

Cottonwood Plaza Shopping Center

COTTONWOOD HEIGHTS, UTAH



Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Cottonwood Plaza (the “Property”) – a 31,109-sf retail strip center anchored by the Utah State Liquor Store.

Cottonwood Plaza presents a compelling value-add opportunity, paired with strong anchor tenancy, and a prime location in Cottonwood Heights, Utah, an affluent suburb of Salt Lake City.

The Property is currently 89.8% occupied, with multiple tenants on below-market, month-to-month leases, featuring 3.77 years of WALT.



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Asset Summary

Address:	1855-1891 East Fort Union Boulevard Cottonwood Heights, Utah
Property Type:	Multi-tenant retail
Anchor Tenant:	Utah State Liquor & Wine Store
Building Size:	31,109 sq. ft.
Site Size:	2.89 acres
Parcel Number:	22-21-477-011
Zoning:	C-R (Regional Commercial District)
Age:	1961/2011
Parking:	186 spaces (5.98/1,000 sf ratio)

Investment Highlights

Sales Price:	\$6,499,682 (\$209 psf)
Cap Rate:	6.50% (Current NOI)*
Current NOI:	\$422,479
In-Place Rent:	\$16.26 psf (as of December 2024)
Occupancy:	89.8%
WALT:	3.77 years (45 months)

* Current NOI is defined as In-Place Rent and modest CAM Increases with T12 Expenses (3% Bump); see methodology on page 12 of the OM for more details

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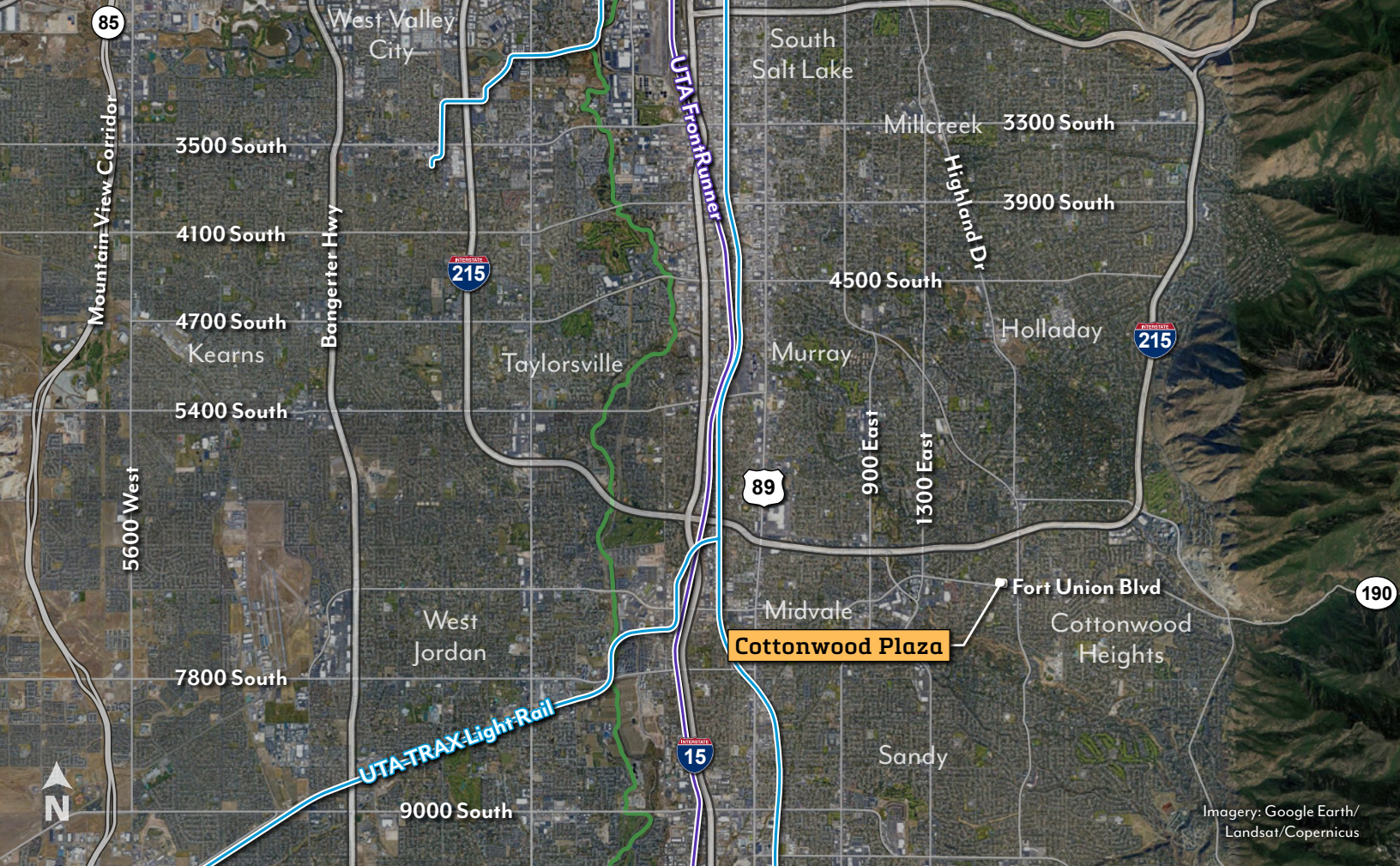
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Imagery: Google Earth/
Landsat/Copernicus

ADJACENT COMPLEMENTARY RETAIL



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