

NEW PROPERTIES

AVAILABLE INVESTMENT PROPERTIES IN UTAH

TODAY'S DATE: 3/8/2017

PROVIDED BY ELI MILLS & PATRICK BODNAR OF CBRE INVESTMENT PROPERTIES

PHOTO	DATE	PROPERTY NAME/ ADDRESS	CAP RATE	SQ. FT.	PRICE/SF	PRICE	COMMENTS
OFFICE							
	NEW	743 West 1200 North, Springville, UT 84663	7.25%	13,024	\$94.44	\$1,230,000	100% leased quality multi-tenant investment office building. Zoned business park, ample parking, 24 hour access, beautiful park amenities that include fresh water streams and ponds.
INDUSTRIAL							
	NEW	4745 West Amelia Earhart Drive, Salt Lake City, UT 84116	7.93%	87,122	\$84.36	\$7,350,000	Tenant includes Creminelli Meats.
	NEW	3975 West 1580 North St., Salt Lake City, UT 84122	6.63%	61,944	\$88.79	\$5,500,000	DHL distribution facility at Salt Lake City International Airport. DHL corporate lease parent company guarantee. 4.08 Acres +/- on long term ground lease from the airport.
RETAIL							
	NEW	130 East University Parkway, Orem, UT 84057	6.21%	150,667	\$205.75	\$31,000,000	Tenant includes Dick's Sporting Goods. 96.4% occupied.
	NEW	Legacy Plaza at 54th 5400 South and Redwood Road, Taylorsville, Utah 84118	6.75%	85,285	\$335.93	\$28,650,000	Tenants include: Arby's, Planet Fitness, Five Guys and Zaxbys (18 tenants total). Located on a dynamic intersection which provides high traffic counts.
	NEW	Van Winkle Shopping Center NWC 5600 South Van Winkle Expressway, Murray, UT 84117	6.50%	168,494	\$121.96	\$20,550,000	100% occupied anchored shopping center with tenants including: Extra Space Storage, VASA Fitness and Get Air Trampoline Park.
	NEW	Redwood Village Shopping Center 7064 South Redwood Road, West Jordan, UT 84084	8.07%	96,527	\$110.02	\$10,620,000	Tenants include: Harbor Freight Tools, Dollar Tree, State Farm, Furniture Warehouse and many more.
	NEW	2951 and 2975 West Club House Drive, Lehi, UT 84043	5.50%	13,983	\$572.12	\$8,000,000	Tenants include: Firehouse Subs, Mo Bettah Steaks, Greek Souvlaki, Starbucks and Dickey's BBQ Pit.








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	NEW	2927 South 5600 West, West Valley City, UT 84120	6.25%	10,311	\$413.34	\$4,262,000	Multi-tenant strip center with tenants including: Café Zupas, Bad Apple, PizzaRev and boost mobile. Anchored by Khol's, Ross, Burlington Coat Factory and PetSmart. Located on highly traversed street with traffic counts exceeding 45,000 AADT.
	NEW	Foster's Motel and Family Steakhouse 1152 HWY 12, Bryce, UT 84764	9.57%	27,000	\$155.56	\$4,200,000	Sale includes motel with 40 rooms, free standing restaurant, market and bakery, large commercial auto garage/shop, (2) residential homes and a duplex.
	NEW	Alpine Valley Retail Center 101 North State Street, American Fork, UT 84003	6.6%	11,907	\$328.00	\$3,900,000	Select tenants include: The Cash Store, Flower Patch, Teriyaki Glaze. Located in the heart of the retail corridor of American Fork. 100% occupied stabilized, multi-tenant, shadow-anchored retail investment.
	NEW	540 East 1700 South, Clearfield, UT 84015	6.50%	29,070	\$120.40	\$3,500,000	The investment property has a mix of retail and industrial tenants. Located on Antelope Drive with great frontage. Tenants include: Lube Center, Madbrook Donut Co., Aquatic Dreams and Elite Academy.
	NEW	4306 South State Street, Salt Lake City, UT 84107	5.75%	10,860	\$302.98	\$3,290,365	New construction, free-standing Advance Auto Parts in Murray, UT. 15 year primary term. Located on State Street with full access and great signage. Located on a busy corridor of Murray.
	NEW	2432 West 1700 South, Syracuse, UT 84075	7.50%	15,048	\$185.87	\$2,797,000	Tenants include: Maddox Tenders, Little Caesars, Superior Computers, Training Life and Hug-Hes. Shadow anchored by Syracuse 6 movie theatre. High daily traffic count of 10,075 vehicles. Located on a strong retail corridor including a Walmart Supercenter nearby.
	NEW	822 East Main Street, Grantsville, UT 84029	10.05%	22,772	\$87.40	\$1,990,227	Major tenants include: H&R Block, Grantsville Medical Clinic, Canton City Restaurant and Rocky Mountain Physical Therapy. Value add multi-tenant retail strip center. Located at the only lighted intersection in Grantsville, UT.
	NEW	2714 South 300 West, Salt Lake City, UT 84115	5.75%	3,250	\$523.08	\$1,700,000	Occupied by US Bank. The property is well located at a signalized intersection and adjacent to I-15 and I-80 which combined have a daily traffic count of 292,502.
	NEW	498 East Main Street, Lehi, UT 84043	5.54%	7,100	\$210.56	\$1,495,000	Occupied by O' Reilly Auto Parts which currently has seven years remaining on a corporate-guaranteed lease with (2) 5-year options. Located on a Main Street and is just two blocks away from Interstate 15.
	NEW	667 Monroe, Ogden, UT 84404	8.00%	8,000	\$150.00	\$1,200,000	Occupied by Dollar General. Recently renewed lease with 3 more 5 year options.
	NEW	4661 South Redwood Road, Taylorsville, UT 84123	6.25%	1,984	\$532.26	\$1,056,000	Occupied by Beto's restaurant which has a ten year primary lease with (2) five year options (10% escalations every 5 years). Located on highly traversed corner which has an average daily traffic count of 34,550 cars.

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MULTIFAMILY								
	NEW	Lakeview Heights 1755 South 200 East, Clearfield, UT 84015	84	6.62%	78,700	\$95.29	\$7,500,000	A unique offering providing a qualified investor to own a 47-unit student housing project at Brigham Young University.
	NEW	Twin Trees Apartments 275 South Fort Lane, Layton, UT 84041	43	5.57%	77,808	\$77.11	\$6,000,000	Situated directly off Ramp 330 in Layton, UT in Davis County. Well maintained property and is fully occupied.
	NEW	Coalition Lodge Condos 1300 Park Ave., Park City, UT 84060	7	\$3.80	6,812	\$425.72	\$2,900,000	Property is currently used as vacation condos for owners and rented nightly when available.
	NEW	1329-1357 North Redwood Rd., Salt Lake City, UT 84116	26	5.50%	22,262	\$115.67	\$2,575,000	The property features washer/dryer hook ups, dishwashers, a playground and free cable to each unit. There are a total of 45 parking stalls.
	NEW	44 North 800 West, Cedar City, UT 84720	18	5.10%	9,133	\$273.73	\$2,500,000	Recently remodeled which includes new paint, flooring, countertops and cabinets to a majority of the units. Laundry facility on site.
	NEW	264-268 North 200 West, Salt Lake City, UT 84103	21	5.44%	9,195	\$261.01	\$2,400,000	Surrounded by residential neighborhoods with easy access to main corridor, I-80.
	NEW	1560 East Stratford Ave., Salt Lake City, UT 84106	8	5.00%	9,024	\$199.47	\$1,800,000	8 separate parcel condominiums fully rented. Updated interiors with granite, travertine and stainless appliances. 2007 all furnaces, water heaters, windows, roof and exterior updated.