



# SAFELITE AUTOGLASS

## ABSOLUTE NNN INVESTMENT

432 WEST 400 NORTH  
BOUNTIFUL, UT 84010

### ABE CONNER

aconner@mtnwest.com  
direct 801.692.6848  
[View Profile](#)

### RYAN STEWART

rstewart@mtnwest.com  
direct 801.578.5541  
[View Profile](#)

### MATTHEW PORTER

mporter@mtnwest.com  
direct 801.852.8575  
[View Profile](#)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

5 PROPERTY FEATURES AND LAND OVERVIEW

6 MAP

7 DEMOGRAPHICS



# SAFELITE AUTOGLASS

432 WEST 400 NORTH  
BOUNTIFUL, UT 84010

## PREPARED BY

### ABE CONNER

aconner@mtnwest.com  
direct 801.692.6848  
[View Profile](#)

### RYAN STEWART

rstewart@mtnwest.com  
direct 801.578.5541  
[View Profile](#)

### MATTHEW PORTER

mporter@mtnwest.com  
direct 801.852.8575  
[View Profile](#)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

# CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 432 West 400 North, Bountiful, UT 84010. 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

## PRICING

PURCHASE PRICE	\$1,765,000
NET OPERATING INCOME	\$123,420*
CAP RATE	7.00%

## LEASE INFORMATION

LEASE GUARANTOR	Safelite Autoglass, Inc.
LEASE TYPE	Absolute NNN
COMMENCEMENT	3/2/2010
EXPIRATION	3/31/2025
LEASE TERM	15 Years
LEASE TERM REMAINING	5+ Years
RENTAL INCREASES	10% Every 5-Years
EXTENSION OPTIONS	Two, 5-Year Options Remaining
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant Responsible

## PROPERTY INFORMATION

PROPERTY ADDRESS	432 West 400 North Bountiful, UT 84010
GROSS LEASABLE AREA (SF)	2,908 SF
LAND SIZE (AC)	0.53 Acres
YEAR BUILT	2010

\*Net operating income is based on July 2020 rent increase.

# INVESTMENT HIGHLIGHTS

- Guaranteed by Safelite Corporation with 760 locations nation wide
- Absolute NNN lease with 5+ years remaining
- Daily traffic counts of 19,016
- Median household income of \$89,441 per year (within 5 miles)
- Near Costco, Lowe's, Cinemark 8, Walgreens
- Iconic property - first time on market
- Daily traffic counts on I-15 of 169,445
- One mile east of 128-bed Lakeview Hospital
- 10 minutes north of Salt Lake City

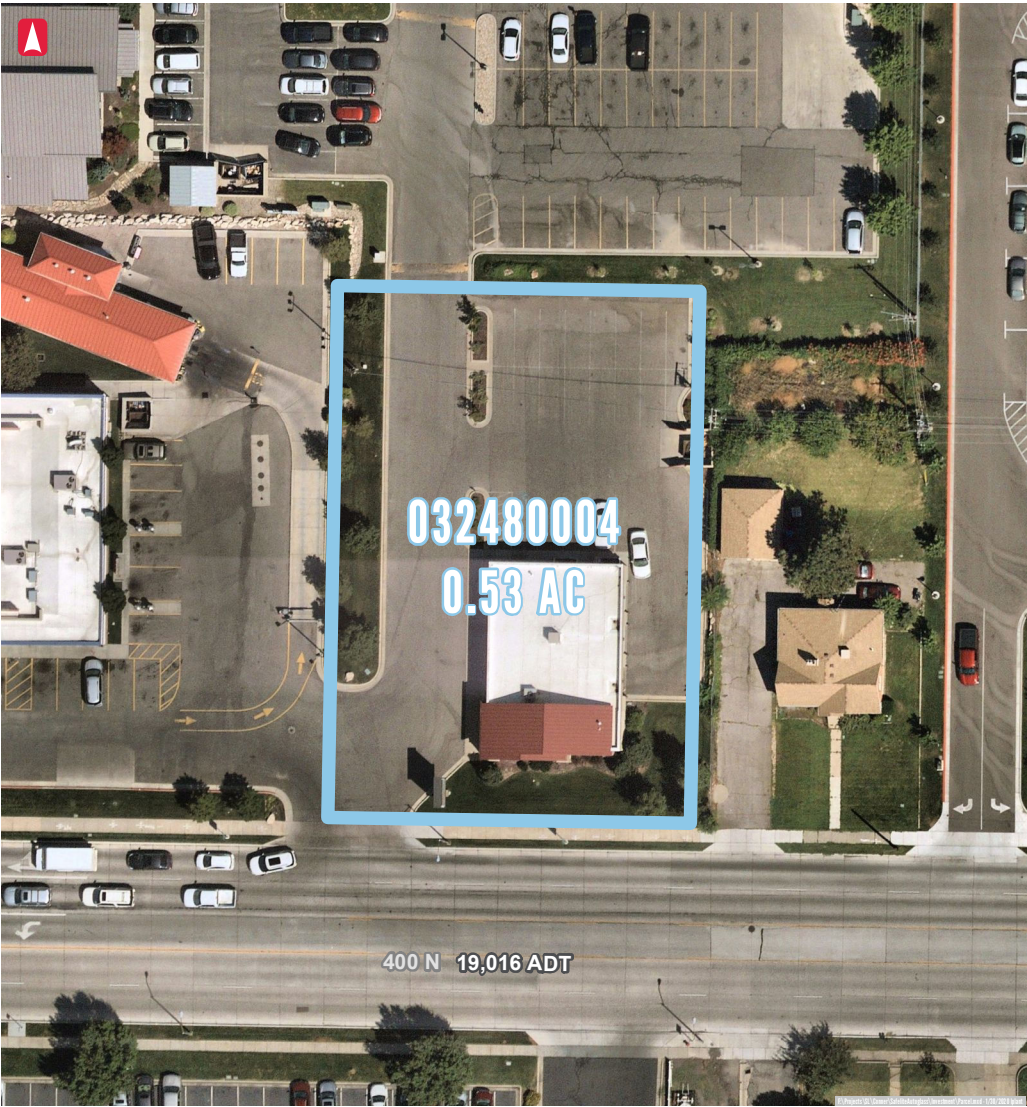
This Safelite Autoglass enjoys a population of over 100,000 people within a five-mile radius and a median household income of nearly \$90,000 per year. The subject property is along a main retail corridor and adjacent tenants include: Walgreens, KFC, Subway, Ross, Michaels, Taco Bell, Burger King, and more. Other nearby tenants include: Costco, Lowe's, Cinemark 8, Shopko, Petco, and T.J. Maxx. One mile east of the property is Lakeview Hospital a 128-bed, 210,000 SF facility. Within a two mile radius there are 15 K-12 Schools.

Bountiful is a city in Davis County, Utah, and is just 10 miles north of Salt Lake City and is currently Utah's 15th largest city. Although a part of the Ogden-Clearfield Metropolitan Statistical Area, it serves as a bedroom community to Salt Lake City and the surrounding area.

## RENT SCHEDULE

LEASE YEARS	ANNUAL AMOUNT	MONTHLY AMOUNT
1-5	\$102,000.00	\$8,500.00
6-10	\$112,200.00	\$9,350.00
11-15	\$123,420.00	\$10,285.00
1ST OPTION PERIOD 16-20	\$135,762.00	\$11,313.50
2ND OPTION PERIOD 21-25	\$149,338.00	\$12,444.85

# PROPERTY FEATURES & LAND OVERVIEW



## PROPERTY DESCRIPTION

- Location:**  
432 West 400 North  
Bountiful, UT 84010
- Land Area:**  
Consists of 0.53 Acres or 23,086.8 SF of land area.
- Building Area:**  
The subject property consists of 1 retail building totaling approximately 2,908 SF of gross leasable area.
- Parking:**  
18 Standard Spaces  
1 ADA Space  
19 Total Spaces
- Frontage & Access:**  
The property has access off of 400 N. & 500 W.
- Traffic Counts:**  
Hwy 193 - 27,000 ADT

## LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
032480004	432 W 400 N	0.53	23,086.8



# FACING SOUTHWEST



# FACING SOUTHWEST

us bank



Cafe Rio

CINEMARK

at home  
The Home Decor Superstore

COSTCO  
WHOLESALE



I-15

169,445 ADT

T-Mobile



verizon

FIVE GUYS  
BURGERS and FRIES

Office DEPOT  
petco

LOWE'S



MATTRESS FIRM

500 West

17,904 ADT



400 North



21,640 ADT

SITE

Safelite  
AutoGlass

400 North

19,016 ADT



# DEMOGRAPHICS

## POPULATION



**1 MILE**  
**13,021**  
2019 EST.  
POPULATION

**3 MILES**  
**79,947**  
2019 EST.  
POPULATION

**5 MILES**  
**102,044**  
2019 EST.  
POPULATION



**1 MILE**  
**14,144**  
2024 EST.  
POPULATION

**3 MILES**  
**86,144**  
2024 EST.  
POPULATION

**5 MILES**  
**109,835**  
2024 EST.  
POPULATION

## HOUSEHOLDS & MEDIAN INCOME



**1 MILE**  
**4,944**  
2019 EST.  
HOUSEHOLDS

**3 MILES**  
**26,954**  
2019 EST.  
HOUSEHOLDS

**5 MILES**  
**33,826**  
2019 EST.  
HOUSEHOLDS

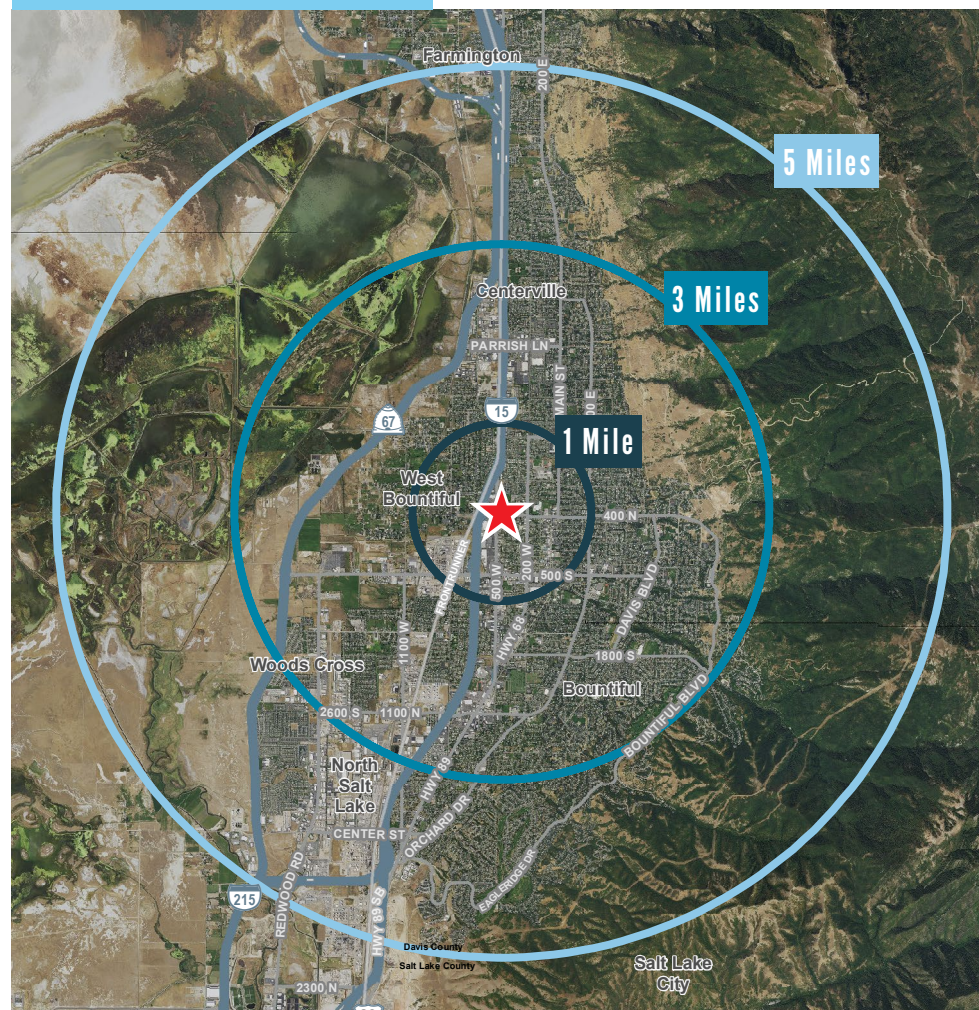


**1 MILE**  
**\$67,363**  
2019 EST.  
INCOME

**3 MILES**  
**\$85,110**  
2019 EST.  
INCOME

**5 MILES**  
**\$89,441**  
2019 EST.  
INCOME

## BUFFERS - 1, 3, 5 MILES





# PREPARED BY

## ABE CONNER

aconner@mtnwest.com

direct 801.692.6848

[View Profile](#)

## RYAN STEWART

rstewart@mtnwest.com

direct 801.578.5541

[View Profile](#)

## MATTHEW PORTER

mporter@mtnwest.com

direct 801.852.8575

[View Profile](#)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

