

EXCLUSIVE OFFERING | CBRE CAPITAL MARKETS | INVESTMENT PROPERTIES

# THE OAKLEY CAMPUS

251 WEST WEBER CANYON ROAD | OAKLEY, UT



TURN-KEY BEHAVIORAL HEALTH / ALTERNATIVE SCHOOL  
FACILITY IN UTAH'S WASATCH MOUNTAINS

**CBRE**

# THE OFFERING

CBRE, as exclusive advisor, is pleased to present the Oakley Campus, a pristine 25+ acre property located in the idyllic Wasatch Mountains of Utah (the “Campus” or “Property”). Formerly home to the Oakley School, a coeducational therapeutic boarding school for high school age students, the Property is being offered vacant to users and investors. The turn-key campus features over 67,000 square feet of interior spaces spread over expansive, beautifully landscaped acreage in a gorgeous mountain valley. Located in scenic Oakley, Utah, the Campus benefits from its rural environment while being easily accessible to Salt Lake City and the entire Wasatch Front.

Currently configured with a main lodge (classrooms, dining hall, administrative offices), two 16-bedroom dormitories (capacity up to ±120 beds) and indoor gymnasium, the Campus is an ideal plug-and-play opportunity for the next owner or user. The existing zoning allows for behavioral health / residential treatment center uses in addition to school / educational uses with no variances required.



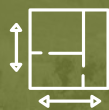
FOR SALE  
**\$6,300,000**

FOR LEASE  
**\$42,000/MONTH**  
TRIPLE NET (NNN)

## INVESTMENT SUMMARY



**LAND SIZE**  
25.04 ACRES



**INTERIOR SQUARE FEET**  
±67,456



**YEAR BUILT/  
REFURBISHED**  
1997/2020



**EXISTING CAPACITY**  
32 BEDROOMS  
UP TO 120 BEDS



**CURRENT OCCUPANCY**  
VACANT



**ALLOWED USES**  
RESIDENTIAL  
TREATMENT CENTER  
OR SCHOOL

# TURN-KEY CAMPUS



## PROMINENT MAIN LODGE



## TWO 16-BEDROOM DORMITORIES



## INDOOR GYMNASIUM FACILITY



## OUTDOOR SPORTS FIELDS



# THE PROPERTY HIGHLIGHTS



## IDEAL SETTING FOR A WIDE VARIETY OF USES

- Gorgeous main lodge with full commercial kitchen and dining hall, 12 classrooms and chemistry labs and administrative offices
- Extensive, mature landscaping across the grounds including a large pond, all with dedicated well irrigation water
- Improvements can be used as-is or be further retrofitted to specified uses



## FLEXIBLE ZONING ALLOWS FOR RESIDENTIAL TREATMENT CENTER AND SCHOOL USES



## ON-SITE EXPANSION POSSIBILITIES



## CONSTRUCTED IN 1997 AND REFURBISHED IN 2020 – NO KNOWN DEFERRED MAINTENANCE

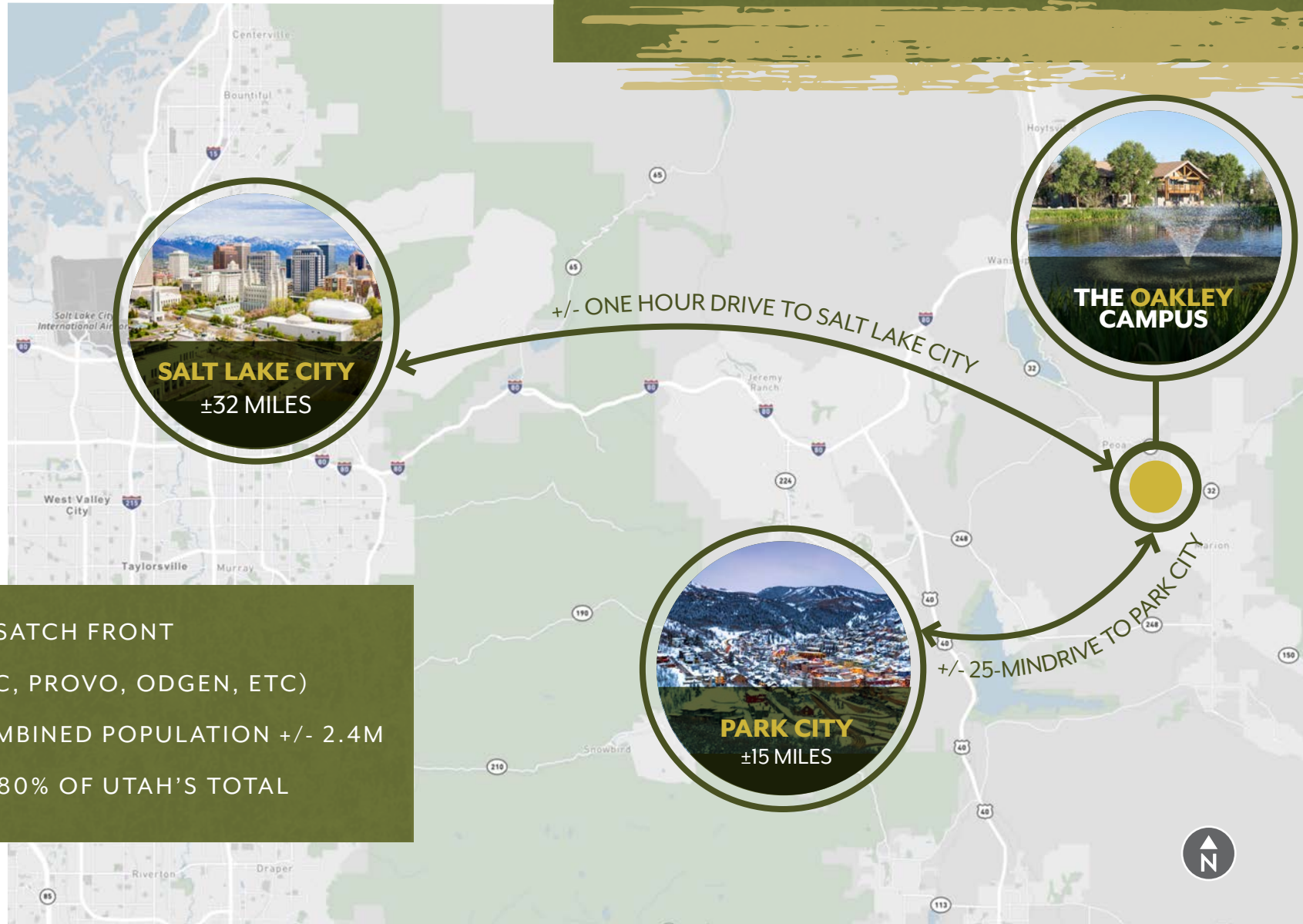


## PRISTINE, IDYLIC LOCATION – REMOTE YET IN CLOSE PROXIMITY TO SALT LAKE CITY

- One-hour drive to Salt Lake City International Airport and the greater Salt Lake City region (estimated population of 1.2M)
- Within a two-hour drive of all Wasatch Front population centers including Salt Lake City, Ogden, Provo (combined estimated population of 2.4M) .
- Only 25 minutes to Park City, one of the world's most iconic mountain communities and part of the Wasatch Back, of which Oakley and the Oakley Campus are a part of.

# THE LOCATION

CONVENIENT DRIVE TO/FROM SALT LAKE CITY & PARK CITY



WASATCH FRONT

(SLC, PROVO, ODGEN, ETC)

COMBINED POPULATION +/- 2.4M

+/- 80% OF UTAH'S TOTAL

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