

OFFERING MEMORANDUM

Riverton Office Plaza | 12559 South 2700 West | Riverton, Utah



Multi-Tenant Office Investment For Sale

Matt Harlin
mharlin@situsretail.com
801.838.9632

Hunter Todd
hunter@situsretail.com
801.838.9630



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Overview

This available property gives an investor the ability to acquire a multi-tenant, two-story Office building which is located in Riverton, Utah. Subject property is located directly east of Riverton High School. The building has 7,373 sf of rentable area and is located on 2700 West with great visibility and monument signage. The average traffic count on 2700 West is 8,900 vehicles per day (2017 UDOT). 2700 West is a major collector road for the west side of Salt Lake County.

Highlights

- Multi-Tenant Office Built in 2007
- High Visibility
- Space Available for Owner/User with Income Stream
- High Population and Income Within 3 Mile Radius

6.9%
CAP Rate

2001
Building
Constructed



Property Address: 12559 South 2700 West
Riverton, UT 84065

Square Footage (rentable): 7,373 SF
Parcel Size: 0.60 Acres
Current Occupancy: 67.6%
Year Built: 2007

Tenants:



(See rent roll on following page for all tenants)

Sale Price: \$1,200,000
Actual Gross Operating Income: \$95,287.20 (Current as of 7/2019)
Proforma Gross Operating Income: \$135,985.20*
Expenses: \$52,974 (2018 Actual) / \$25,794 (1/1/2019 to 10/1/2019 Actual)
Actual Net Operating Income: \$55,856 (Current as of 10/2019)
Proforma Net Operating Income: \$83,011.20*
Cap Rate: 6.9%

*Seller to rebate \$40,698 (12-month rent at \$17 PSF on 2,394 SF) at closing for current vacancy

Rent Roll - Ashbury Management As of 10/1/2019

Unit	Tenant	Status	Sq Ft	Rent	Add Charges	Rent Sq Ft	Late fee	Rent Increase Date	Rent Increase Amount	Lease Expires	Deposit Paid		Lease Renewals
100	Vacant	Vacant	2,394	\$0.00		\$17.00							
100B	FARMER'S INSURANCE	Current	535	\$750.00		\$16.82		3/1/2020	\$775.00	2/28/2020	\$700.00		auto
101	AMERICAN FAMILY INSURANCE	Current	833	\$1,586.30	\$95.00	\$20.85		7/1/2020	\$1,586.30	6/30/2020	\$1,058.75	Utilities	ends
102B	Gordon Law Firm	Current	736	\$947.60		\$15.45		2/1/2020	\$976.03	2/1/2020	\$920.00	plus storage	auto
200	ALLSTATE	Current	770	\$1,347.50	\$90.00	\$21.00		5/1/2021	\$1,387.93	4/30/2021	\$1,347.50	Utilities	auto
201	PHARMORE INGREDIENTS	Current	1,605	\$2,367.15		\$16.57		11/1/2019	\$2,550.00	10/30/2020	\$1,087.50	inc 100' storage	ends
202A	REGAN HAIGHT PLLC	Current	279	\$386.25		\$16.61		2/1/2020	\$397.84	Mo-Mo	\$350.00		mo-mo
202B	DARREN DAUTEL	Current	221	\$370.80		\$20.13		2/1/2020	\$381.92	1/31/2020	\$360.00		ends
			7,373	\$7,755.60	\$185.00		\$ -				\$5,823.75		

Unit 100 Vacant: Former dental office. Dental furniture remains in space and can be purchased separately from owner.

Unit 100B Farmers Insurance: Current lease renews each March 1 for 12 months with a 3% increase each year until either party gives 60-day notice of termination of said lease. They have been a tenant since March 2017.

Unit 101 American Family Insurance: Current lease in effect through June 2020. Their rent increases 3% each year on June 1st. They also pay \$95 for utilities each month. She has been a tenant since Jan. 2011.

Unit 101B Gordon Law Firm: Current lease renews each Feb. 1st for 12 months with a 3% increase each year until either party gives 60-day notice of termination of said lease. They have been a tenant since Feb. 2018.

Unit 200 Allstate: Lease agreement is in full effect until May 2021 and will renew every 12 months thereafter with a 3% increase each year following May 2021 until either party gives 60-day notice of termination of said lease. Tenant also pays \$90 in addition for utilities each month. They have been a tenant since May 2018.

Unit 201 Pharmore Ingredients: Current lease is in effect until Nov. 1, 2020. Rent increase will go to \$2550 on Nov. 1, 2019. They have been a tenant in the building since June of 2001.

Unit 202A Regan Haight, PLLC: Currently has a month to month lease. Her rent increases 3% yearly on Feb. 1st. She has been a tenant since Feb. 2014.

Unit 202B Darren Dautel: Current lease is in effect until Feb. 1, 2020 with a 3% increase each year. He has been a tenant since March 2015.

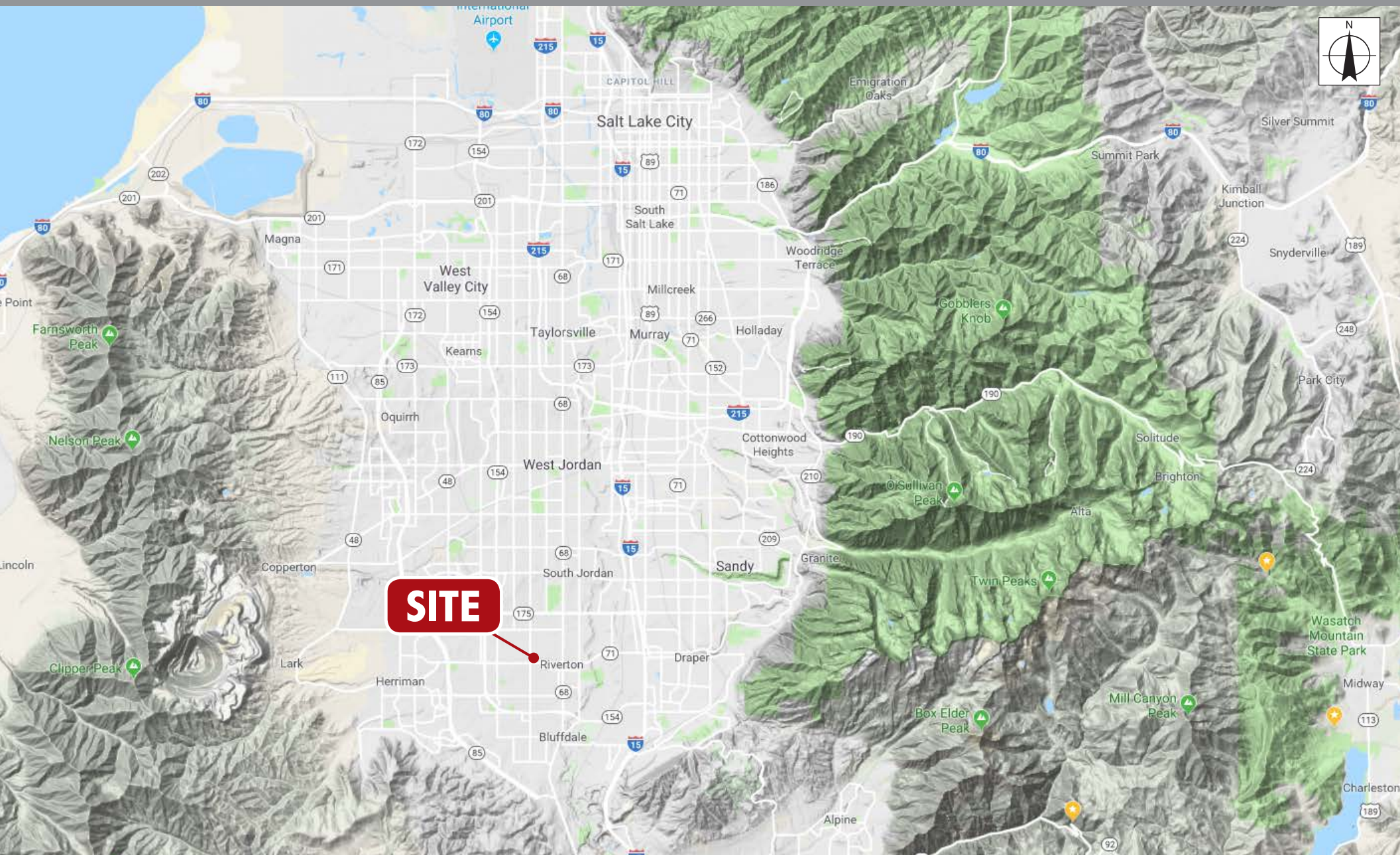


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Riverton Office Plaza

Riverton, UT

Area Map



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Riverton Office Plaza

Riverton, UT

Major Retailer Aerial



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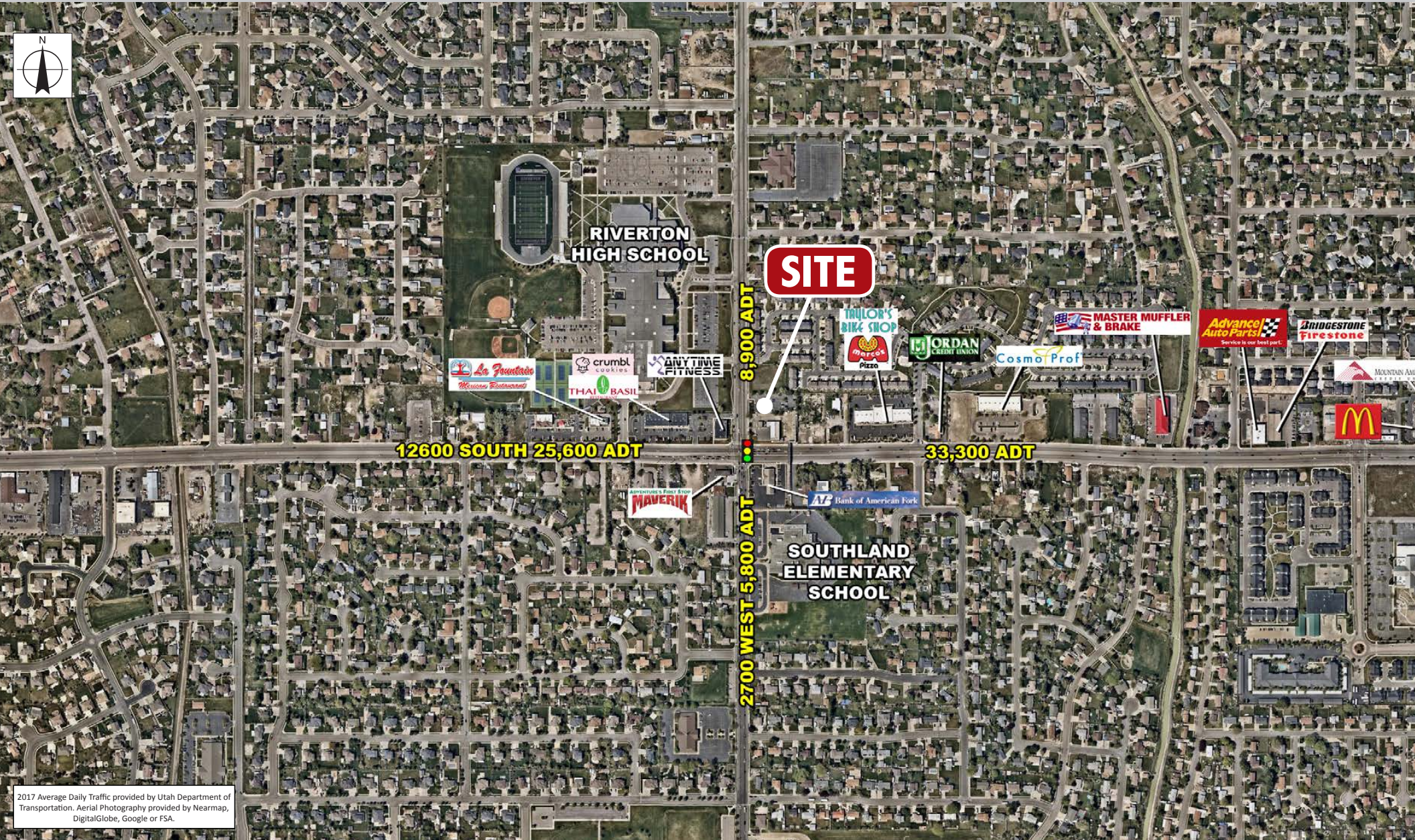
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Riverton Office Plaza

Riverton, UT

Aerial Photo



2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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Riverton Office Plaza

Riverton, UT

Zoom Aerial



2700 WEST

SITE

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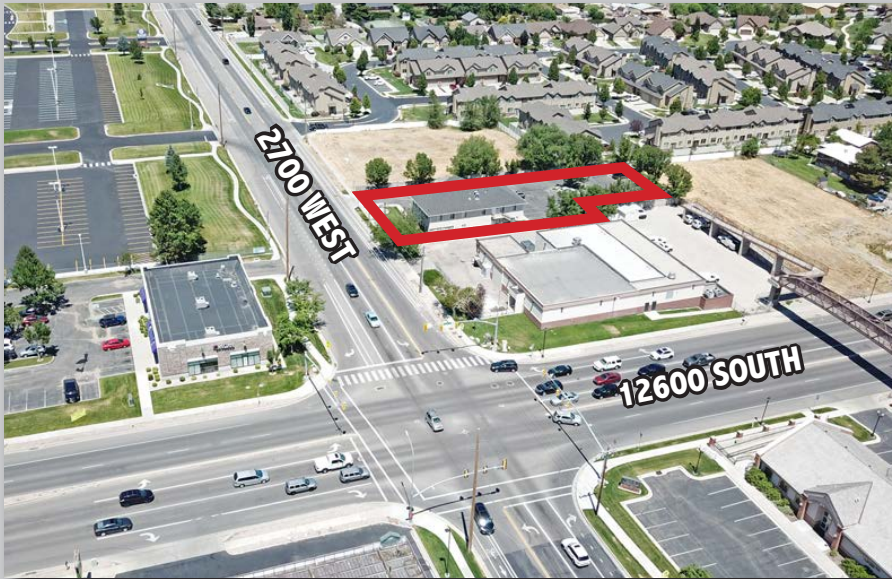
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Photos



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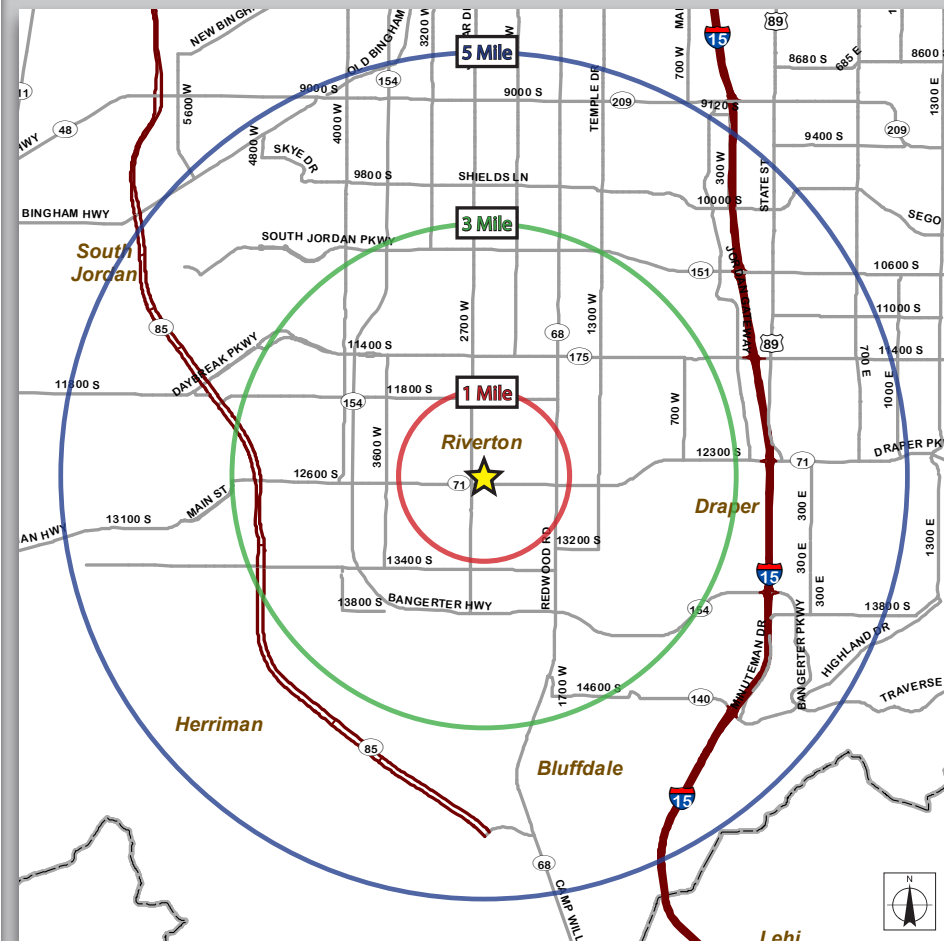
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Riverton Office Plaza

Riverton, UT

Site Demographics

	1 mi ring		3 mi ring		5 mi ring	
Population						
2019	13,841		90,544		234,693	
2024	14,617		95,940		247,105	
2010	12,364		67,584		165,855	
2000	11,079	%	36,974	%	101,401	%
Households	3,843		25,493		68,743	
Average household size	3.60		3.55		3.35	
Household income						
< \$25,000	163	4.2	1,049	4.1	3,815	5.5
\$25,000 - \$49,999	521	13.6	2,607	10.2	7,637	11.1
\$50,000 - \$74,999	621	16.2	4,165	16.3	12,015	17.5
\$75,000 - \$99,999	728	18.9	4,505	17.7	11,978	17.4
\$100,000+	1,809	47.1	13,166	51.6	33,297	48.4
Median household income	\$90,233		\$98,765		\$93,289	
Average household income	\$108,603		\$120,175		\$112,537	
Total employees	3,190		20,580		83,822	
Business establishments	418		2,029		7,180	
Industrial	74	17.7	262	12.9	802	11.2
Manufacturing	8	1.9	33	1.6	141	2.0
Commercial	119	28.5	610	30.1	2,008	28.0
Office	137	32.8	750	37.0	3,035	42.3
Other	82	19.6	370	18.2	1,191	16.6
Race						
White	12,619	91.2	81,075	89.5	205,734	87.7
Black	87	0.6	1,131	1.2	3,938	1.7
American Indian	32	0.2	175	0.2	762	0.3
Asian & Pl	371	2.7	3,180	3.5	8,980	3.8
Other	732	5.3	4,984	5.5	15,280	6.5
Hispanic population	1,052	7.6	7,909	8.7	24,014	10.2
Sex						
Male	6,934	50.1	45,210	49.9	118,533	50.5
Female	6,908	49.9	45,335	50.1	116,160	49.5
Median age	33.1		32.8		32.8	
Education						
Population 25+	8,203	59.3	52,881	58.4	139,448	59.4
No high school diploma	321	3.9	2,024	3.8	6,005	4.3
High school graduate	1,833	22.3	9,949	18.8	26,860	19.3
Some college	3,404	41.5	21,008	39.7	54,699	39.2
College graduate	1,790	21.8	13,130	24.8	34,830	25.0
Graduate/professional degree	855	10.4	6,770	12.8	17,054	12.2
Consumer spending (total annual, \$000)	389,991		2,735,218		6,917,659	
Housing	117,815	30.2	837,785	30.6	2,184,665	31.6
Transportation	60,291	15.5	415,998	15.2	1,043,986	15.1
Food at home	29,230	7.5	194,300	7.1	488,720	7.1
Food away from home	24,603	6.3	169,345	6.2	421,181	6.1
Life insurance & pensions	53,933	13.8	388,023	14.2	946,289	13.7
Entertainment	20,489	5.3	148,268	5.4	381,000	5.5
Healthcare	30,044	7.7	198,848	7.3	497,441	7.2
Apparel & related services	12,999	3.3	90,230	3.3	224,147	3.2
Other	40,545	10.4	292,160	10.7	729,512	10.5
Average consumer spending	101,096		107,163		100,563	



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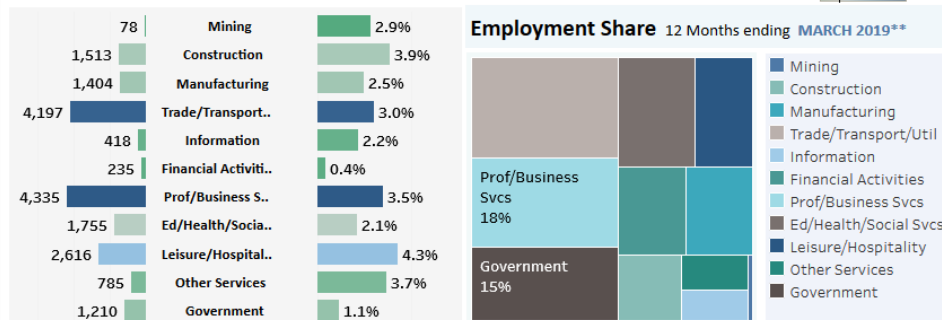
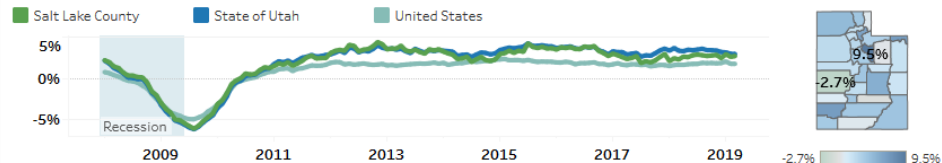
ECONOMIC SNAPSHOT

Salt Lake County

Updated 8/2/2019
 UTAH DEPARTMENT OF WORKFORCE SERVICES RESEARCH & ANALYSIS

Year-to-Year Change in Nonfarm Jobs
 MARCH 2019* **↑ 18,657**

↑ 2.6% Salt Lake County ↑ 2.9% State of Utah ↑ 1.7% United States



How's the economy?

Salt Lake County is the foundation economy for the state of Utah. It continues to be economically vibrant and sets the stage for strong growth rates radiating to its neighboring counties and even into Utah's rural areas.

Jobs

The job growth in the area has moderated from the rapid growth of 2012 to 2016, but has remained consistently between 2 and 3 percent. In the past year, Salt Lake County has added 18,657 jobs for a 2.6 percent growth rate.

Trade and transportation is one of the employment sectors leading the employment-growth charge as much consumer spending activity is generated within Salt Lake County; even from those living outside the county.

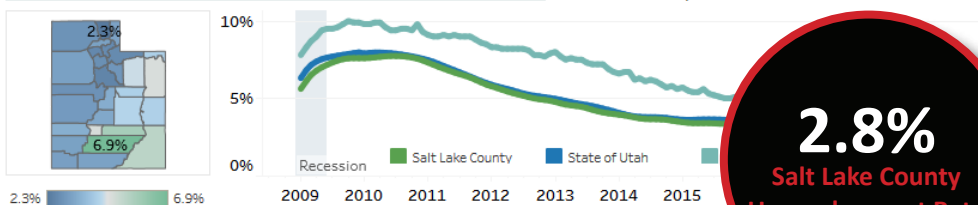
All employment sectors have added jobs in the past year and other sectors experiencing relatively rapid expansion include construction, professional/business services and leisure/hospitality.

ECONOMIC SNAPSHOT Salt Lake County

U. S. DEPARTMENT OF WORKFORCE SERVICES RESEARCH & ANALYSIS

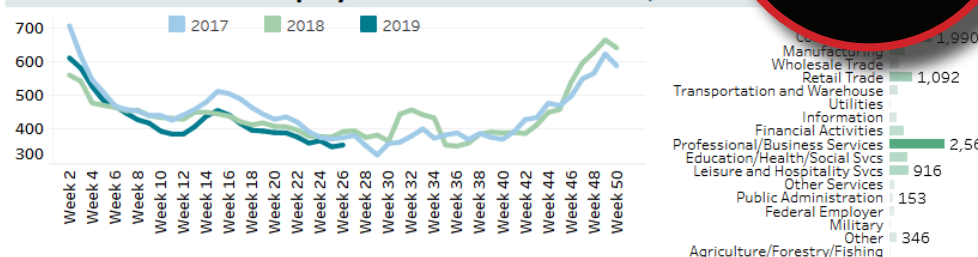
Seasonally Adjusted Unemployment Rate
 JUNE 2019

2.8% Salt Lake County 2.8% State of Utah 3.7% United States

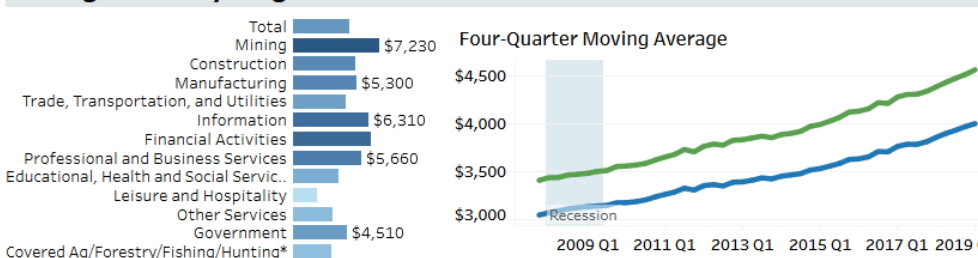


2.8%
 Salt Lake County
 Unemployment Rate

Initial Claims for Unemployment Insurance JULY 6, 2019



Average Monthly Wage* FIRST QUARTER 2019*



Unemployment & Wages

Salt Lake County's unemployment rate measured 2.8 percent in June 2019. This extremely low jobless rate continues to provide upward pressure to area wages.

Initial unemployment insurance claims are very low, even slightly lower than this time the past two years.

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For More Information, Please Contact:

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