

**ABOUT CULVER'S - SOUTH JORDAN:**

STNL Culver's sale leaseback opportunity located in South Jordan, Utah, roughly 20 miles from downtown Salt Lake City. This property is located at a heavily trafficked, signalized intersection and in close proximity to retailers like Wal-Mart and Costco. This will be a 15 year absolute net lease with 2% annual increases and renewal options. Culver's has successfully operated in this market since 2014 and has over 600 franchisee-owned locations across the United States. Contact us for more information on this great investment opportunity today!

Stuart Schaefer

President

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Ryan Erickson

Leasing Specialist, WI/MN Broker

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BUILDING FEATURES:**Asking Price:** \$4,529,684**Cap Rate:** 4.75%**NOI:** \$215,160**Building Size:** 4,440 SF**Lot Size:** 45,105 SF*Brokers of Record:**Howard Layton & Cameron Simonsen**Colliers - Salt Lake City***www.commonwealdc.com**



Google Maps, 2021

DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

TRAFFIC

Population:	14,456	120,246	297,592
Average HH Income:	\$144,544	\$124,374	\$112,354
Median HH Income:	\$119,076	\$104,470	\$96,492

S Jordan Pkwy	20,000 VPD
UT - 154	48,000 VPD
	UT DOT, 2020

ESRI, 2020-2021

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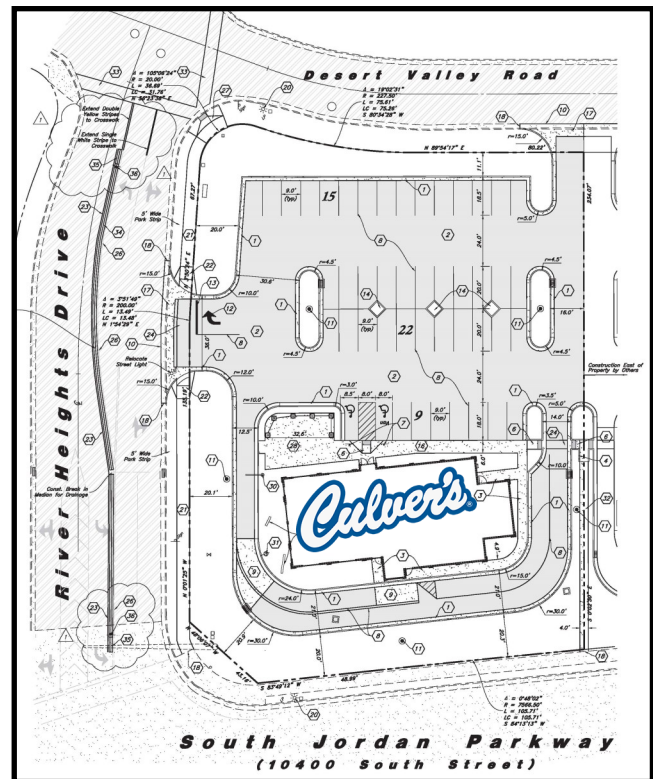
Howard Layton & Cameron Simonsen
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The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonwealth Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.

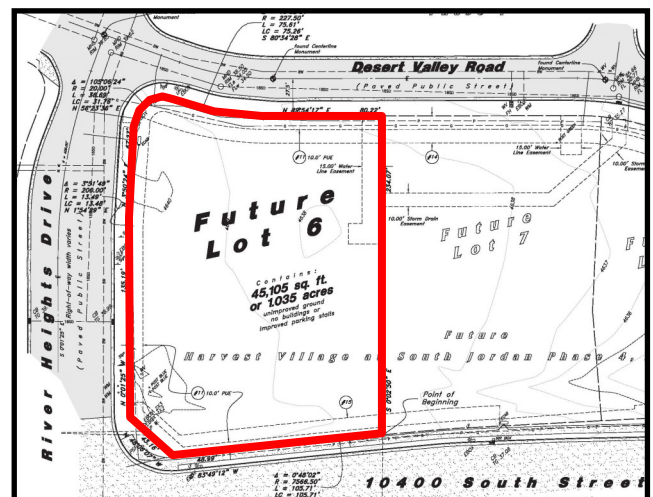
Property Overview

Price:	\$4,529,684
Cap Rate:	4.75%
NOI:	\$215,160
Rent Escalations:	2% Annually
Renewal Options:	Five 5-Year, increase annually at CPI
Lease Commencement:	Upon Closing
Lease Term:	15 Years
Tenant:	BBC Ventures III, LLC
Year Built:	2014
Parking:	46
Lease Type:	NNN (No Landlord Obligations)
Building Size:	4,440 SF
Lot Size:	1.04 Acres

Site Plan



Survey Map



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