# CUSHMAN & WAKEFIELD Commerce

FOR SALE

## Riverdale NNN Investment

900 West Riverdale Road / Riverdale, Utah

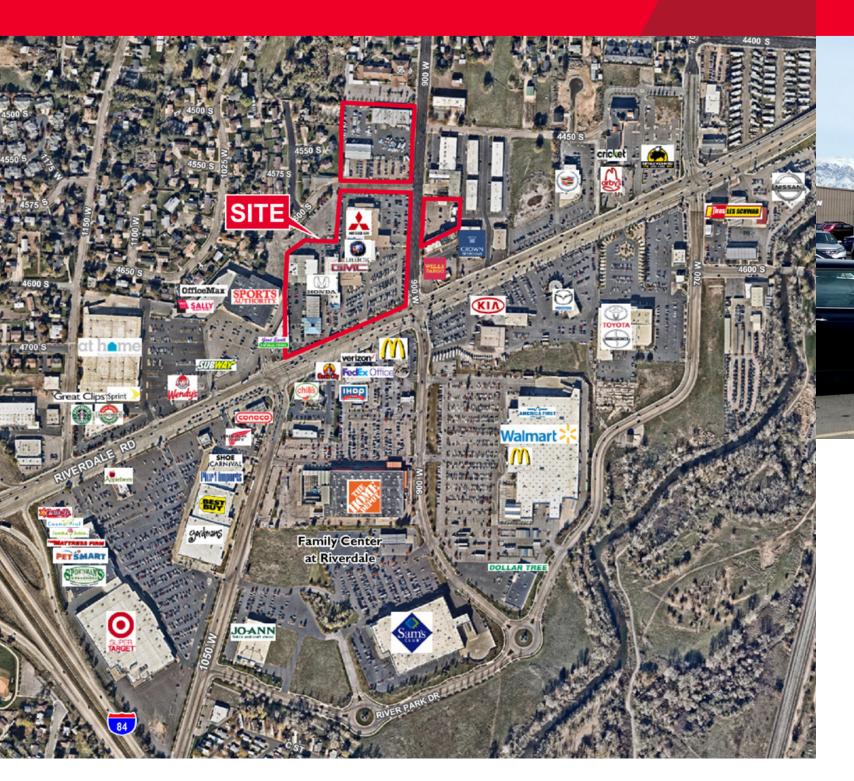


FOR SALE

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900 West Riverdale Road / Riverdale, Utah

Ken Garf Hummundhummung



Sale Price: \$16,000,000

#### **Property Highlights**

Size: 163,989 SF
Lot Size: 13.71 Acres
Zoning: C-3
Cap Rate: 8%
Property consists of 3 successful businesses
100% occupied
Strong tenants

• Strong demographics

#### Demographics

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	7,927	72,584	185,693
2020 Projected Population	8,078	74,356	191,791
Households			
2015 Estimated Households	2,975	25,677	62,887
2020 Projected Households	3,044	26,383	65,144
2015 Est. Median HH Income	\$56,830	\$54,083	\$54,659
2015 Est. Average HH Income	\$65,676	\$64,225	\$65,908
2015 Est. Per Capita HH Income	\$23,814	\$22,739	\$22,657

Annual lease payments of \$1,344,996 NNN

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

#### **Craig Boyer**

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