

NATURAL GROCERS

Grocery Retail For Sale



REPRESENTATIVE PHOTO

270 12th St | Ogden, UT 84404

Bang Realty-Utah Inc | 2939 Vernon Place, Cincinnati, OH 45219 |



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EXECUTIVE SUMMARY



CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



OFFERING SUMMARY

List Price:	\$3,607,600
NOI:	\$216,456
Cap Rate:	6.0%
Land Acreage:	1.85 Acres
Building Size:	18,000
Price / SF:	\$200.42
Renovated:	2016
Zoning:	CP-2

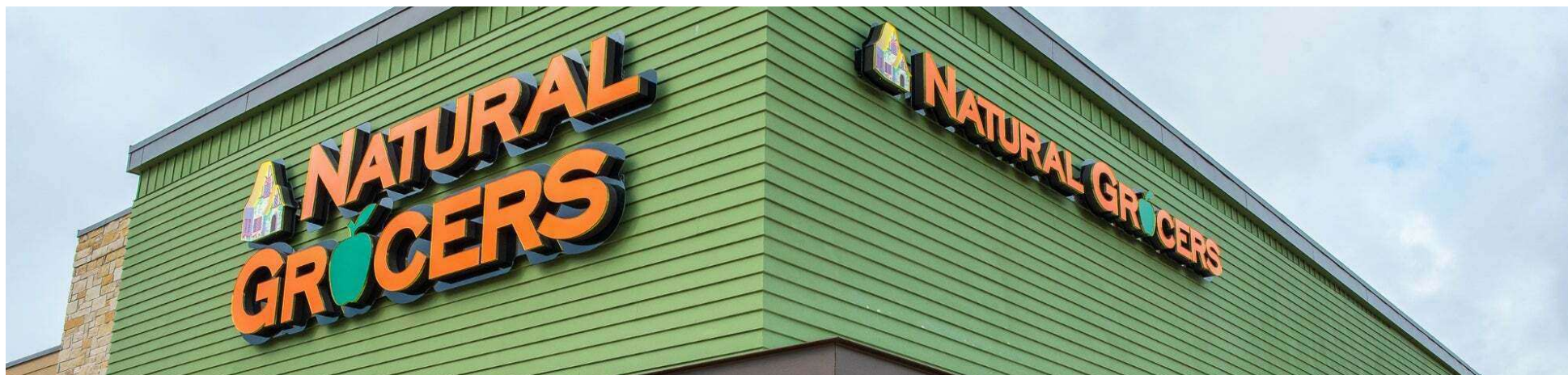
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,238	29,097	56,949
Total Population	13,967	78,728	160,703
Average HH Income	\$74,690	\$82,696	\$96,918

PROPERTY HIGHLIGHTS

- Located in the Rapidly Growing Suburb of Salt Lake City, UT
- 18,000 SF Building | 1.78 AC | Located directly in the prime retail corridor of Ogden, UT
- Prime Ogden Location | Surrounded by National Retailers Including Dutch Bros Coffee, Jersey Mike's, KFC, Office Max, WinCo Foods, Ross and many more
- Well-Maintained and Updated Property | 79 Surface Parking Spaces
- First Quarter 2025 Net Sales for Natural Grocers Increased 9.4% to \$330.2M
- Average Household Income is \$96,918 with in a 5 Mile Radius
- 4.00% Rental Increase in less than 2 Years

LEASE SUMMARY & ABSTRACT



LEASE SUMMARY

Lease Type:
Taxes / Insurance / CAM:
Roof / Structure:
Term Remaining:
Original Lease Term:
Commencement Date:
Current Term Expiration:
Options:
Increases:
Right of First Refusal:
Estoppel:

Absolute NNN
Tenant
Tenant
7+ Years
15 Years
12/1/2016
12/31/2031
(3) 5 Year
4% Every 5 Years
15 Days
20 Days

ANNUALIZED OPERATING DATA

RENT INCREASES

1/1/2022-12/31/26 (Current)
1/1/2027-12/31/31
Option 1
Option 2
Option 3
Base Rent (\$12.03 / SF)
Net Operating Income
Total Return

ANNUAL RENT

\$216,456
\$225,108
\$234,108
\$243,480
\$253,212

MONTHLY RENT

\$18,038
\$18,759
\$19,509
\$20,290
\$21,101
\$216,456
\$216,456
6.00%



OVERVIEW

Company:	Natural Grocers
Founded:	1955
Locations:	169
Total Revenue:	\$1.24 B
Net Worth:	\$925.96 M
Headquarters:	Lakewood, CO
Website:	https://www.naturalgrocers.com/

TENANT OVERVIEW

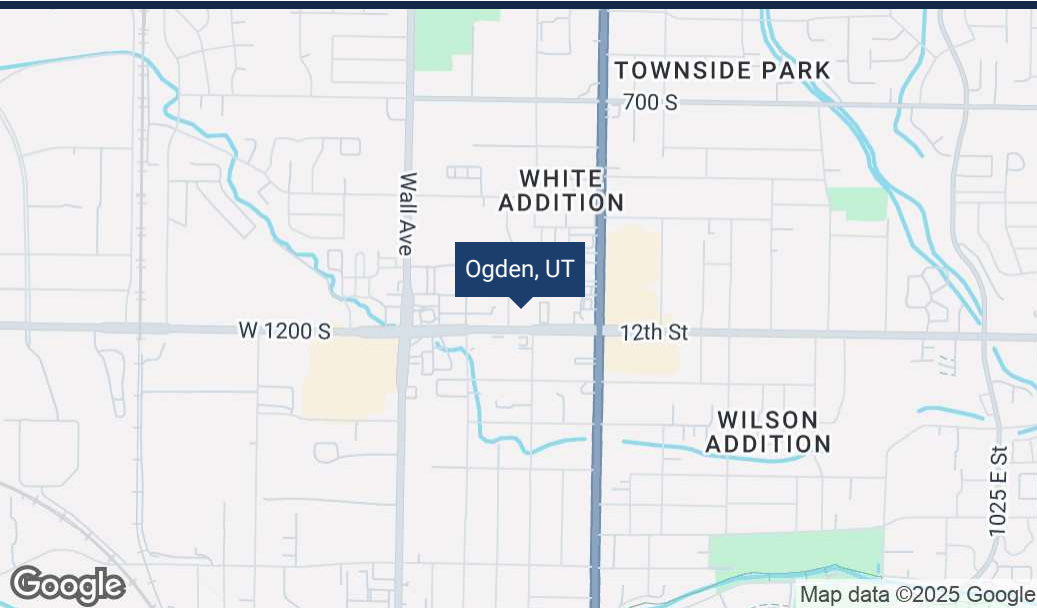
Natural Grocers is a health-focused grocery store chain that emphasizes organic, natural, and sustainable products. Known for its commitment to providing high-quality food at affordable prices, the company offers a wide range of products, including organic produce, supplements, dairy, and meat, as well as gluten-free and non-GMO options. Natural Grocers prioritizes environmentally friendly practices, often incorporating energy-efficient store designs and offering products that support sustainable farming and ethical sourcing. Founded in 1955 and headquartered in Lakewood, Colorado, the company operates numerous locations across the United States, fostering a loyal customer base dedicated to healthier living.



Section 1

LOCATION INFORMATION

MARKET OVERVIEW

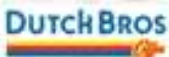
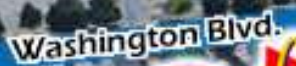
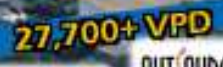
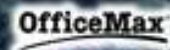


LOCATION DESCRIPTION

Ogden, Utah, is a vibrant city located about 40 miles north of Salt Lake City, nestled at the foot of the Wasatch Mountains. Known for its rich history, Ogden played a significant role in the development of the American West, particularly as the junction point for the first transcontinental railroad in 1869. Today, the city blends historical charm with modern amenities, offering a mix of outdoor recreation, cultural attractions, and a thriving downtown area. The proximity to the mountains makes Ogden a hub for outdoor enthusiasts, offering activities like skiing, hiking, and mountain biking. The city also boasts a diverse arts and entertainment scene, with museums, galleries, and live performance venues enriching the local community. With a population that has steadily grown in recent years, Ogden is known for its strong sense of community, a commitment to preserving its historic roots, and a growing economy that includes a mix of industries, from manufacturing to tech.

The diverse array of dining, retail, and cultural establishments in downtown Ogden ensures a lively atmosphere for both residents and professionals. With its convenient access to transportation options and stunning natural landscapes, the location presents an ideal environment for a thriving commercial real estate investment.







Subject
Property

Brookside*
Animal Hospital

KEEP IT SAFE
STORAGE

LOCK IT UP
SELF STORAGE

DIG 5

THE HOME
DEPOT

AutoZone

DISCOUNT
TIRE

HAVERLIK

Smucker

ColonyWest

cricket
wireless

WASATCH PEAKS

Wall Ave.

AKIRIX

VICTOR'S
TIRES

LES SCHWAB

DEL TACO
BETTER MEX

ExxonMobil

Starbuck's

PANDA EXPRESS

Jacky Mikes

WELLS FARGO

Dutch Bros

LOLO

TAKE 5

Black Bear Diner

12th St.

24,600+ VPD

CROSS
ROADS

Chick-fil-A

UPS

The UPS Store

ZAXBY'S

CHASE

PAPA MURPHY'S

Little Caesars

CUPBAP

NAPA

AUTO PARTS

THE RUSTED

U-HAUL

OGDEN PREPARATORY
ACADEMY

PET SMART
WinCo
FOODS

ROSS
DRESS FOR LESS

tropical CAFE

SUBWAY

ihop

POPEYES

Freddy's

verizon

Arby's

KFC

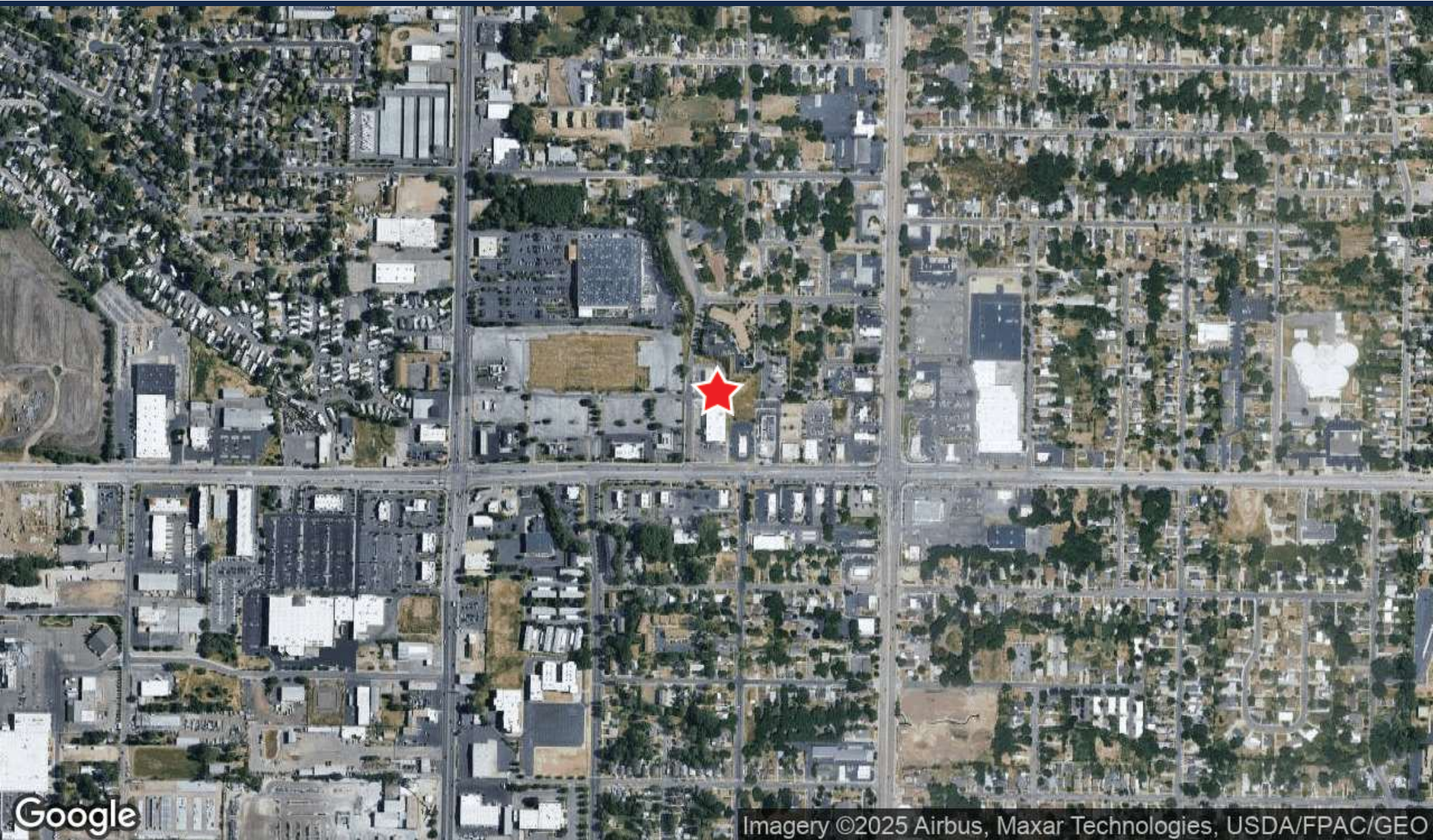
Habit

TACO BELL

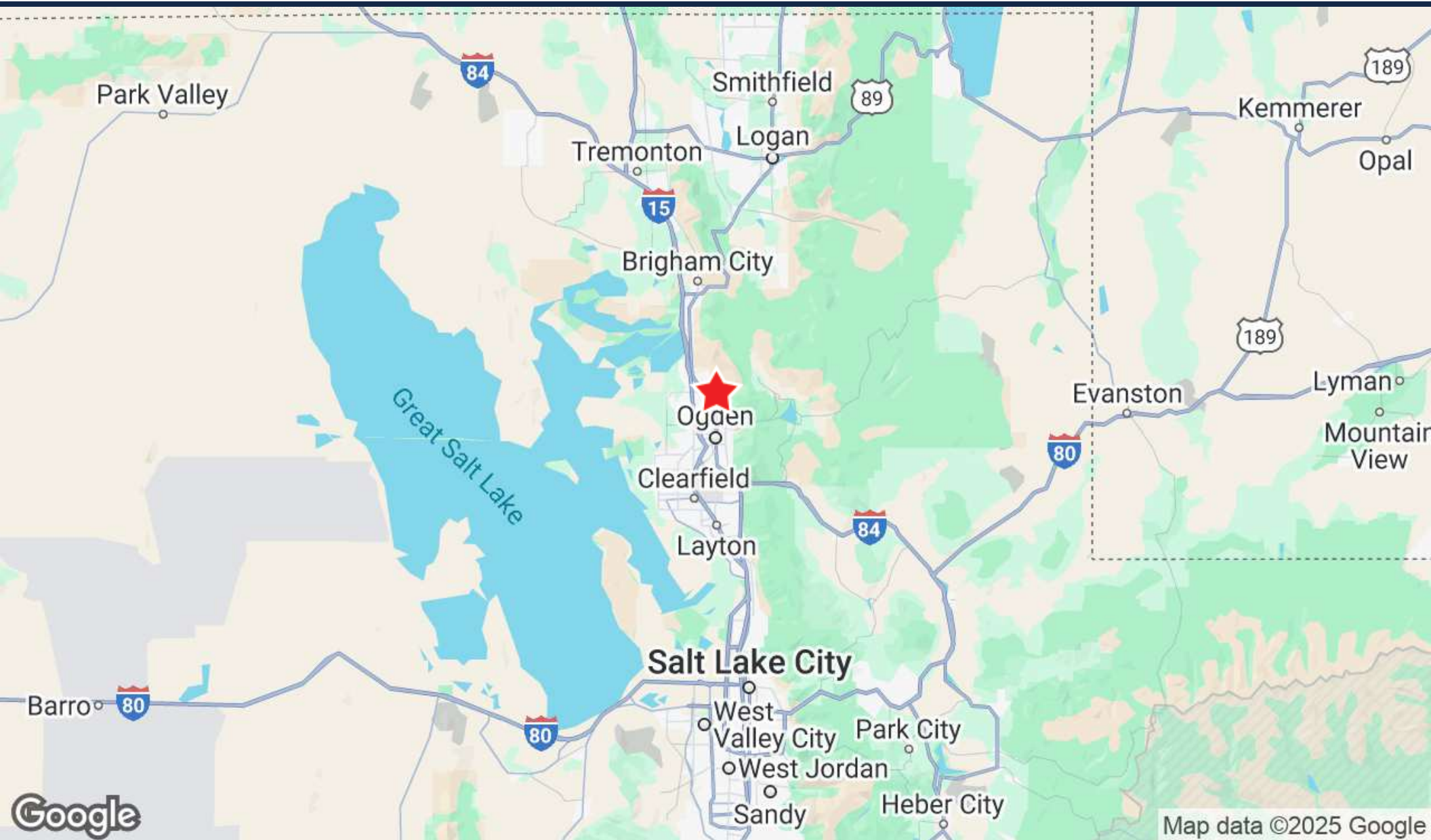
33,300+ VPD



AERIAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,967	78,728	160,703
Average Age	35	35	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,238	29,097	56,949
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$74,690	\$82,696	\$96,918
Average House Value	\$307,386	\$381,494	\$436,670

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,386	51,880	116,994
Total Population - Black	319	1,911	2,964
Total Population - Asian	201	1,055	2,410
Total Population - Hawaiian	41	306	607
Total Population - American Indian	274	1,362	2,112
Total Population - Other	2,663	12,144	18,293

Demographics data derived from AlphaMap

