

# OFFERING MEMORANDUM

5957 Fashion Point Dr | South Ogden, Utah



NNN Office/Retail Multi-Tenant Investment For Sale

Hunter Todd  
hunter@situsretail.com  
801.838.9630



Exclusively Marketed by SITUS RETAIL GROUP

www.situsretail.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

### Overview

This available property gives an investor the ability to acquire a multi-tenant Office/Retail building which is located on a busy highway in South Ogden, UT. The 11,276 sf building is located on Highway 89 with great visibility and pylon signage. The average traffic count on Highway 89 is 42,000 vehicles per day(2016 UDOT). Highway 89 is a major north-south artery for the east benches of Weber & Davis Counties.

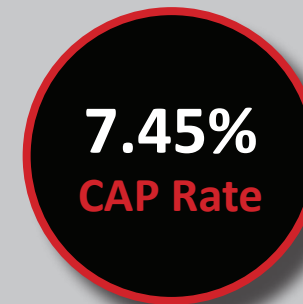
### Highlights

- Multi-Tenant Office/Retail with NNN Leases
- High Visibility and Traffic Count
- Newer Building (Built in 2011)



### Property Info

- |                         |             |
|-------------------------|-------------|
| ▪ Total Square Footage: | 11,276 SF   |
| ▪ Total Parcel Size:    | 1.13 Acres  |
| ▪ Current Occupancy:    | 100%        |
| ▪ Year Built:           | 2011        |
| ▪ Sale Price:           | \$2,700,000 |
| ▪ Existing NOI:         | \$201,122   |
| ▪ Cap Rate:             | 7.45%       |



Please Contact Hunter Todd for Rent Roll and Confidentiality Agreement  
hunter@situsretail.com  
801-838-9630

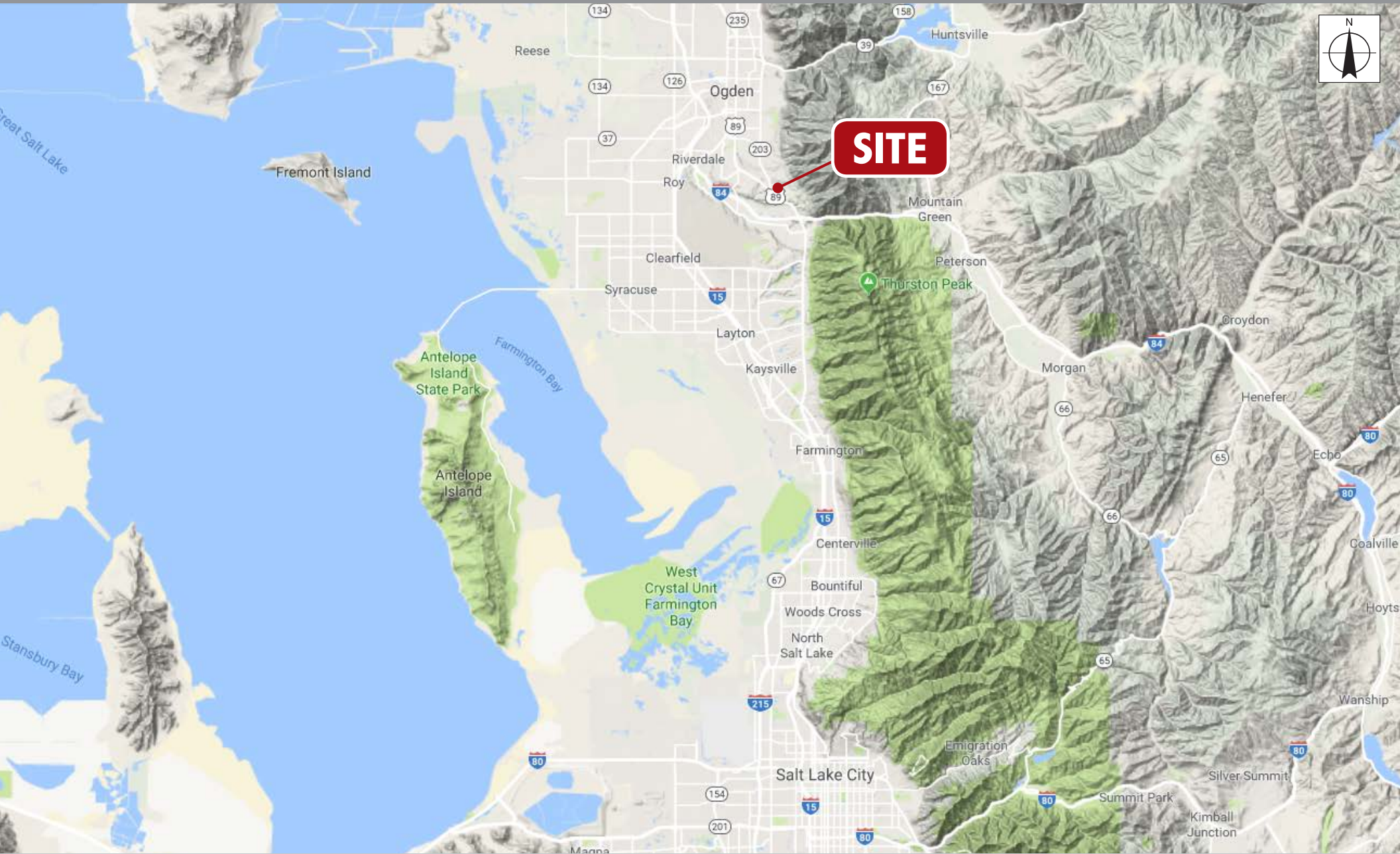
Property Address:	5957 Fashion Point Dr South Ogden, UT 84403
Square Footage:	11,276 SF
Parcel Size:	1.13 Acres
Current Occupancy:	100%
Year Built:	2011
Tenants:	VA, University of Utah, Total Rehab
Sale Price:	\$2,700,000
Existing NOI:	\$201,122
Cap Rate:	7.45%



# 5957 Fashion Point Dr

South Ogden, UT

Area Map



Exclusively Marketed by SITUS RETAIL GROUP

[www.situsretail.com](http://www.situsretail.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



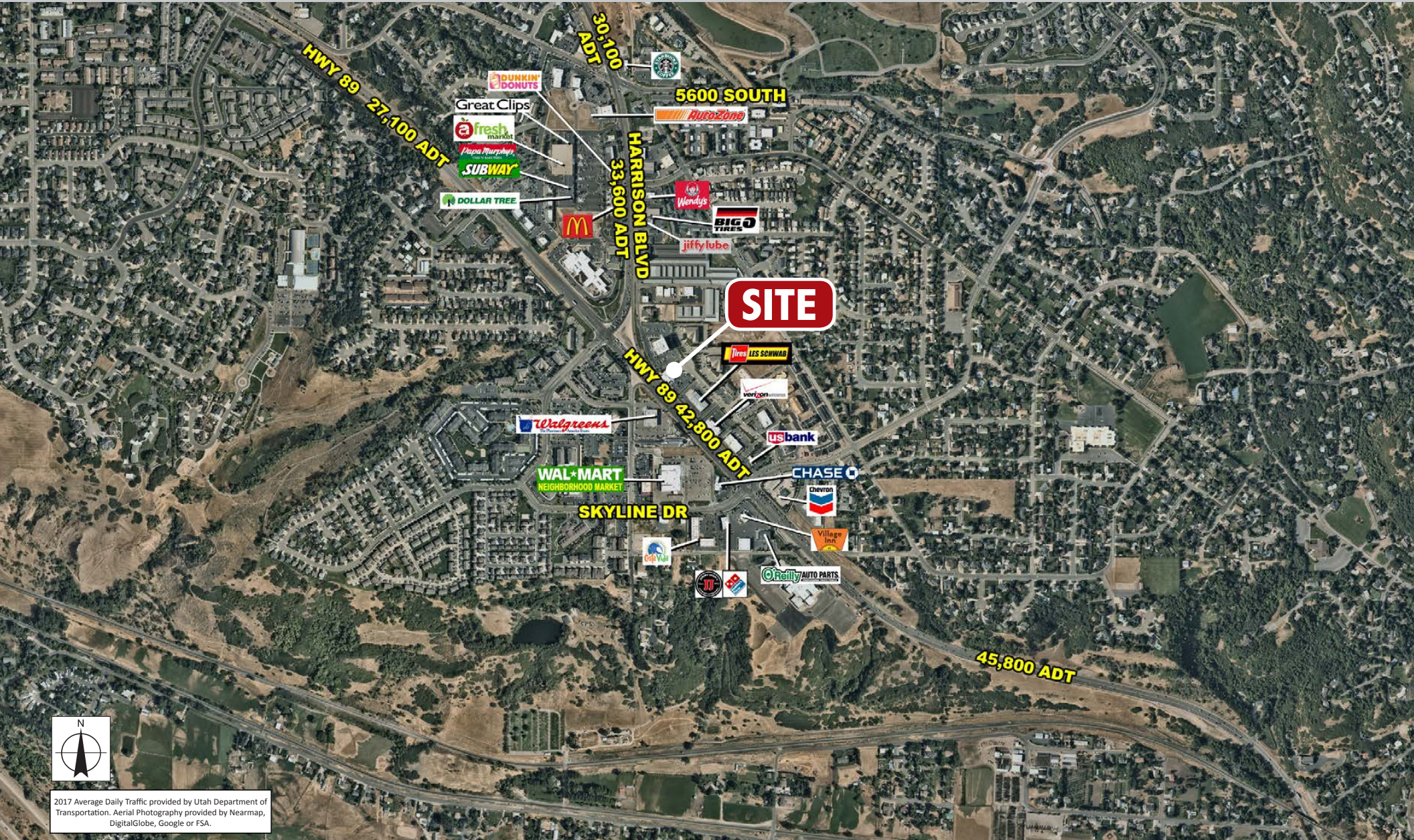




# 5957 Fashion Point Dr

South Ogden, UT

Aerial Photo



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

**SITUS** RETAIL GROUP

Exclusively Marketed by SITUS RETAIL GROUP

[www.situsretail.com](http://www.situsretail.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



# 5957 Fashion Point Dr

South Ogden, UT

Zoom Aerial



**SITUS** RETAIL GROUP

Exclusively Marketed by SITUS RETAIL GROUP

[www.situsretail.com](http://www.situsretail.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



# 5957 Fashion Point Dr

South Ogden, UT

Drone Photos



Exclusively Marketed by SITUS RETAIL GROUP

[www.situsretail.com](http://www.situsretail.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

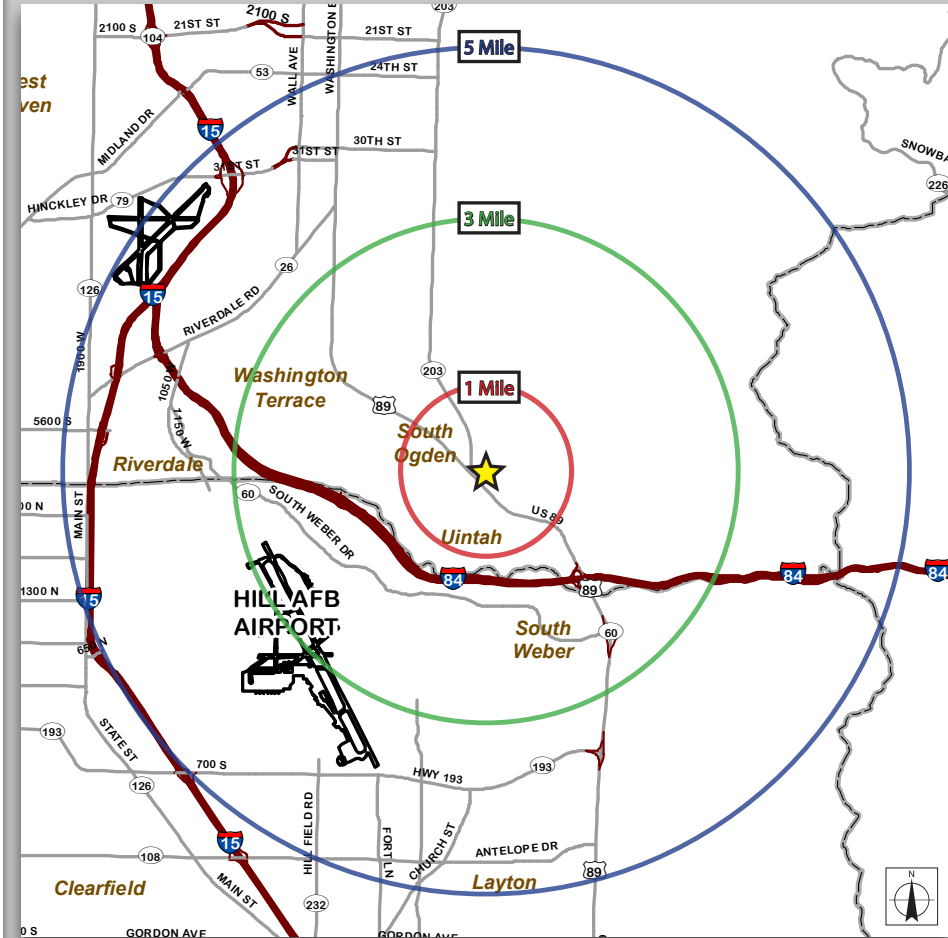


# 5957 Fashion Point Dr

South Ogden, UT

## Site Demographics

	1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>						
2018	<b>9,270</b>		<b>45,051</b>		<b>126,186</b>	
2023	9,989		48,706		138,031	
2010	8,737		41,961		117,098	
2000	6,432	%	35,586	%	109,946	%
<b>Households</b>	<b>3,420</b>		<b>15,644</b>		<b>43,944</b>	
Average household size	2.66		2.84		2.83	
<b>Household income</b>						
< \$25,000	391	11.4	2,001	12.8	7,958	18.1
\$25,000 - \$49,999	621	18.2	2,861	18.3	10,029	22.8
\$50,000 - \$74,999	723	21.1	3,240	20.7	8,931	20.3
\$75,000 - \$99,999	568	16.6	2,586	16.5	6,220	14.2
\$100,000+	1,115	32.6	4,956	31.7	10,805	24.6
Median household income	\$76,298		\$75,219		\$62,772	
Average household income	<b>\$96,581</b>		<b>\$96,436</b>		<b>\$80,645</b>	
<b>Total employees</b>	4,191		18,607		53,644	
<b>Business establishments</b>	433		1,809		5,129	
Industrial	21	4.8	119	6.6	385	7.5
Manufacturing	4	0.9	19	1.1	74	1.4
Commercial	98	22.6	301	16.6	1,509	29.4
Office	259	59.8	1,103	61.0	2,367	46.1
Other	52	12.0	268	14.8	793	15.5
<b>Race</b>						
White	8,366	90.2	40,032	88.9	102,572	81.3
Black	164	1.8	844	1.9	3,399	2.7
American Indian	54	0.6	183	0.4	921	0.7
Asian & PI	208	2.2	1,075	2.4	3,244	2.6
Other	478	5.2	2,917	6.5	16,048	12.7
<b>Hispanic population</b>	703	7.6	4,085	9.1	23,738	18.8
<b>Sex</b>						
Male	4,573	49.3	22,264	49.4	63,514	50.3
Female	4,697	50.7	22,787	50.6	62,672	49.7
<b>Median age</b>	39.1		37.9		35.6	
<b>Education</b>	Population 25+					
No high school diploma	221	3.6	1,302	4.5	6,895	8.9
High school graduate	1,408	23.1	7,200	25.1	20,436	26.4
Some college	2,350	38.5	10,753	37.5	28,509	36.8
College graduate	1,324	21.7	5,997	20.9	14,651	18.9
Graduate/professional degree	804	13.2	3,388	11.8	6,954	9.0
<b>Consumer spending (total annual, \$000)</b>	260,014		1,234,431		3,089,967	
Housing	88,736	34.1	414,198	33.6	1,051,447	34.0
Transportation	36,054	13.9	173,300	14.0	441,053	14.3
Food at home	18,380	7.1	89,931	7.3	237,695	7.7
Food away from home	15,042	5.8	72,585	5.9	184,192	6.0
Life insurance & pensions	31,540	12.1	149,404	12.1	351,735	11.4
Entertainment	14,313	5.5	66,469	5.4	163,000	5.3
Healthcare	20,452	7.9	99,386	8.1	247,449	8.0
Apparel & related services	7,853	3.0	37,800	3.1	98,484	3.2
Other	27,608	10.6	131,191	10.6	314,437	10.2
Average consumer spending	75,925		77,460		68,471	



Exclusively Marketed by SITUS RETAIL GROUP

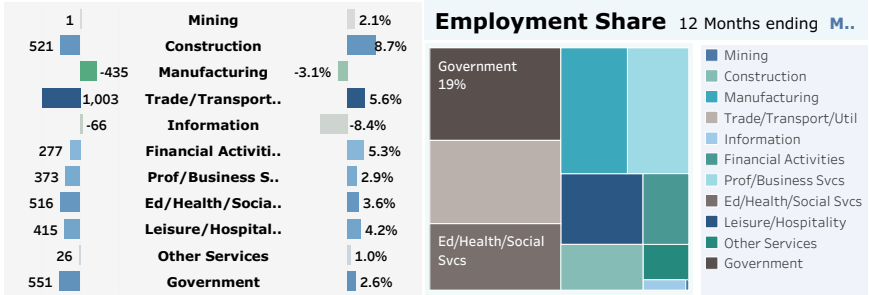
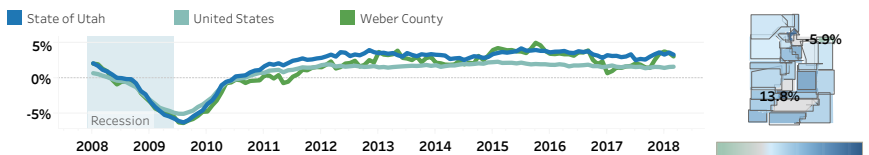
www.situsretail.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

## ECONOMIC SNAPSHOT Weber County



**Year-to-Year Change in Nonfarm Jobs**  
↑ **3,182**



### How's the economy?

Weber County's year-over job growth for March 2018 at 3.0 percent is just a few ticks shy of the statewide growth of 3.3 percent.

### Jobs

Weber County added just shy of 3,200 jobs year-over by March of 2018.

Construction saw a solid increase of 8.7 percent in job growth adding 521 jobs year-over-year for Q1 2018.

Non-economic business classification changes account for apparent drastic changes in both the Manufacturing and Trade/Transportation sectors.

\* Preliminary. Source: U.S. Bureau of Labor Statistics; Utah Department of Workforce Services.

[jobs.utah.gov/wi/regions/county/weber.html](http://jobs.utah.gov/wi/regions/county/weber.html)

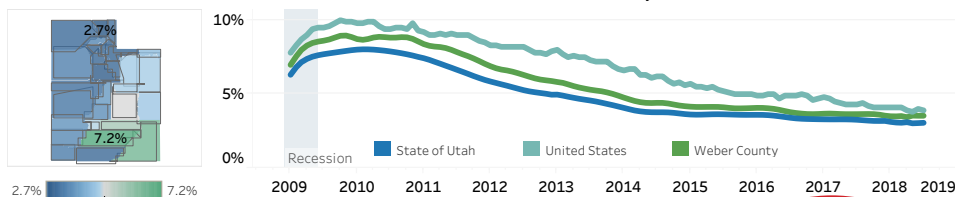
Andrew Reeve, 801-526-9458, areeve@utah.gov

## ECONOMIC SNAPSHOT Weber County

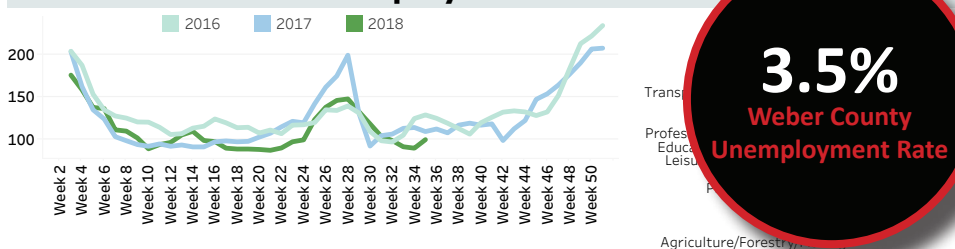


### Seasonally Adjusted Unemployment Rate July 2018

Weber County: 3.5%  
State of Utah: 3.1%  
United States: 3.9%

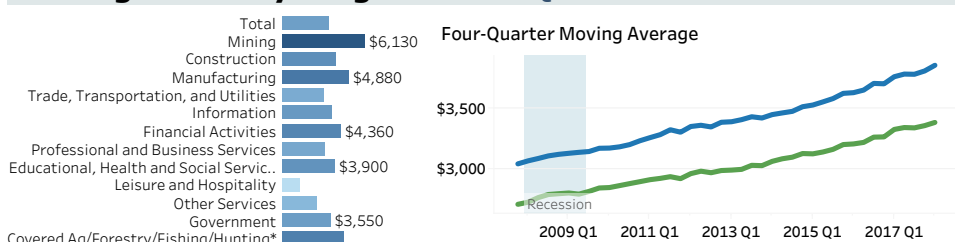


### Initial Claims for Unemployment Insurance



**3.5%**  
Weber County  
Unemployment Rate

### Average Monthly Wage\* FIRST QUARTER 2018



### Unemployment & Wages

Weber County's unemployment rate measured 3.5 percent in July 2018. This is below the national average, and speaks to the county's economic health.

Initial unemployment insurance claims in Weber County are following the seasonality trend of recent years.

Mirroring the general story across the entire country, the county's wage growth has been slow in relation to what a low unemployment rate of 3.4 percent would be expected to place upon an economy.

\*Preliminary. Source: U.S. Bureau of Labor Statistics and Utah Dept of Workforce Services.



Exclusively Marketed by SITUS RETAIL GROUP



# 5957 Fashion Point

South Ogden, UT

For More Information, Please Contact:

Hunter Todd  
Retail Specialist  
[hunter@situsretail.com](mailto:hunter@situsretail.com)  
801.838.9630



Exclusively Marketed by SITUS RETAIL GROUP