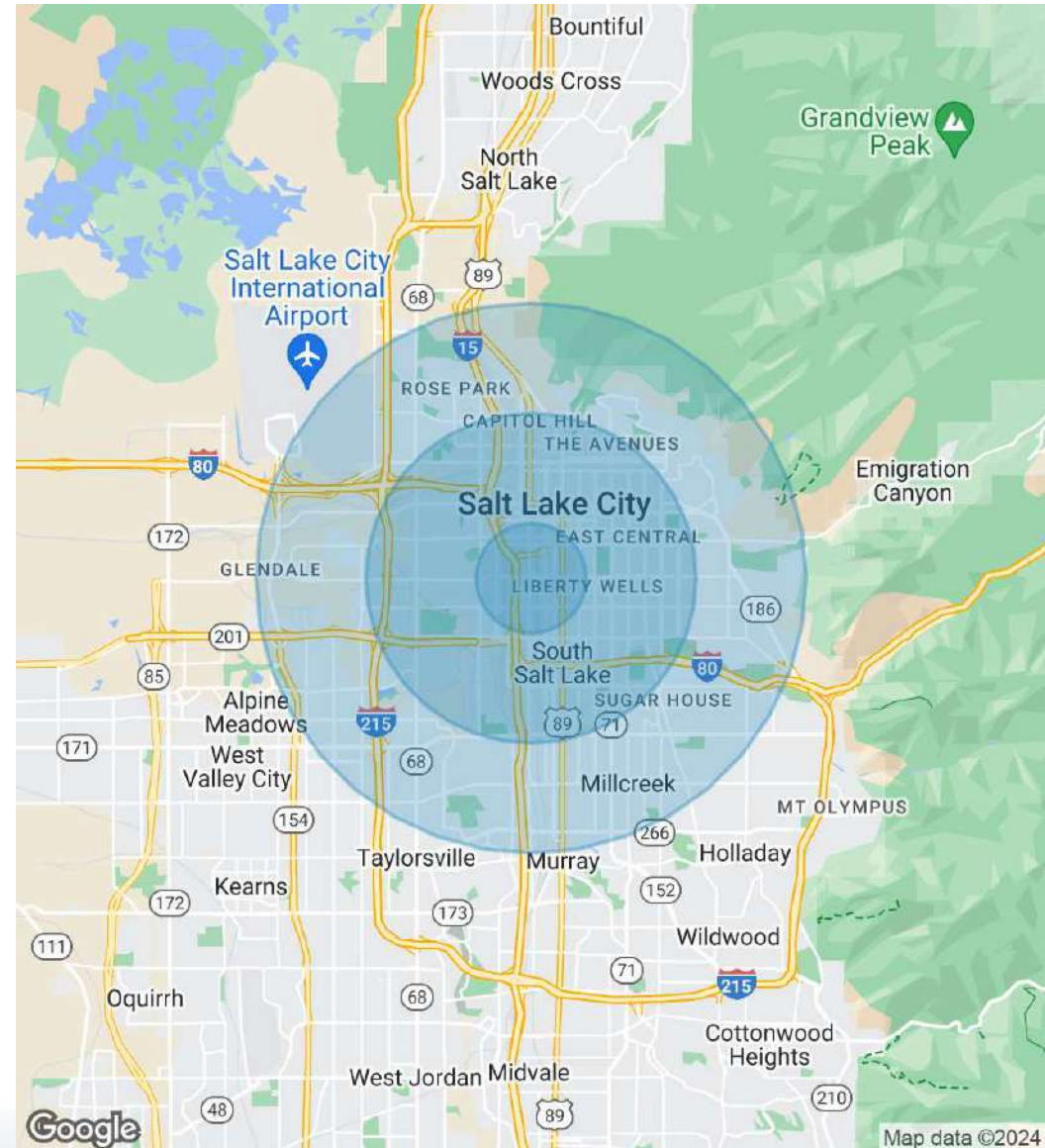


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,519	146,199	317,200
Average Age	31.7	33.1	33.1
Average Age (Male)	32.0	32.9	32.7
Average Age (Female)	32.4	33.6	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,261	68,187	131,143
# of Persons per HH	2.2	2.1	2.4
Average HH Income	\$73,870	\$80,038	\$84,679
Average House Value	\$320,288	\$357,146	\$352,654

TRAFFIC COUNTS	
W 13th S	32,539 VPD
I-15	316,554 VPD
I-80	149,074 VPD

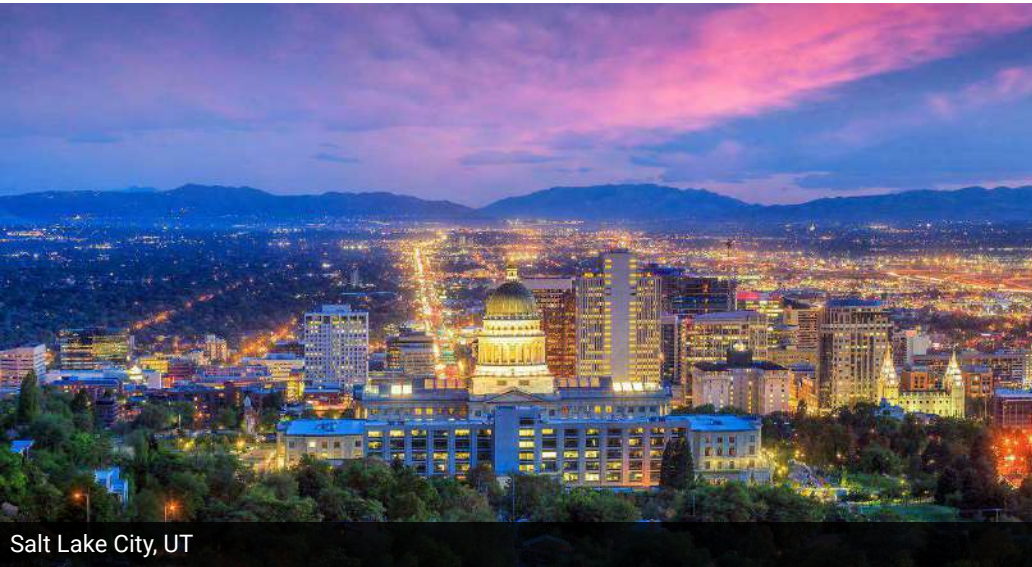




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Salt Lake City, UT



University Hospital

SALT LAKE CITY, UT

Salt Lake City, often shortened to Salt Lake or SLC, is the capital and most populous city of the U.S. state of Utah. It is the seat of Salt Lake County, the most populous county in the state. Salt Lake City lies between the Wasatch Mountains and the Great Salt Lake. Salt Lake City is the commercial center of this metropolis and the most populous municipality in the state. Salt Lake City is also the center of the scenic intermountain west. Within a day's drive of the city, travelers can visit 70% of the officially designated national parks and monuments of America. The city is the core of the Salt Lake City metropolitan area. It is also the central core and the larger of only two major urban areas located within the Great Basin. The City of Salt Lake City is the largest city in Utah with a population of 205,193 as of July 1, 2023.

Salt Lake City was incorporated on January 6, 1851 and soon became a major center for trade and commerce with the wagon trains carrying settlers and miners westward. Several universities and colleges are located in or near Salt Lake City. One of the strengths of the downtown economy is its young, highly educated workforce. The University of Utah is located on the east bench of Salt Lake City. The modern economy of Salt Lake City is rich in service-oriented businesses and continues to be recognized by economists and employers across the nation as the "Crossroads of the West" with major industries in government, trade, transportation, utilities, professional, business services and a growing alternative energy component. With Interstate 15 and Interstate 80 as major corridors for freight traffic, combined with numerous regional distribution centers, transportation is a significant portion of the employment base for the Salt Lake Valley. The Salt Lake City International Airport is also an important facet of this transportation corridor. Salt Lake City has developed a strong tourist industry based primarily on skiing, outdoor recreation, and religious tourism. In addition to being a prime location for industrial development, Salt Lake City has a unique location and effective transportation infrastructure to help it stand out as a hub for the global distribution industry. Principal employers include: Salt Lake County, University Hospital, Amazon SLC1, Delta Airlines and Primary Children's Medical Center among the top.

Salt Lake City is home to a thriving, vibrant, creative population supported by a larger community that values the arts in all forms. The Salt Lake City Arts Council puts on some of the city's largest concerts and festivals, such as the Twilight Concerts and the Living Traditions Festival. The Delta Center Arena, located three blocks directly west of Temple Square, is the home of the Utah Jazz of the National Basketball Association. Residents and visitors enjoy an eclectic visual, musical and performing arts scene with hundreds of venues, galleries, museums and the popular state-of-the-art Broadway-style Eccles Theater, a 2,500-seat theater designed to suit traveling Broadway shows. Abravanel Hall, home of the Utah Symphony Orchestra, the Pioneer Memorial Theater, the Utah Civic Opera Company, Clark Planetarium and the Utah Heritage Foundation help round out the entertainment options available to area residents and visitors. Salt Lake City provides diverse and rich cultural and entertainment experiences that make living and working within the City more and more desirable.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



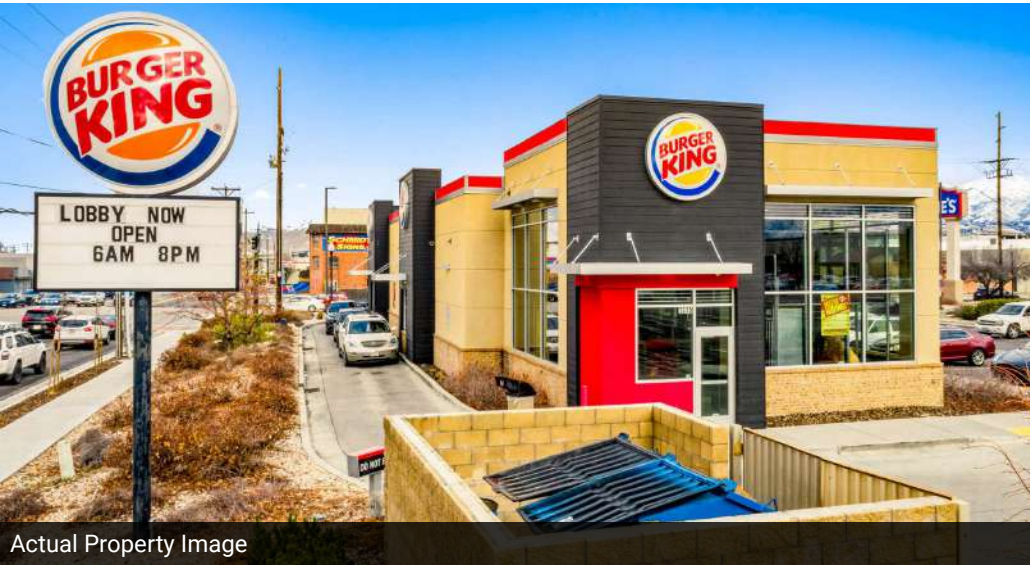
TENANT OVERVIEW

Company:	Subsidiary
Founded:	1953
Locations:	6,729
Headquarters:	Miami-Dade County, FL
Website:	bk.com

BURGER KING

Founded in 1954, the Burger King® brand is a global quick service hamburger chain known for food quality and value and being the only place guests can get the iconic flame-grilled Whopper® sandwich. The Burger King system operates more than 18,700 locations in more than 100 countries and U.S. territories. Almost 100 percent of Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. The original Home of the Whopper, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined brand for more than 50 successful years. There are 6,729 Burger King locations in the United States as of January 10, 2024.

TENANT PROFILE



TENANT OVERVIEW

Company:	Private (Management)
Founded:	1984
Office Locations:	2
Headquarters:	Sandy, UT
Website:	hbboys.com

HB BOYS, L.C.

HB Boys, L.C. is a management company based in Salt Lake City, Utah. The Company has been in business for over 35 years, headquartered in Sandy, UT and has continued to steadily grow and expand into new markets and concepts. They operate multiple types of restaurants, gas stations, and convenience stores in 5 different states in the Pacific Northwest. They are extremely proud of the strong brands they represent and the stellar people in their organization. HB Boys, L.C. continues to be a leader in their industry, and they are looking for amazing people to impact their operations and contribute to their success.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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UTAH DISCLOSURE LANGUAGE

AGENCY RELATIONSHIP DISCLOSURE

THE FOLLOWING AGENCY RELATIONSHIPS EXIST IN UTAH.

Seller/Lessor Agent. A Seller/Lessor agent represents only the seller/lessor.

Duties of a seller's or lessor's agent. A principal broker and licensees acting on his behalf who act solely on behalf of the seller or the lessor owe the seller or the lessor the following fiduciary duties:

- (a) Loyalty, which obligates the agent to act in the best interest of the seller or the lessor instead of all other interests, including the agent's own;
- (b) Obedience, which obligates the agent to obey all lawful instructions from the seller or lessor;
- (c) Full disclosure, which obligates the agent to tell the seller or lessor all material information which the agent learns about the buyer or lessee or about the transaction;
- (d) Confidentiality, which prohibits the agent from disclosing any information given to the agent by the seller or lessor which would likely weaken the seller's or lessor's bargaining position if it were known, unless the agent has permission from the seller or lessor to disclose the information. This duty does not require the agent to withhold any known material fact concerning a defect in the property or the seller's or lessor's ability to perform his obligations;
- (e) Reasonable care and diligence;
- (f) Holding safe and accounting for all money or property entrusted to the agent; and
- (g) Any additional duties created by the agency agreement.

Buyer/Lessee Agent. The Buyer/Lessee's agent represents only the buyer/lessee.

Duties of a buyer's or lessee's agent. A principal broker and licensees acting on his behalf who act solely on behalf of the buyer or lessee owe the buyer or lessee the following fiduciary duties:

- (a) Loyalty, which obligates the agent to act in the best interest of the buyer or lessee instead of all other interests, including the agent's own;
- (b) Obedience, which obligates the agent to obey all lawful instructions from the buyer or lessee;
- (c) Full Disclosure, which obligates the agent to tell the buyer or lessee all material information which the agent learns about the property or the seller's or lessor's ability to perform his obligations;
- (d) Confidentiality, which prohibits the agent from disclosing any information given to the agent by the buyer or lessee which would likely weaken the buyer's or lessee's bargaining position if it were known, unless the agent has permission from the buyer or lessee to disclose the information. This duty does not permit the agent to misrepresent, either affirmatively or by omission, the buyer's or lessee's financial condition or ability to perform;
- (e) Reasonable care and diligence;
- (f) Holding safe and accounting for all money or property entrusted to the agent; and
- (g) Any additional duties created by the agency agreement.

Limited Agent. A limited agent represents BOTH the seller/lessor and the buyer/lessee and must receive informed written consent from all parties before engaging in this type of agency relationship.

Duties of a limited agent. A principal broker and licensees acting on his behalf who act as agent for both seller and buyer, or lessor and lessee, commonly referred to as "dual agents," are limited agents since the fiduciary duties owed to seller and to buyer, or to lessor and lessee, are inherently contradictory. A principal broker and licensees acting on his behalf may act in this limited agency capacity only if the informed consent of both buyer and seller, or lessor and lessee, is obtained.

Attention Agents/Buyers/Sellers – Refer to Utah State Department of Commerce – Division of Real Estate

Administrative Rule Nos. 6.1.11, 6.1.11.1, 6.1.11.2, 6.1.11.3. All licensees are required to have a written agency agreement with their principals