

# NEW PROPERTIES

Available Investment Properties In Utah



PROVIDED BY ELI MILLS & TUCKER WHITE OF CBRE INVESTMENT PROPERTIES

New Since:  
9/15/2014

Last Updated:  
10/25/2014

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
<u>Office</u>								
	NEW	Layton Market Center	1916 N. 700 W., Layton, UT 84041	7.25%	31,077	\$135.57	\$4,213,155	Fully occupied medical office investment.
	NEW	ITRANSACT	314 South 200 West, Farmington, UT 84025	8.00%	12,897	\$148.48	\$1,915,000	ITransact subleases about 4000 square feet of the building.
<u>Industrial</u>								
	NEW	Sharp X-20	1080 N Main St. Brigham City, UT 84302	5.00%	159,900	53.16	\$ 8,500,000	Multi-Use, Multi-Tenant. Vacant land for future expansion. City maintained power sub station on the property. Seller lease back possible.
	NEW	Skaggs Companies, Inc.	3828 S Main St. Salt Lake City, UT 84115	9.32%	36,860	\$74.61	\$2,750,000	Long term tenant. Remodeled 1999. Zoning CM Commercial Mixed Use.
	New	2950 West 500 South	2950 West 500 South, Salt Lake City, UT 84104	7.60%	81,601	\$31.86	\$2,600,000	current occupancy of 90+%
	New	Metro Building H	1325 West 2200 South, Salt Lake City, UT 84119	8.00%	35,318	\$68.03	\$2,402,588	17' ceiling heights. 11 ground level dock high doors. 3.63/1000 parking spaces (130 spaces). Great freeway visibility from SR 201. Mixed uses: flex, office/distribution. Great location at Redwood and 201
	NEW	Ridgeway Building	250 W 500 S, Spanish Fork, UT 84660	8.12%	16,766	\$68.59	\$1,150,000	100% occupied. Sale includes excess unimproved land
<u>Retail</u>								
	NEW	Net Leased Automotive Property (Ken Garff)	900 West Riverdale Road, Riverdale, UT 84405	6.50%	128,252	\$141.91	\$ 18,200,000	4 bldg complex leased to Ken Garff GMC, Buick, and Honda. \$2.7MM in renovations recently done by the tenant.
	NEW	Tooele Town Center	1000 N Main Street, Tooele, UT 82930	7.55%	100,007	\$130.37	\$ 16,705,529	Includes: Maceys, Aaron's McDonald's, Dollar Tree, American Family Ins., GNC, Great Clips.
	NEW	Walgreens	850 S State St, Orem, UT 84097	5.15%	14,820	\$521.47	\$7,728,155	Strong investment grade credit tenant.
	NEW	Carriage Crossing	3648 West 9800 South, South Jordan, UT 84095	7.50%	34,016	\$149.55	\$5,087,000	91% occupied. Dollar Tree and multi-tenants. Wal-mart Neighborhood in same complex, not part of offering though. Located on busy highway corner.

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	NEW	Springwood Village	16-50 W 7200 S, Midvale, UT 84047	8.00%	28,889	\$145.90	\$4,215,000	High 80k ADT at the corner. Includes 7-11 and America's Best Contacts. Within 1/2 mile of I-15 and 1 block from UTA Trax line. Strong retail area.
	NEW	Oquirrh Mountain, CVS	11400 South Bangerter Hwy, South Jordan, UT	4.80%	12,900	\$306.98	\$3,960,000	Single Tenant Ground Lease. 25 year lease with 8 (5) yr options w/ 8% rent increase each option.
	NEW	Zaxby's	720 W. Jordan River Blvd, Midvale, UT	6.50%	3,652	\$800.40	\$2,923,076	NOI 190,000
	NEW	Fox Crossing Shopping Center	1407 West 9000 South, West Jordan, UT 84088	6.87%	17,280	\$153.36	\$2,650,000	High Traffic Area. Direct Access to I-15 and Bangerter Hwy. Free Standing. Ample Parking.
	NEW	Verizon	930 West Antelope Dr., Layton, UT 84041	5.75%	4,000	\$608.70	\$2,434,782	
	NEW	Pizza Rev + Moe	930 W. Antelope Dr., Layton, UT 84041	6.65%	5,200	\$462.98	\$2,407,519	
	NEW	Highland Business Plaza	4698 Highland Dr, Salt Lake City, UT	6.50%	9,980	\$220.44	\$2,200,000	Close to Cottonwood Mall (to be renovated soon). Prime Highland Dr. location.
	NEW	Zaxby's	800 West 200 South, Cedar City, UT	6.50%	3,652	\$598.20	\$2,184,615	20 yr lease w/ 2 (5) yr options. Walking distance to Southern Utah University
	NEW	Plaza 89 Investment	62 N West State Rd. American Fork, UT	7.40%	16,345	\$128.48	\$2,100,000	100% occupied
	NEW	Fiddler's Plaza	1760 N. Main Street, Cedar City, UT 84721	7.75%	19,427	\$97.80	\$1,900,000	Busy location off Main Street. Built in 2008.
	NEW	Sonic - Centerville	258 West Parrish Lane, Centerville, UT 84014	5.50%	2,308	\$818.69	\$1,890,000	Brand new 20 yr lease w/ 10% rent bumps every 5 yrs. 4 (5) yr. options. NOI: \$1,358,963
	NEW	NNN Techna Glass	1525 N Main St, Logan, UT 84341	7.55%	2,908	\$601.79	\$1,750,000	Growing company with 50+ locations nationwide. Strong street location.

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	NEW	Rite Aid	851 E. 24th Street, Ogden, UT 84403		21,000	\$75.43	\$1,584,000	Tenant on a new 7 yr lease extension. Has 2 (5) yr options. Newly renovated façade and parking lot area. 11% & 13% rent escalations at 1st and 2nd options.
	NEW	Orem State St. Retail Inv.	1680 S. State St. Orem, UT 84098	7.60%	7,500	\$146.67	\$1,100,000	5 yrs left on lease. Multiple Tenants: Enterprise Rent a Car, Sensuous Sandwich, EZ Loan
	NEW	Plaza at 33rd	1219 East 3300 South, Salt Lake City, UT 84106	9.00%	19,114	\$56.50	\$1,080,000	In place CAP, national credit retailers in the immediate neighborhood.
	NEW	Main Street Grill	731 East Main St. Price, UT 84501	8.16%	3,994	\$250.38	\$1,000,000	Located on a hard signalized corner, on a main retail corridor. Price is the midway point for travelers from Salt Lake City to Moab.

Continue to scroll for Available Office Properties



# OFFICE PROPERTIES

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Total Value Available  
\$144,980,542

Avg. Cap Rate  
7.83%

Total SF on Market  
988,411

Total # of Properties  
32

Average Price/SF  
\$146.68

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	07/07/14	Lone Peak Center	11747 S Lone Peak Parkway, Draper, UT 84020	6.51%	87,785	\$279.09	\$24,500,000	Easily accessible from I-15 and 12300 South. Local amenities nearby. High-tech energy management system. Multiple fiber providers.
	08/01/12	Sorenson Communications Building	4192 South Riverboat Road, Taylorsville, UT 84123	8.00%	99,184	\$176.44	\$17,500,000	Under Contract. Price reduced from \$19MM. NNN leased, single-tenant, surrounded by numerous amenities including restaurants, a golf course and abundant retail shopping locations.
	07/25/14	Sixth South Comm Park	513 W 600 S, Salt Lake City, UT84101	6.30%	39,040	\$279.20	\$10,900,000	
	11/02/13	Layton, Utah Call Center	2195 North University Park Blvd., Layton, UT 84041	11.50%	81,525	\$104.26	\$8,500,000	currently the home to General Dynamics, a strong National tenant
	06/15/14	Parkway Towers	10542 S. Jordan Gateway, South Jordan, Ut 84095	7.50%	50,000	\$140.00	\$7,000,000	77% occupied. Parking 5.7 / 1,1000 Great location near many South Towne amenities. Fantastic Views of the valley.
	05/23/14	331 Rio Grande Building	331 S Rio Grande St., Salt Lake City, UT 841014	6.25%	47,000	\$138.30	\$6,500,000	100% occupied, various tenant mix, next to Homewood Suites.
	09/15/14	Medical Tower Plaza	1060 East 100 South, Salt Lake City, UT 84102	8.50%	47,458	\$146.04	\$6,391,000	Under Contract. The property is 94% occupied with seasoned tenants that have a historically high renewal rate.
	01/25/14	State of Utah DDS Headquarters Office	210 W. Harris Avenue, Salt Lake City, UT 84115	8.32%	27,300	\$216.37	\$5,900,000	Price reduced from \$5,898,688 The State of Utah DDS Headquarters Office is occupied under a 5/23/2014 7-year lease term, which was re5/23/2014ed in 2013 10/25/14 Price was \$5,900,000 with Travis Trauvetter with Cushman
	07/06/13	Government Leased Investment	345 East Riverside Drive, Saint George, UT 84790	7.00%	29,423	\$149.03	\$4,385,000	"Build to Suit" US Government facility continuously occupied by the BLM since 1997. 100% leased to the US Government. It is a mission critical facility. It is home to BLM-Arizona Strip Field Offices
	NEW	Layton Market Center	1916 N. 700 W., Layton, UT 84041	7.25%	31,077	\$135.57	\$4,213,155	Fully occupied medical office investment.
	05/28/13	Draper Corporate Park 7	12244 South Business Park Drive, Draper, UT 84020	8.00%	34,284	\$121.05	\$4,150,000	Price reduced from \$4,200,000 100% of fees paid on execution.
	07/07/14	Spring Pines Office Plaza	4885 South 865 East, Salt Lake City, UT	7.75%	40,290	\$90.59	\$3,650,000	Densely populated area. 5 building property has averaged 90% occupancy over the past 10 yrs. Well maintained.

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	05/23/14	Towers at 45th III (Clock Tower)	308 E 4500 South, Murray, UT 84107	10.62%	28,500	\$115.79	\$3,300,000	
	12/02/13	415 Medical Drive	415 Medical Drive, Bountiful, UT 84010	6.00%	30,488	\$103.98	\$3,170,000	Medical Office Building adjacent to Lake View Hospital in Bountiful, UT. New exterior and interior.
	02/11/14	Sorenson Genomics	2511 S West Temple, Salt Lake City, UT 84115	8.00%	31,742	\$99.24	\$3,150,000	Office / R&D / Lab.
	03/04/14	Nicolson Building	950 West 150 North, Lindon, UT 84042	7.00%	19,720	\$153.96	\$3,036,000	Seller Will Leaseback The Property With 2% Annual Increases Over a Minimum of Five Years And Pay All Additional NNN Fees. Seller Will Sign an Absolute Net Lease.
	08/01/12	Pinehurst Office	504 West 800 North, Orem, UT 84057	8.45%	16,236	\$145.00	\$2,906,244	8/15/14 Previous Price \$3,247,200 9/21/12 Previous Price : \$ 2,354,220 Class A office. Furniture included in Suite 504 Close I - 15 Access. Previous Price @2,419,164
	06/15/14	South Harrison Plaza	1752 East Combe Rd. , Ogden, UT 84403		32,000	\$89.06	\$2,850,000	
	06/15/14	Comcast BLDG	5152 South 1500 West, Riverdale, UT		30,000	\$73.33	\$2,200,000	18,000 sq. ft. Office, 11,100 Sq. Ft. Warehouse. 18' clear height. Can be converted to call center. Easy freeway access.
	04/22/14	5132 N. 300 W.	5132 N. 300 W., Provo, UT 84604	7.50%	10,781	\$195.00	\$2,102,295	Located in the Riverwoods Office Park., 100 % Occupied
	05/23/14	Southwood Office Plaza	870 E 9400 S, Sandy, UT 84094	9.00%	25,992	\$76.18	\$1,980,000	5/23/2014ly remodeled professional building with 5/23/2014 common area restrooms, lobbies, 5/23/2014 roof, 5/23/2014 carpet and paint in suites. Ample parking. Located near shopping and dining.
	07/07/14	Legacy Business Park	120 North Redwood Road, North Salt Lake, UT 84054	7.53%	13,939	\$138.10	\$1,925,000	Fully occupied Year built: 2007 Zoned MD- Manufacturing Distribution Additional 1.56 acres land available: \$6.00/SF
	NEW	ITRANSACT	314 South 200 West, Farmington, UT 84025	8.00%	12,897	\$148.48	\$1,915,000	ITransact subleases about 4000 square feet of the building.
	2/116/13	Fiddlers Plaza	1760 North Main Street, Cedar City, UT 84721	8.00%	19,427	\$87.51	\$1,900,000	Price Reduced from \$1,800,000, 10/25/14 Price was \$1,700,000

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	12/12/13	MISSION HEALTH BUILDING	7879 SOUTH 1530 WEST, WEST JORDAN, UT 84088	9.00%	21,980	\$82.17	\$1,806,000	Previously priced at \$1.806MM GREAT TRIPLE NET OFFICE INVESTMENT* 4 TENANTS - 100% LEASED 10/25 Price was \$1,5,66,000
	05/23/14	Woods Cross Office Investment	763 West 700 South, Woods Cross, UT 84087	9.10%	11,103	\$162.03	\$1,799,000	Investor or Owner User. State of Utah current tenant, 3,100 for lease. Perfect medical, dental, office, call center. Easy I-15 access. Plenty of parking.
	12/02/13	3895 W. 7800 S.	3895 W. 7800 S., West Jordan, UT 84088	7.00%	8,220	\$180.29	\$1,482,000	Priced Reduced from \$1,500,00
	08/15/14	KC Halls Building	1133 North Main Street, Layton, UT 84041	8.50%	20,022	\$69.92	\$1,400,000	Bank owned multi-tenant including 4 longstanding tenants (dentist/salon-spa/real estate/education). Bank financing possible.
	09/11/12	189 East Fort Union	189 East Fort Union Boulevard, Midvale, UT 84047	4.13%	16,094	\$74.25	\$1,195,000	Property is 31% vacant.
No photo	07/07/14	North Ogden Commons	2357 North Washington Blvd., Ogden, UT 84201	7.25%	8,800	\$125.00	\$1,100,000	Assumable and seller financing available.
	08/15/14	Downtown Periphery Building	1370 South West Temple, Salt Lake City, UT 84115	7.00%	6,204	\$175.69	\$1,090,000	Great downtown periphery location on West Temple. 4 yrs. Remaining on lease w/ 1 (5) yr option. 2% annual rent bumps. High end build out and finishes.
No photo	05/23/14	Wadman #5	2735 S Wadman Drive, Ogden, UT 84201	10.00%	9,900	\$109.58	\$1,084,848	1 Tenant. Sold alone or together as Wadman 2,3,5. Total of 86,550 SF for \$5,252,974

Continue to scroll for Available Industrial Properties

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# INDUSTRIAL PROPERTIES

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\$102,071,765

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\$64.89

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	5/23/2014	Vivint Industrial Complex	500 South 500 West, Lindon, UT 84042	8.00%	366710	56.31	\$ 20,650,000	Priced well below replacement cost, multi-tenant, with significant remaining lease terms. Excellent freeway access to I-15
	5/23/2014	Decker Business Center	2321-2351 & 2355 S. Decker Lake Blvd, West Valley, City, UT 84119	6.01%	191,270	57.51	\$ 11,000,000	Multi-Tenant, 2 buildings, 80% occupied with 12 tenants including the USPS, American Envelope, Comtempo Tile and Lastar.
	NEW	Sharp X-20	1080 N Main St. Brigham City, UT 84302	5.00%	159,900	53.16	\$ 8,500,000	Multi-Use, Multi-Tenant. Vacant land for future expansion. City maintained power sub station on the property. Seller lease back possible.
	06/15/14	Empire Storage	12367 S 4000 W, Riverton, UT	6.00%	44,430	\$126.38	\$5,200,000	Built in 2001. Leased office w/ on-site apartment. Consistently operated w/ below market vacancy. 94.4% occupied. 9/27/14 Price was \$5,615,000
	06/15/14	Sorenson Bioscience	6507 S 400 W, Murray, UT 84107	9.15%	70,775	\$64.85	\$4,590,000	Sorenson Bioscience lease exp 11/26/2014 w/ (1) one year extension
	05/23/14	542-556 W Confluence Ave	556 W Confluence Ave, Salt Lake City, UT	8.00%	46,478	\$95.38	\$4,433,230	2 building sale. 542 W Confluence is 21,178 SF, 556 W Confluence is 25,300 SF (46,478 total).
	09/27/14	Holographic Properties	1750 N 800 W, Logan, UT 84321	7.76%	42,008	\$95.22	\$4,000,000	15 yr. tenant with new 5 yr. extension, 2% per yr. increases.
	02/11/14	North Springs Business Park	3560 North Main Street, Spanish Fork, UT 84660	8.00%	39,690	\$93.50	\$3,710,947	Occupancy: 100%
	07/07/14	2001 N Warm Springs	2001 N Warm Springs Road, Salt Lake City, UT 84116	9.16%	62,198	\$60.29	\$3,750,000	33,688 SF available to user. Seller willing to do a lease back.
	09/27/14	Wasatch View Bldg	7272 Airport Road, West Jordan, UT 84084	6.40%	32,000	\$109.38	\$3,500,000	2 original tenants since new 2007 with 7 year leases

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	09/27/14	Metro Building H	1325 West 2200 South, Salt Lake City, UT 84119	8.00%	35,318	\$68.03	\$2,825,000	
	NEW	Skaggs Companies, Inc.	3828 S Main St. Salt Lake City, UT 84115	9.32%	36,860	\$74.61	\$2,750,000	Long term tenant. Remodeled 1999. Zoning CM Commercial Mixed Use.
	05/23/14	Metro Annex #11-12	1105 W 2400 South, Salt Lake City, UT	8.60%	31,000	\$87.10	\$2,700,000	100% occupied.
	New	2950 West 500 South	2950 West 500 South, Salt Lake City, UT 84104	7.60%	81,601	\$31.86	\$2,600,000	current occupancy of 90+%
	New	Metro Building H	1325 West 2200 South, Salt Lake City, UT 84119	8.00%	35,318	\$68.03	\$2,402,588	17' ceiling heights. 11 ground level dock high doors. 3.63/1000 parking spaces (130 spaces). Great freeway visibility from SR 201. Mixed uses: flex, office/distribution. Great location at Redwood and 201
	04/25/14	Leased Investment - The Blind Man	750 North 2800 West, Lindon, UT 84042	7.30%	30,500	\$70.49	\$2,150,000	Manufacturing facility blt approx 1997. 8800 SF of office. Ceilings 19.25'. Tilt up block construction. Excellent south exposure to I-15 in Lindon.
	06/15/14	Multi-Tenant Net Lease Investment Sale	1422 S. Redwood Road, Salt Lake City, UT 84104	9.00%	60,000	\$33.33	\$2,000,000	480-277 Volt, 208-120 Power, 2 Dock High Doors, 1 Rail Spur Door, Fire Sprinkled, 12' Ceiling Height, Rail Service, Great Exposure with High Traffic Counts
	09/27/14	Provo Leased Investment	745 S 100 E, Provo, UT 84606	10.00%	32,669	\$56.63	\$1,850,000	Net lease investment 4 yrs left on lease. Single tenant. 14' clear height. 1 dock door. 2 drive in doors. 1.8 acre
	07/17/13	VOLVO RENTS	4231 SOUTH STATE STREET, MURRAY, UT 84107	7.20%	23,650	\$80.34	\$1,800,000	
	10/01/13	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.00%	12,000	\$150.00	\$1,600,000	They will sell with a lease back for 1 to 3 years while they are building at the 5/23/2014 location, Closing subject to Seller closing on their land. Price reduced from \$1,800,000
	07/07/14	Metro C	1515 West 2200 South, Salt Lake City, UT 84119	8.00%	18,954	\$72.49	\$1,374,000	

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	04/25/14	Net Leased Industrial Building	2113 W 850 N, Cedar City, UT 84720	8.00%	8,907	\$145.84	\$1,299,000	Previously priced at \$1,500,000 Sale/lease-back with a monthly NNN payment of \$8,667. Absolute net lease. Ten year minimum term with 10% rent increases every 5 years. Hobby rocket manufacturing facility has been in business for 32 years. DO NOT DISTURB TENANT.
	NEW	Ridgeway Building	250 W 500 S, Spanish Fork, UT 84660	8.12%	16,766	\$68.59	\$1,150,000	100% occupied. Sale includes excess unimproved land
	09/27/14	Brookside	2150 N 600 W, Logan, UT 84321	7.98%	15,430	\$70.64	\$1,090,000	Strong tenant w/ 1 yr left on lease. Free span warehouse 12,100 SF 18' ceiling, multiple overhead doors. Additional land available.
	04/25/14	Ogden Industrial Park	950 West Kershaw Street, Ogden, UT 84401	7.26%	31,800	\$34.12	\$1,085,000	11 of the 12 units are currently occupied with current income in place.
	08/06/12	Logan Pines	430-480 West 1400 North, Logan, UT 84341	10.00%	27,000	\$38.00	\$1,026,000	Multi-tenant incubator units

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	8/15/2014	Vernal Town Center	2000 West Highway 40, Vernal, UT 84078	6.74%	179,679	\$141.36	\$ 25,400,000	46% of the square footage is leased to publicly-traded retailers. Adjoining shadow anchors include Lowe's, Walmart and Hampton Inn
	NEW	Net Leased Automotive Property (Ken Garff)	900 West Riverdale Road, Riverdale, UT 84405	6.50%	128,252	\$141.91	\$ 18,200,000	4 bldg complex leased to Ken Garff GMC, Buick, and Honda. \$2.7MM in renovations recently done by the tenant.
	NEW	Tooele Town Center	1000 N Main Street, Tooele, UT 82930	7.55%	100,007	\$130.37	\$ 16,705,529	Includes: Maceys, Aaron's McDonald's, Dollar Tree, American Family Ins., GNC, Great Clips.
	5/23/2014	Interpointe Shopping Center	291 W 2100 S, South Salt Lake, UT 84115	7.55%	100,007	\$179.99	\$ 18,000,000	93% occupied with multiple tenants. Investment grade anchors (Best Buy, Office Depot), at the intersection of I-15 & I-80
	6/15/2014	Family Center at Riverdale-North	1050-1096 West Riverdale Rd. Riverdale, UT		224,060	\$79.89	\$ 17,900,000	Under Contract. Located at the intersection of I-15 and I-84, has great visibility and traffic access. Includes a former 115,583 sf Macy's Dept. Store (vacant). Remaining space is 87% occupied.
	04/22/14	Lincoln Plaza	1300 South 145 East, Salt Lake City, UT 84115	7.50%	60,318	\$145.73	\$8,790,000	100% Occupied, Strong Key tenant
	08/25/14	Golds Gym	44 East 800 North, Orem, UT 84058	8.00%	53,000	\$147.17	\$7,800,000	100% occupied. 9.5 yrs left on lease.
	NEW	Walgreens	850 S State St, Orem, UT 84097	5.15%	14,820	\$521.47	\$7,728,155	Strong investment grade credit tenant.
	06/15/14	Zurcher's Building	800 South State Street, Orem, UT 84097	8.40%	47,819	\$159.77	\$7,640,000	82% occupied. High traffic corner. Upside w/ 2 undeveloped pad sites
	7/7/2014	Walgreens	850 South State Street, Orem, UT	5.00%	14,820	\$537.11	\$7,575,000	Built in 2008. ±10 yrs. left on lease. 8/15/14 Previous Price \$ 7,960,000
	06/15/14	I-15 Marketplace	389 West 1830 South, Salt Lake City, UT 84115	10.97%	129,542	\$70.58	\$7,500,000	Price reduced from \$9,143,000 Co-tenants: Petsmart, Zurchers, David's Bridal, Dollar Tree

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# RETAIL PROPERTIES

Available Retail Investment Properties in Utah

Last Updated  
10/25/2014

Total Value Available  
\$254,003,867

Avg. Cap Rate  
7.37%

Total SF on Market  
1,745,053

Total # of Properties  
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Average Price/SF  
\$145.56

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	08/03/12	Wyndom Square Shopping Center	1320 E Highway 193, Layton, UT 84040	9.75%	55,606	\$140.11	\$7,462,000	The center is shadow anchored by Wal-Mart Neighborhood Market. Also anchoring Wyndom Square is Ace Hardware, Chase Bank and Wendy's. Priced Reduced from \$7,791,000
	08/25/14	Briarwood Plaza	1530 West 7800 South, West Jordan, UT 84088	8.40%	43,935	\$155.34	\$6,825,000	Previously priced at \$6,500,000.
	NEW	Carriage Crossing	3648 West 9800 South, South Jordan, UT 84095	7.50%	34,016	\$149.55	\$5,087,000	91% occupied. Dollar Tree and multi-tenants. Wal-mart Neighborhood in same complex, not part of offering though. Located on busy highway corner.
No pic	05/06/14	Lindon Retail Center	700 N State Street, Lindon, UT 84042	8.75%	20,000	\$215.00	\$4,300,000	50% vacant.
	NEW	Springwood Village	16-50 W 7200 S, Midvale, UT 84047	8.00%	28,889	\$145.90	\$4,215,000	High 80k ADT at the corner. Includes 7-11 and America's Best Contacts. Within 1/2 mile of I-15 and 1 block from UTA Trax line. Strong retail area.
	06/15/14	Roy Crossing	5600 South 1900 West NWC, Roy, UT 84067	8.70%	39,516	\$106.36	\$4,203,000	
	06/15/14	Herriman Plaza	13228-13292 South 5600 West, Herriman, UT		41,385	\$101.12	\$4,185,000	Under Contract. 36% occupied, lender owned
	NEW	Oquirrh Mountain, CVS	11400 South Bangerter Hwy, South Jordan, UT	4.80%	12,900	\$306.98	\$3,960,000	Single Tenant Ground Lease. 25 year lease with 8 (5) yr options w/ 8% rent increase each option.
	NEW	Zaxby's	2931 W. Maple Loop, Lehi, UT 84043	6.50%	3,652	\$884.66	\$3,230,769	NOI \$210,000
No pic	NEW	3424 South State St. Investment	3424 S State Street, Salt Lake City, UT	7.72%	43,000	\$74.42	\$3,200,000	Retail Flex Office Space. 94% occupied
	06/15/14	3300 South State Street	3300 S State Street Salt Lake City, UT 84115	7.06%	13,960	\$217.05	\$3,030,000	

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	08/03/12	Kindercare Farmington	Higway 89 and Shepherd Lane, Farmington, UT 84025	7.00%	8,500	\$352.94	\$3,000,000	Great location at the entrance to a large 5/23/2014 residential development. Kindercare has been open since September 2008. Great area. Fast growing demographic.
	07/25/14	The Hotel	155 West 200 South, Salt Lake City, UT 84101	8.00%	18,087	\$163.10	\$2,950,000	
	NEW	Zaxby's	720 W. Jordan River Blvd, Midvale, UT	6.50%	3,652	\$800.40	\$2,923,076	NOI 190,000
No Pic	07/25/14	Layton NNN Investment	512 West Antelope Drive, Layton, UT 84041	6.00%	4,756	\$573.51	\$2,727,600	
No Pic	05/06/14	IFA Country Store/ Keller Williams Bldg	1864 W 12600 South	9.03%	1,720	\$158.14	\$2,695,000	90% occupied
	NEW	Fox Crossing Shopping Center	1407 West 9000 South, West Jordan, UT 84088	6.87%	17,280	\$153.36	\$2,650,000	High Traffic Area. Direct Access to I-15 and Bangerter Hwy. Free Standing. Ample Parking.
	NEW	Verizon	930 West Antelope Dr., Layton, UT 84041	5.75%	4,000	\$608.70	\$2,434,782	
	NEW	Pizza Rev + Moe	930 W. Antelope Dr., Layton, UT 84041	6.65%	5,200	\$462.98	\$2,407,519	
	NEW	Highland Business Plaza	4698 Highland Dr, Salt Lake City, UT	6.50%	9,980	\$220.44	\$2,200,000	Close to Cottonwood Mall (to be renovated soon). Prime Highland Dr. location.
	NEW	Zaxby's	800 West 200 South, Cedar City, UT	6.50%	3,652	\$598.20	\$2,184,615	20 yr lease w/ 2 (5) yr options. Walking distance to Southern Utah University
	NEW	Plaza 89 Investment	62 N West State Rd. American Fork, UT	7.40%	16,345	\$128.48	\$2,100,000	100% occupied

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	07/07/14	Riverton Retail Plaza	12600 South 2500 West, Riverton, UT	8.00%	14,836	\$161.00	\$2,531,000	Built in 2009, 1.47 acres. 78.44% occupied., Loopnet says \$2,531,000
	08/03/12	Walmart Retail Anchored	550 North State Street, Lindon, UT 84042	7.75%	10,684	\$168.48	\$1,914,403	Excellent Visibility. Walmart Supercenter Entry Way Was listed for \$2,017,556, 3/4/14 was listed for \$1,800,000
	NEW	Fiddler's Plaza	1760 N. Main Street, Cedar City, UT 84721	7.75%	19,427	\$97.80	\$1,900,000	Busy location off Main Street. Built in 2008.
	NEW	Sonic - Centerville	258 West Parrish Lane, Centerville, UT 84014	5.50%	2,308	\$818.69	\$1,890,000	Brand new 20 yr lease w/ 10% rent bumps every 5 yrs. 4 (5) yr. options. NOI: \$1,358,963
	11/02/12	Retail Space	916 7th Street, Ogden, UT 84404	8.90%	23,800	\$81.93	\$1,873,000	Fully leased retail space Extensive remodels: 5/23/2014 ***This is a Quiet Listing - Please Do Not Disturb Tenants** Price was \$ 1,950,000
	05/23/14	State Street Retail Investment	2583-2615 South Street, Salt Lake City, UT 84115	8.50%	24,257	\$74.17	\$1,799,156	Anchorless. 92% occupancy. 17 units. Recent capital improvements.
	05/23/14	U.S. Bank West Jordan	7080 South Redwood Rd, West Jordan, UT	4.50%	3,420	\$516.67	\$1,767,000	Pad site to Redwood Village, a community shopping center anchored by several name-brand national and regional tenants.
	NEW	NNN Techna Glass	1525 N Main St, Logan, UT 84341	7.55%	2,908	\$601.79	\$1,750,000	Growing company with 50+ locations nationwide. Strong street location.
	01/07/14	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.50%	12,500	\$144.00	\$1,600,000	Price reduced from 1,800,000
	NEW	Rite Aid	851 E. 24th Street, Ogden, UT 84403		21,000	\$75.43	\$1,584,000	Tenant on a new 7 yr lease extension. Has 2 (5) yr options. Newly renovated façade and parking lot area. 11% & 13% rent escalations at 1st and 2nd options.
	04/25/14	NNN Investment	9155 S. Redwood Road, West Jordan, UT 84088	6.65%	6,378	\$204.29	\$1,302,949	NNN lease with 7 yrs left on lease. Fortune Buffet is the tenant. Annual rent \$84,691. Annual increases

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	04/23/13	Provo Retail Strip	264 North 100 West, Provo, UT 84601	8.80%	24,627	\$50.76	\$1,250,000	Long Term Tenants. Zero Vacancy. Central Provo Location.
	03/04/14	JUST BRAKES	1680 W. Sunset Blvd, Saint George, UT 84770	7.00%	3,450	\$327.54	\$1,130,000	Net Lease Investment with 10+ years left on lease
	NEW	Orem State St. Retail Inv.	1680 S. State St. Orem, UT 84098	7.60%	7,500	\$146.67	\$1,100,000	5 yrs left on lease. Multiple Tenants: Enterprise Rent a Car, Sensuous Sandwich, EZ Loan
No Pic	07/25/14	North Ogden Commons	2357 North Washington Blvd. Ogden, ut 84201	7.25%	5,500	\$200.00	\$1,100,000	
	NEW	Plaza at 33rd	1219 East 3300 South, Salt Lake City, UT 84106	9.00%	19,114	\$56.50	\$1,080,000	In place CAP, national credit retailers in the immediate neighborhood.
	09/03/13	Multi-Tenant Retail Tooele	915 N. Main St., Tooele, UT 84074	7.25%	14,475	\$74.27	\$1,075,000	Net Operating Income \$77,938
	08/01/12	Wagon Wheel Restaurant	290 E. St George Blvd, Saint George, UT 84770	5.20%	6,500	\$165.38	\$1,075,000	High-rise sign, great exposure, lots of off-street parking.
	03/14/14	Family Dollar	100 North Main Street, Nephi, UT 84648	6.75%	8,000	\$132.30	\$1,058,370	Long-term lease expires December 31, 2023
	12/15/12	Western Gardens/ Retail Strip	4062 South 4000 West, West Valley City, UT 84120	9.00%	7,840	\$127.55	\$1,014,944	Price reduced from \$1,200,000, Western Garden strip
	06/15/14	Hyland Plaza Retail/Office Investment Sale	1321 East 3300 South, Salt Lake City, UT 84106	8.00%	9,730	\$102.77	\$1,000,000	
	06/15/14	Clinton Retail Center	928 West 1800 North, Clinton, UT	7.00%	10,450	\$95.69	\$1,000,000	Long Term Tenants in place. Property well maintained. High Traffic street. Great visibility.

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
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NEW

Main Street Grill

731 East Main St. Price, UT 84501

8.16%

3,994

\$250.38

\$1,000,000

Located on a hard signalized corner, on a main retail corridor. Price is the midway point for travelers from Salt Lake City to Moab.

Continue to scroll for Grand Totals



# MARKET TOTALS

Available Commercial Real Estate Investment Properties in Utah

Last Updated

10/27/2014

PROVIDED BY ELI MILLS & TUCKER WHITE OF CBRE INVESTMENT PROPERTIES

This file contains a comprehensive list of available investment properties in Utah. Properties listed by CBRE and all other brokerages are compiled in this spreadsheet. This tool takes hundreds of hours to create and update. We provide this tool to you, our valued clients in hopes it help you find the right investment and aid in the process of making informed decisions. By opening this spreadsheet you agree that you won't share this file with other brokerage firms. We ask this is not shared with our competition because some of the information it contains is exclusive to CBRE and we don't share tools that are so time consuming to create with our competition.

**This file contains separate tabs for the following: Available Office, Industrial and Retail Properties, Comparable Stats and Lease Market Stats / Projections**

## All Available Property Totals

Property Type	# of Deals	Value	Avg. Cap Rate	Average PSF
Office	32	\$144,980,542	7.83%	\$146.68
Industrial	27	\$102,071,765	7.85%	\$64.89
Retail	56	\$254,003,867	7.37%	\$145.56
<b>Totals</b>	<b>115</b>	<b>\$501,056,174</b>	<b>7.68%</b>	

CBRE Group, Inc. (NYSE:CBG), is a fortune 500 and S&P 500 company. It is the world's largest commercial real estate firm. The company has approximately 34,000 employees in more than 300 offices worldwide (excluding affiliates).

Continue to scroll for Stats



# COMPARABLE SALES STATISTICS

Utah Real Estate Investment Market

PROVIDED BY ELI MILLS & TUCKER WHITE OF CBRE INVESTMENT PROPERTIES

## 2013 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	38	\$445,280,872	8.07%
Industrial	20	\$151,022,000	8.01%
Retail	42	\$168,646,270	8.33%
<b>Totals</b>	<b>100</b>	<b>\$764,949,142</b>	<b>8.11%</b>

## 2012 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	24	\$275,809,775	8.28%
Industrial	39	\$121,595,452	8.83%
Retail	46	\$133,225,753	8.46%
<b>Totals</b>	<b>109</b>	<b>\$530,630,980</b>	<b>8.52%</b>

## 2011 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	26	\$121,410,509	8.70%
Industrial	24	\$137,737,709	8.75%
Retail	43	\$159,737,709	8.11%
<b>Totals</b>	<b>93</b>	<b>\$418,885,927</b>	<b>8.41%</b>

## 2010 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	12	\$29,030,771	8.35%
Industrial	25	\$100,066,763	8.71%
Retail	29	\$112,966,000	8.49%
<b>Totals</b>	<b>66</b>	<b>\$242,063,534</b>	<b>8.51%</b>

## 2009 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	17	\$73,201,953	8.03%
Industrial	13	\$58,870,837	8.39%
Retail	30	\$69,586,455	8.82%
<b>Totals</b>	<b>60</b>	<b>\$201,659,245</b>	<b>8.41%</b>

## 2008 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	36	\$128,039,733	7.49%
Industrial	35	\$144,031,049	7.96%
Retail	47	\$97,275,003	8.20%
<b>Totals</b>	<b>118</b>	<b>\$369,345,785</b>	<b>7.81%</b>

Continue to scroll for Lease Market Stats & Projections



# LEASING MARKET STATS & PROJECTIONS

Greater Salt Lake Market

PROVIDED BY ELI MILLS & TUCKER WHITE OF CBRE INVESTMENT PROPERTIES

## Office Base & Current Market Stats (for properties of 20,000+ SF)

# of Buildings	Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	Avg. Asking Lease Rate	YTD Net Absorption	Under Construction
493	32,022,282	4,545,920	14.10%	11.80%	\$20.05	766,972	1,097,198

### CBRE Econometric Advisors Projections for Office Market:

The quarter two forecast calls for overall positive growth in office workers through year-end 2015. Total net absorption is forecasted to be positive 1.1 million SF out-pacing supply during the same period. By year-end 2015, the vacancy rate is expected to be 9.6% while rents are forecasted to grow - reaching \$20.43 compared to current market rents of \$18.48. The EA forecast also predicts growth of 2.5% in the Salt Lake City area in the next 5 yrs. Salt Lake City's construction employment sector will post the best job performance over the next 5 yrs.

### Comments:

The third quarter signaled a high mark for the year with 372,174 SF absorbed during the 3 mo. period. This demand helped push the marketwide vacancy rate down 130 basis points to 11.8%. A significant amount of office space is under construction, (1,097,198 SF). Performance varied greatly by location. The Sandy and Draper submarkets continued to perform well and remain of great interest to tenants. 3rd quarter 2014 reports indicate the lowest vacancies are as follows: Research Park 2.6% Sandy South Towne 6.2% Interchange 6.3% Cottonwood 6.6%.

## Industrial Base & Current Market Stats (for multi-tenant properties of 10,000+ SF)

# of Buildings	Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	Avg. Asking Lease Rate	YTD Net Absorption	Under Construction
2,637	123,770,898	10,396,755	8.40%	5.50%	\$0.40	1,431,935	2,692,999

### CBRE Econometric Advisors Projections for Industrial Market:

The short-term forecast calls for an overall increase in manufacturing and distribution workers. Total net absorption is forecasted to be a positive 4.9 million square feet, out-pacing supply during the same period. By year-end 2015, the availability rate is expected to be 5.2% while rents are forecasted to grow - reaching \$5.75 compared to the current market rents of \$5.31. The latest estimates of distribution and manufacturing employment for Salt Lake City are 60,200 workers and 80,900 workers, respectively.

### Comments:

Salt Lake's industrial market performed notable well during Q3 2014, particularly in regard to leasing and construction activity. Demand for industrial space remains strong throughout Salt Lake due to its strategic location and low operating costs. This was particularly evident during Q3 2014 as leasing activity reached 1.3 million SF over the three month period - the strongest quarter in over a year. Looking ahead, a moderately strong 4th quarter would be enough to push total year end 2014 activity to levels greater than 2013. The submarkets with the lowest vacancies as of Q3 are: West Jordan 0.1% Draper 0.6% Taylorsville 0.8% Murray 1.6%.

## Retail Base & Current Market Stats (for properties of 10,000+ SF)

# of Properties	*Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	*Avg. Asking Lease Rate	YTD New construction completed	Under Construction
375	33,905,824	2,475,125	7.30%	5.90%	\$15.14	532,218	298,362

### CBRE Econometric Advisors Projections for Retail Market:

The quarter two short-term forecast calls for an overall increase in the number of workers through year-end 2015. Total net absorption is forecasted to be a positive 634,000 square feet, out-pacing supply during the same period. By year-end 2015, the availability rate is expected to be 10.8% while rents are forecasted to grow - reaching \$12.51 compared to current market rents of \$11.91. Over the last 5 years, retail sales in Salt Lake City have grown at an annual rate of 3.7%. EA forecasts show retail sales for Salt Lake City will continue to grow at an annual rate of 4.6% over the next 5 years.

### Comments:

Demand for Class A space remained robust in Q3 2014. Availability in the overall retail market decreased and was most pronounced in Class A product. Tenants continue to show a preference for Class A space; therefore landlords in lower class centers are choosing to improve and upgrade their projects in order to remain competitive. Growth continues to be seen in service-oriented industries, primary because they offer products and services that cannot easily be obtained online. Salons, spas, gyms, grocery stores and restaurants are expanding in Utah. The submarkets with the lowest vacancies as of Q3 are: Northeast 2.3% Central East 4.3% Southwest 4.5%.

\*Regional Center Avg. Excluding Super Regional Centers \*\*Lease rates have been corrected historically to reflect new weighted average methodology.

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