

U.S. Bank Branch

7080 SOUTH REDWOOD ROAD, WEST JORDAN, UTAH
NNN INVESTMENT OPPORTUNITY



HIGHLIGHTS INCLUDE:

- Absolute NNN Lease: U.S. Bank is responsible for all taxes, insurance, utilities, and R&M (Including roof, structure, drive through, pylon sign, parking lot, and landscaping)
- Attractive Rent Increases: Lease features 10% rent increases every option period or every 5 years, providing a strong hedge against inflation
- Term & Options: U.S. Bank recently renewed for five years with two, five-year options
- Long-Term Tenancy: Tenant has occupied the location since 1978
- Credit Tenant: U.S. Bank's parent company, U.S. Bancorp is rated A+
- Location: Prime visibility and strategically located on the highly-trafficked Redwood Road (45,650 ADT) within the prominent Redwood Village shopping center
- Strong Area Demographics: Within a 3-mile radius, there are 46,670 households featuring average annual income of \$97,937 and population of 132,882

INVESTMENT SUMMARY

Sale Price:	\$1,488,500
Cap Rate:	6%
Lease Rate:	\$7,443 per month (\$26 psf)
Term Remaining:	5 years (through 2/28/2029)
Options to Renew:	Two, 5-year options 10% escalation every five years
Building Size:	3,435 sq. ft.
Site Size:	0.61 acre
Parcel Number:	21-27-127-028
Age:	1978/2005
Zoning:	SC-2 - Community Shopping Center (West Jordan)

Exclusive Advisors



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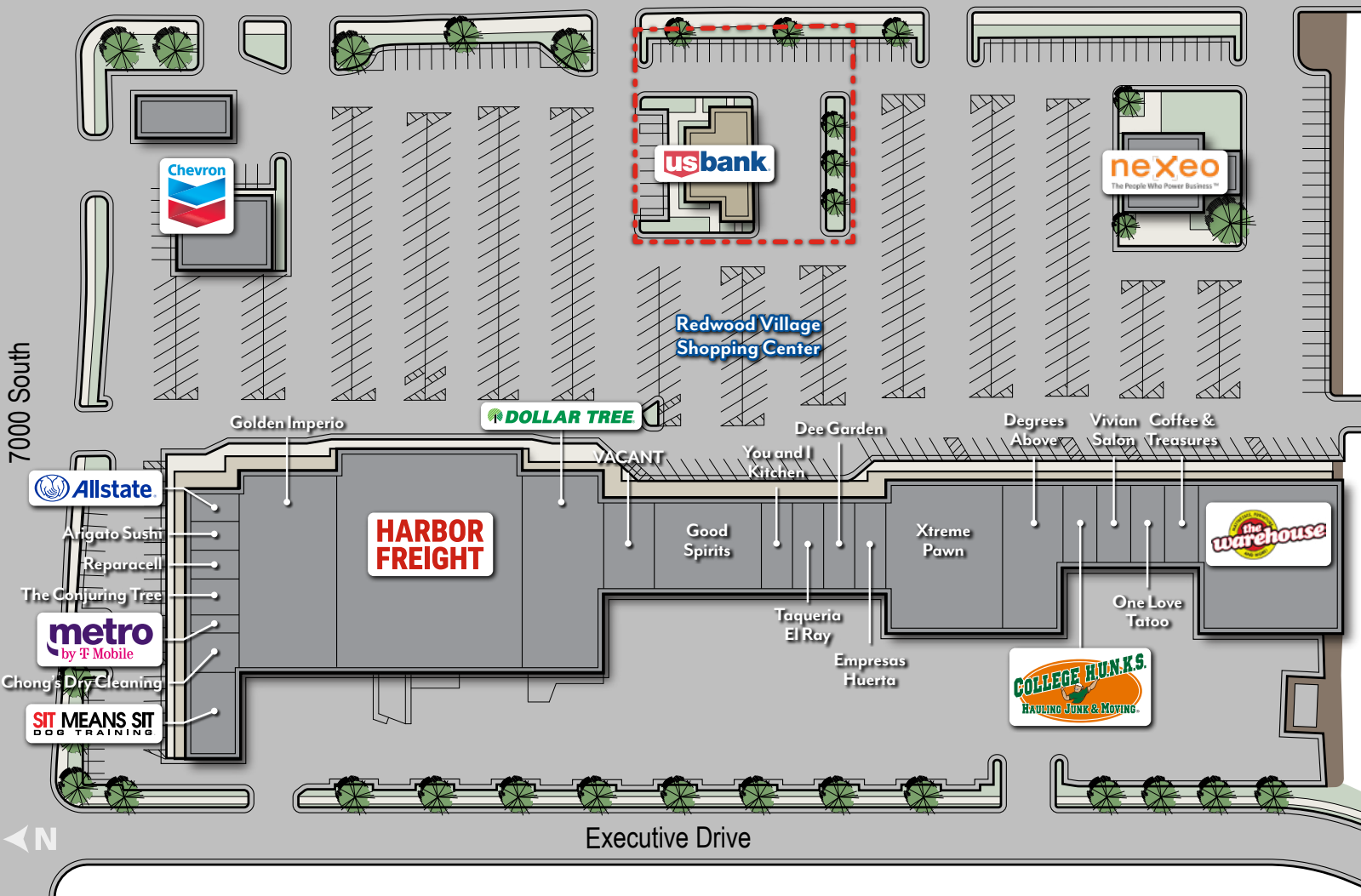
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170 South Main Street, Suite 1600
 Salt Lake City, Utah 84101
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Redwood Road



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated	17,661	134,528	405,243
2028 Projected	17,589	134,759	407,746
Households			
2023 Estimated	5,866	46,167	139,557
2028 Projected	5,916	46,840	142,162
Income			
2023 Median HHI	\$ 88,768	\$ 77,339	\$ 77,654
2023 Average HHI	\$106,007	\$ 97,991	\$ 99,608
2023 Per Capita	\$ 35,526	\$ 33,601	\$ 34,170

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RETAIL CORRIDOR

Positioned at the intersection of Redwood Road and 7000 South, U.S. Bank benefits from a prime location that attracts significant traffic from vibrant retail corridors. In addition, the branch is conveniently situated within Redwood Village Shopping Center, anchored by national brands Harbor Freight and Dollar Tree. Lastly, U.S. Bank is adjacent to two grocery-anchored centers, further bolstering foot traffic to the branch.



Imagery: Google Earth/
Landsat/Copernicus

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