

OFFERING MEMORANDUM

# 4TH NORTH PLAZA

390 NORTH 500 WEST, BOUNTIFUL, UTAH 84010





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390 NORTH 500 WEST  
BOUNTIFUL, UTAH 84010

## **PRESENTED BY:**

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*Executive Vice President*

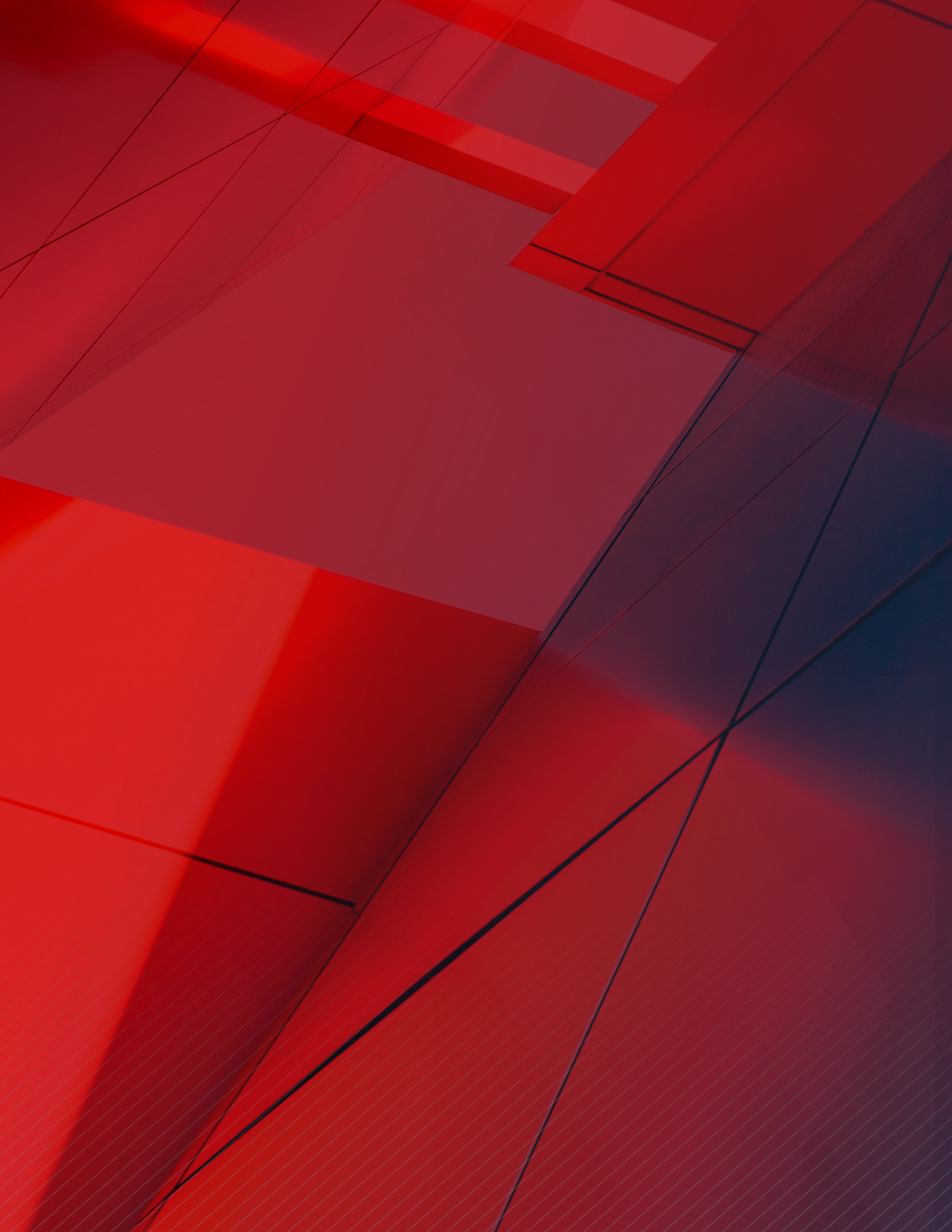
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# 01

ASSET  
HIGHLIGHTS

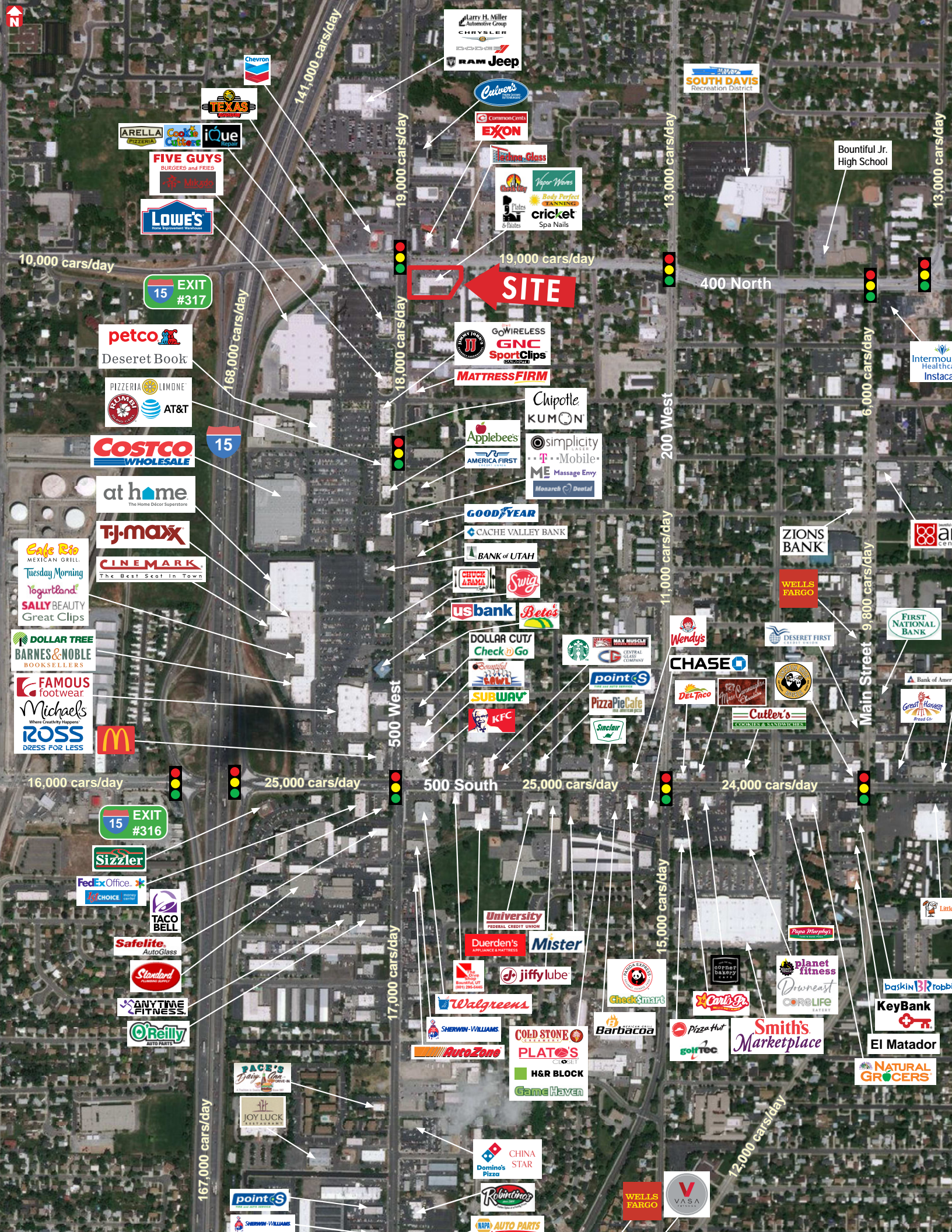




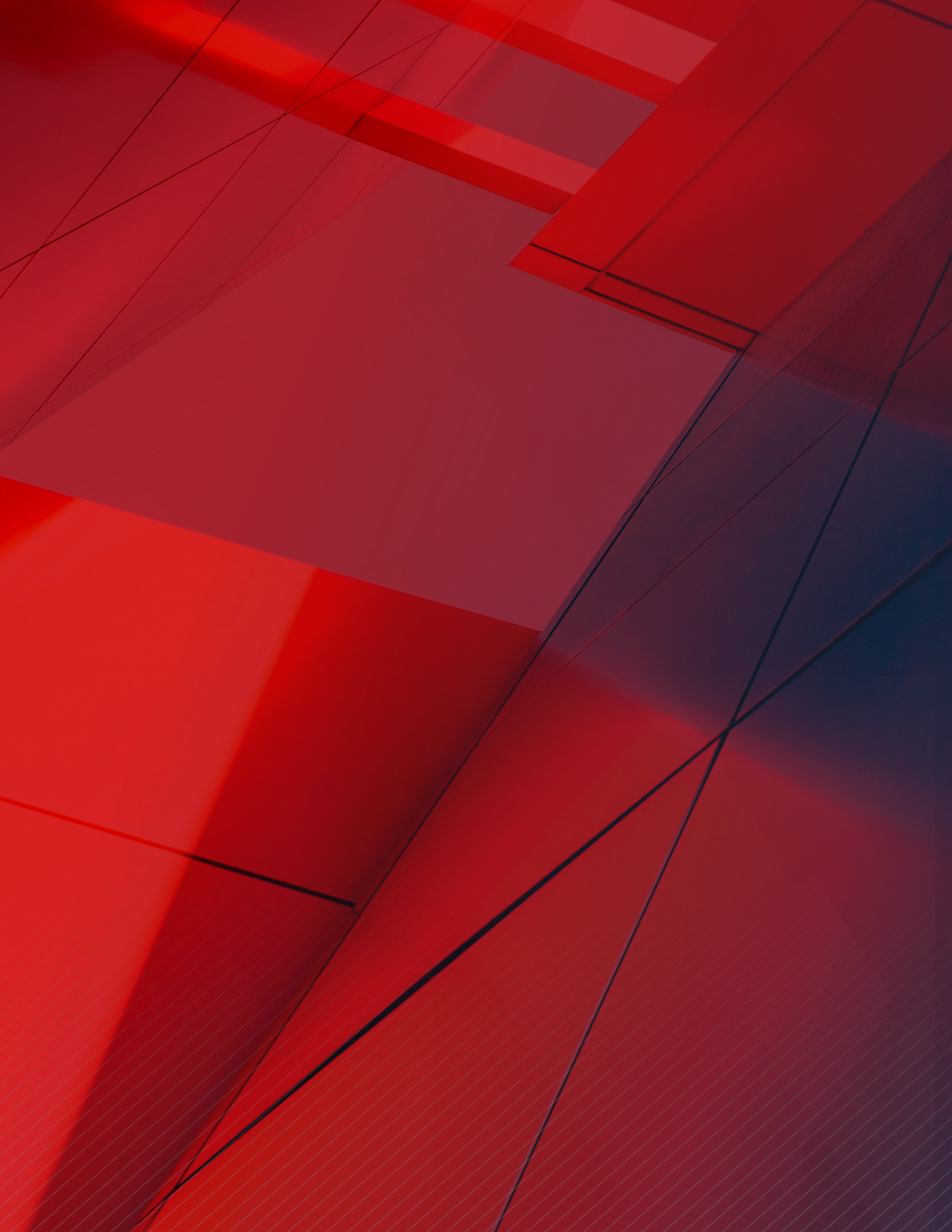
## ASSET HIGHLIGHTS

- High Traffic Counts with 37,000 ADT
- Just East of the on/off ramp of I-15
- Guaranteed Rent on Only Vacancy for 1 year
- Parcel #03-024-0159
- Adjacent to Power Center – Commons @ West Bountiful









# 02

INVESTMENT  
SUMMARY





## RENT ROLL

Tenants	SF	% of Space	Monthly Rent	Rate PSF	NNN Fees	Lease Term	Lease Expiration	Notes
Mia Bel Salon and Spa	1,612	11%	\$2,283.67	\$17.00	\$429.60	5 Years	9/30/2029	flat 1st five years
Spa Nails Phong Nguyen	1,072	7.20%	\$1,961.25	\$20.82	\$285.69	5 Years	1/31/2021	2.5% annual increase
Plates & Palates, LLC Justin Christensen	1,667	11%	\$2,732.30	\$20.26	\$444.26	5 Years	11/30/2023	3% annual increases
Body Perfect Tanning Salon Christina Kourbelas	2,200	14.50%	\$3,906.00	\$21.31	\$586.30	5 Years	11/1/2021	3% annual increases
Wireless Revolution, LLC	1,092	7.19%	\$1,638.00	\$16.00	\$291.02	3 Years	2/28/2022	2.5% annual increase
UbreakiFix	1,100	7.24%	\$1,512.50	\$17.00	\$293.15	3 Years	3/1/2023	3% annual increases
TOSH, Inc. (Check City) – Tracy Rawle	1,640	10.70%	\$3,947.00	\$29.60	\$437.06	5 Years	4/30/2024	2.5% annual increase
VaporLoc Bountiful (Vapor Wave) Mary Alexis Martinez	1,580	10.40%	\$2,465.00	\$18.72	\$421.07	5 Years	10/31/2020	2% annual increase
Temporary Tenant United Sales Inc.	3,326	21%	\$2,113.62	\$7.63	\$886.38			
<b>Totals</b>	<b>15,289</b>	<b>100%</b>	<b>\$22,559.34</b>		<b>\$4,074.52</b>			
<b>Annual Totals</b>			<b>\$270,712.04</b>		<b>\$48,894.22</b>			





PROPERTY **SUMMARY**

**7.00%**

CAP RATE

**15,289 SF**

BUILDING SIZE

**\$247,594**

NOI

**1.21 ACRES**

BUILDING SIZE

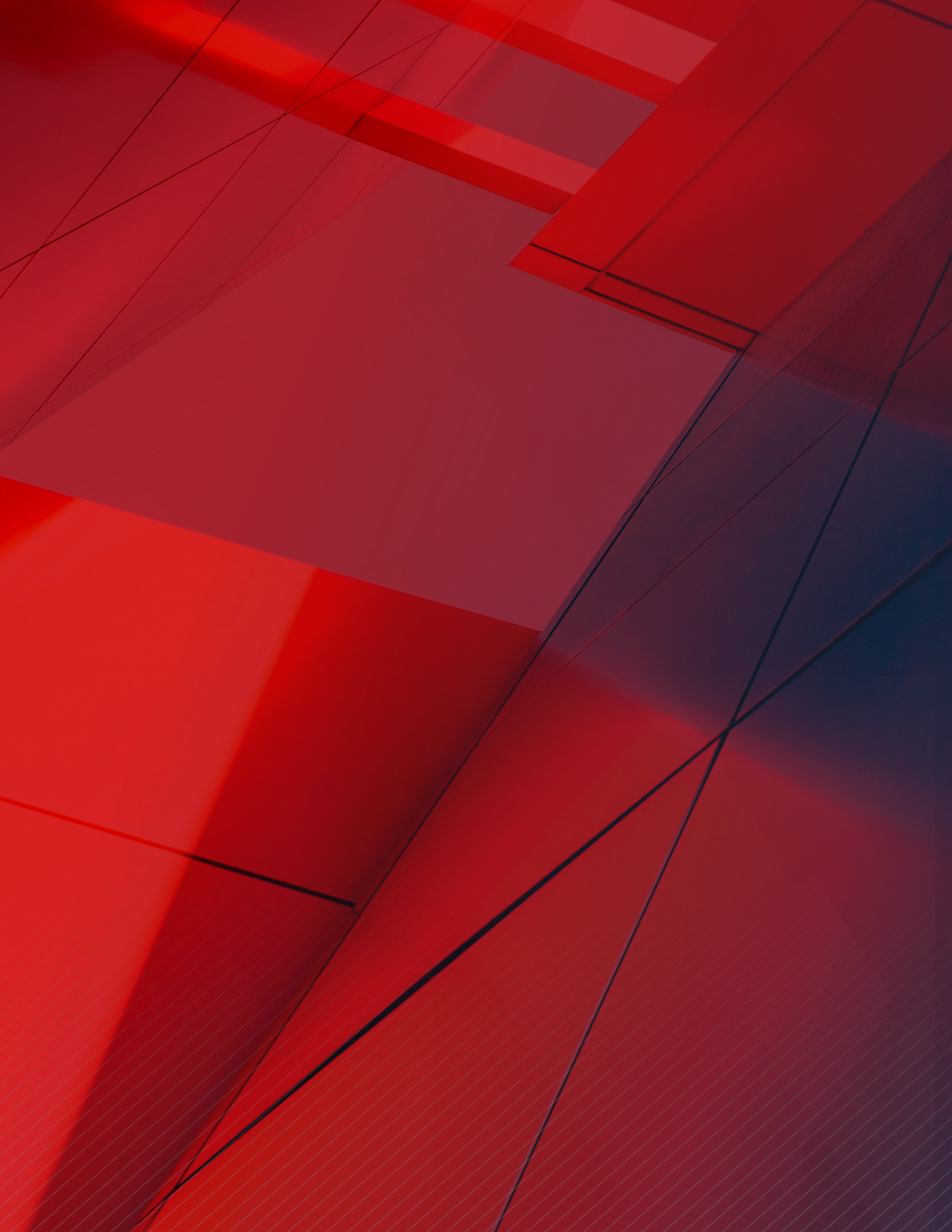
**\$3,537,054**

PURCHASE PRICE

**100%**

OCCUPANCY







# 03

SITE PLAN &  
COMPETITION MAP









Smith's Marketplace

Kaysville

DOLLAR TREE

Bowmans ACE Hardware

Fruit Heights

West Davis Corridor (Planned)

15

89

Smith's

Cabela's

STATION PARK  
**HARMONS**  
 CINEMARK  
 NORDSTROM Rack  
 WORLD MARKET LANE BRYANT  
 HomeGoods  
 FOREVER 21  
 TILLY'S  
 Duvonest H&M ULTA

BEST BUY  
 Marshalls  
 ROSS DRESS FOR LESS  
 FAMOUS Footwear  
 petco  
 OLD NAVY

Farmington

Centerville

MEGAPLEX

Super TARGET  
 DOLLAR TREE  
 KOHL'S  
 JOANN  
 PETSMART

ACE Hardware

Dick's

Walmart

ACE Hardware DESERT INDUSTRIES

**SITE**

COSTCO WHOLESALE  
 petco Office DEPOT  
 LOWE'S

at home  
 BARNES & NOBLE BOOKSELLERS  
 DOLLAR TREE  
 ROSS DRESS FOR LESS  
 tj-maxx  
 CINEMARK

NATURAL GROCERS

Smith's Marketplace

Woods Cross

Bountiful

ACE Hardware

Jee's MARKETPLACE

True Value  
planet fitness

VASA

Dick's

Smith's

North Salt Lake

215

15

2100 North



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