

# Offering Memorandum

## The Oaks

Ogden Canyon, Utah





## The Oaks, a casual eatery

750 Ogden Canyon, Ogden, UT 84401



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# Statement of Confidentiality & Disclaimer

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NAI Premier has been engaged as the exclusive financial advisor to the seller in connection Seller's solicitation of offers for the purchase of the property known as Subject Property located at 750 Ogden canyon, in the city of Ogden, State of Utah (the "Property"). Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluated for number of factors including the current financial qualification of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or NAI Premier. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by NAI Premier from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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# Investment Summary

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NAI Premier is pleased to offer this unique building, land, and business investment located in Ogden, UT. This value and investment is occupied by The Oaks, casual eatery. The Oaks is the longest-operating business in Ogden Canyon and has excellent street visibility and a large monument sign that is clearly visible from Utah State Route 39.



## Pricing Summary

Listed Price	\$2,250,000.00
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**Terms available to qualified buyers.**

*\*Financials provided with a signed NDA*

# Investment Highlights

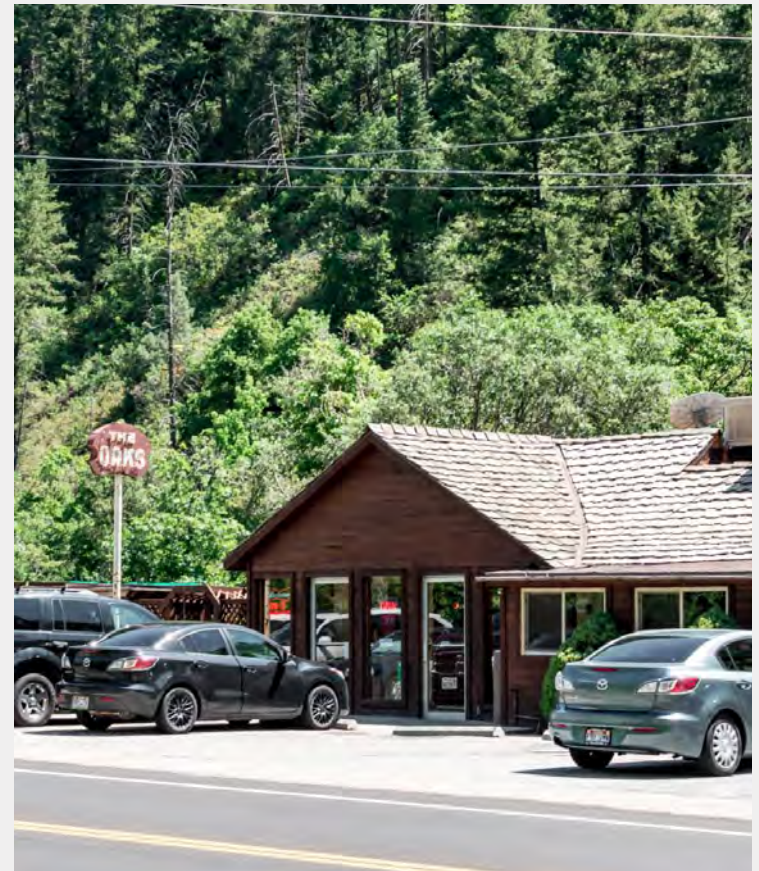
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- River Front Mountain Restaurant
- Excellent street visibility
- Longest operating business in Ogden Canyon
- Traffic count: 8,400 AADT
- Approx 1 mile from Pineview Reservoir
- Located close to 3 ski resorts that are open year round to all activities

## Demographics

POPULATION	3 MILE	5 MILE	10 MILE
2019 EST	362	26,598	201,582
2024 PROJ	400	29,114	220,148
HOUSEHOLDS			
2019 EST	126	10,340	71,859
2024 PROJ	137	11,052	76,540
INCOME			
2019 AVG	\$128,666	\$77,308	\$77,385
2019 MED	\$89,112	\$60,846	\$66,795

Source: Sites USA 2019



# History

## The Oaks

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In the early 1900's small businesses began to spring up in Ogden Canyon. To mention a few there were The Heritage Hotel, Winslow House, Idlewild Resort, and Pineview Club. Tourists, residents, and even President Teddy Roosevelt journeyed to Ogden, Canyon to enjoy a meal, row a boat, catch a fish, ride the trolley, and spend the night in relaxing accommodations. It was C.S. Potter who built the Oaks Resort about a mile from it's present location. During this era the canyon road was nothing more than a dirt road used by settlers, residents, and ranchers. Patrons arrived by horse drawn buggy, and later by electric trolley car. Remnants of the rock wall from the trolley remain visible across the river.

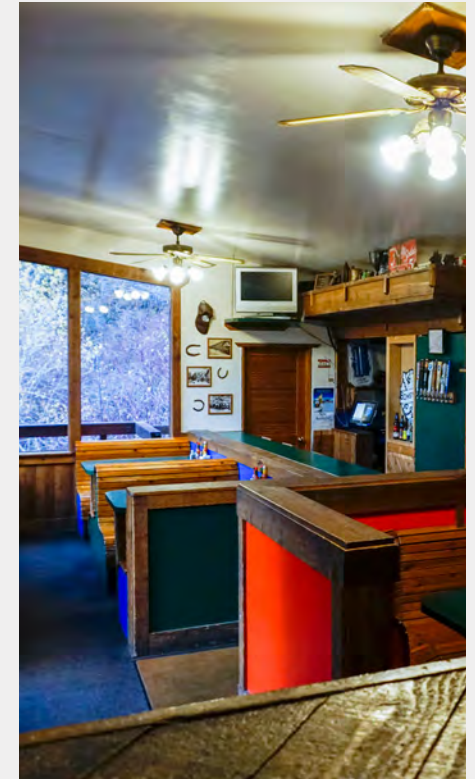
In 1933, in search of higher ground, the Cambells, then owners, moved The Oaks to it's present location using a team of mules and horses. The Oaks was open only during the summer months and became famous for hot dogs and pink popcorn served through a take-out window. The Cambells sold to another family who continued business seasonally until 1981.

The Oaks was purchased in the fall of 1981 by the current owners, Keith & Belinda Rounkles. After extensive renovation The Oaks became a full service eatery open year round serving breakfast, lunch and dinner.

The Oaks dates back to 1907, thereby being the oldest continuing business in Ogden Canyon.

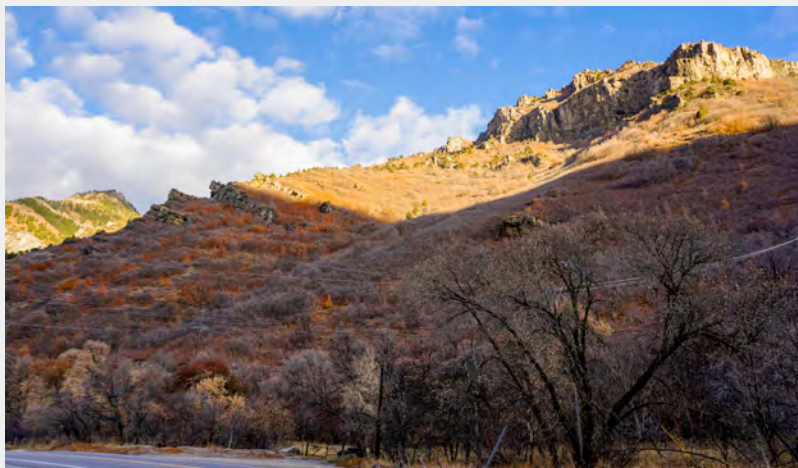


# Property Photos



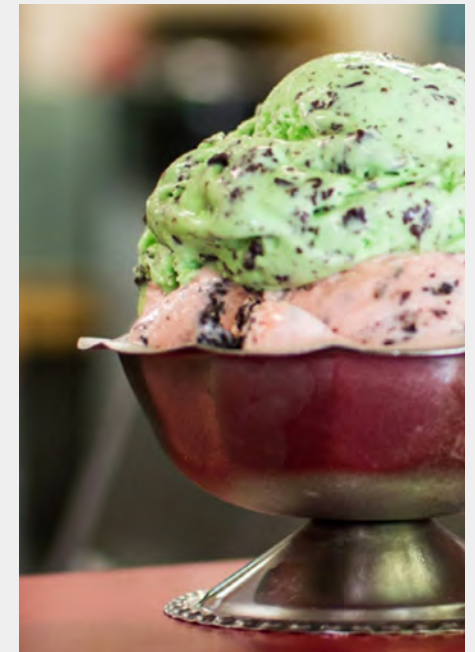
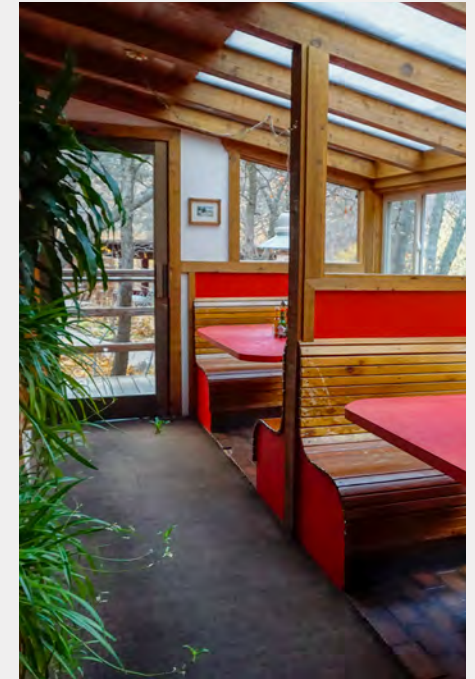
# Property Photos

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# Property Photos



# Site Plan



# Aerial View



# Regional Map





## Area Overview

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Journeying up Ogden Canyon you will find alpine beauty, excellent fishing and access to recreational opportunities at three major ski resorts (Snowbasin, Powder Mountain and Nortic Valley) and sparkling Pineview Reservoir as the byway climbs through the Wasatch-Cache National Forest.

Pineview Reservoir, six miles east of the mouth of the canyon, offers a variety of recreational activities in winter and summer including water-skiing, fishing, windsurfing, ice fishing, cross-country skiing, and snowmobiling.

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