



Smith's Shadow Anchor

418 N 175 E, Logan, UT 84321

JV Vergara

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418 N 175 E, Logan, UT 84321
jv@4p4u.com
(305) 306-9945

Smith's Shadow Anchor

\$17.64 - \$29.28 /SF/YR

Originally constructed in 1988, this newly remodeled property has a prime central location adjacent to HWY 89, Smith's Food and Drug, the CVTD Transit Center, and much more....

- Constant Foot Traffic
- Centrally Located
- Restaurant and Stores all around
- CVTD Transit Center



Rental Rate: \$17.64 - \$29.28 /SF/YR

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 8,064 SF

Year Built: 1988

Walk Score ©: 83 (Very Walkable)

Rental Rate Mo: \$2.44 /SF/MO

1st Floor Ste 120

Space Available	1,350 SF
Rental Rate	\$29.28 /SF/YR
Date Available	August 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This business space spans approximately 1,350 square feet and features a long, linear layout, making it ideal for retail or office purposes. The streamlined design maximizes visibility and accessibility, providing an excellent flow for customer traffic. This setup is perfect for businesses looking to capitalize on foot traffic. Additionally, there is shared backroom space where the bathrooms are located, adding convenience for both staff and customers.

1

2nd Floor Ste 230

Space Available	820 SF
Rental Rate	\$17.64 /SF/YR
Date Available	August 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

We are pleased to offer a prime business space of approximately 4,032 square feet, divided into four separate suites. Currently available is an approximate 820 square foot suite designed to accommodate various business needs. This suite features a private bathroom and central heating for winter comfort. The central location, surrounded by multiple businesses, makes it an ideal choice for thriving in a bustling commercial environment.

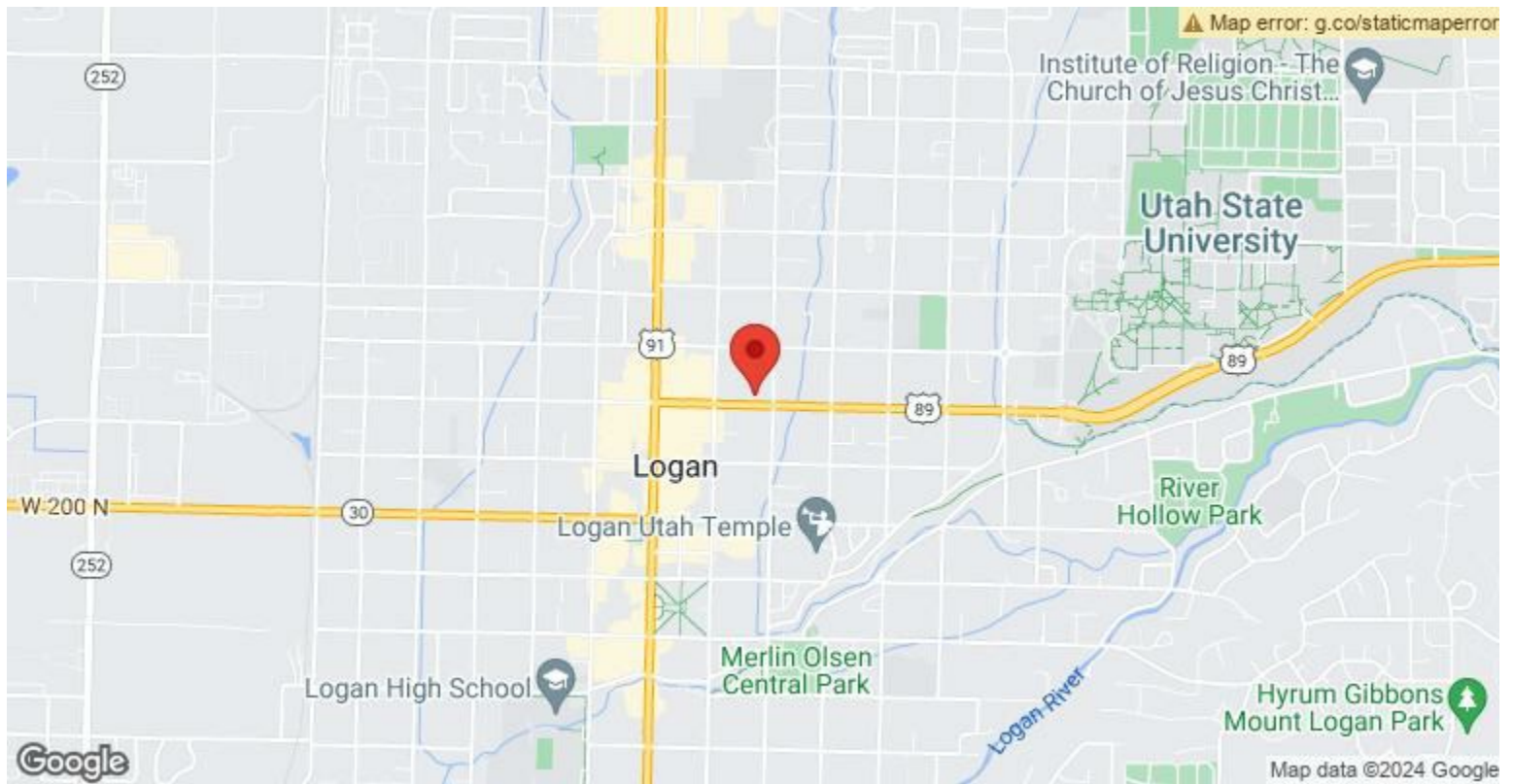
2

2nd Floor Ste 240

Space Available	850 SF
Rental Rate	\$17.64 /SF/YR
Date Available	August 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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3



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Property Photos

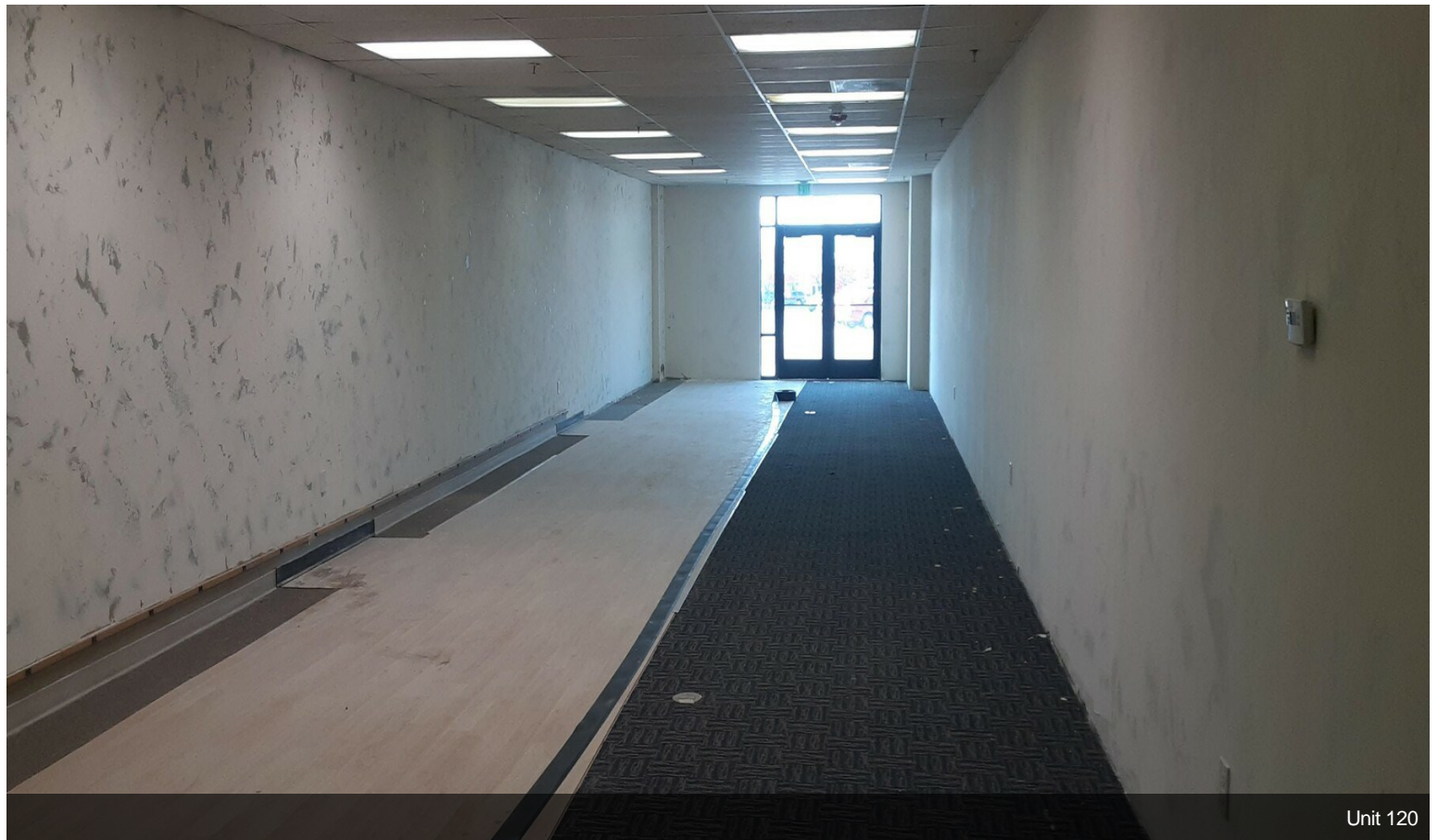
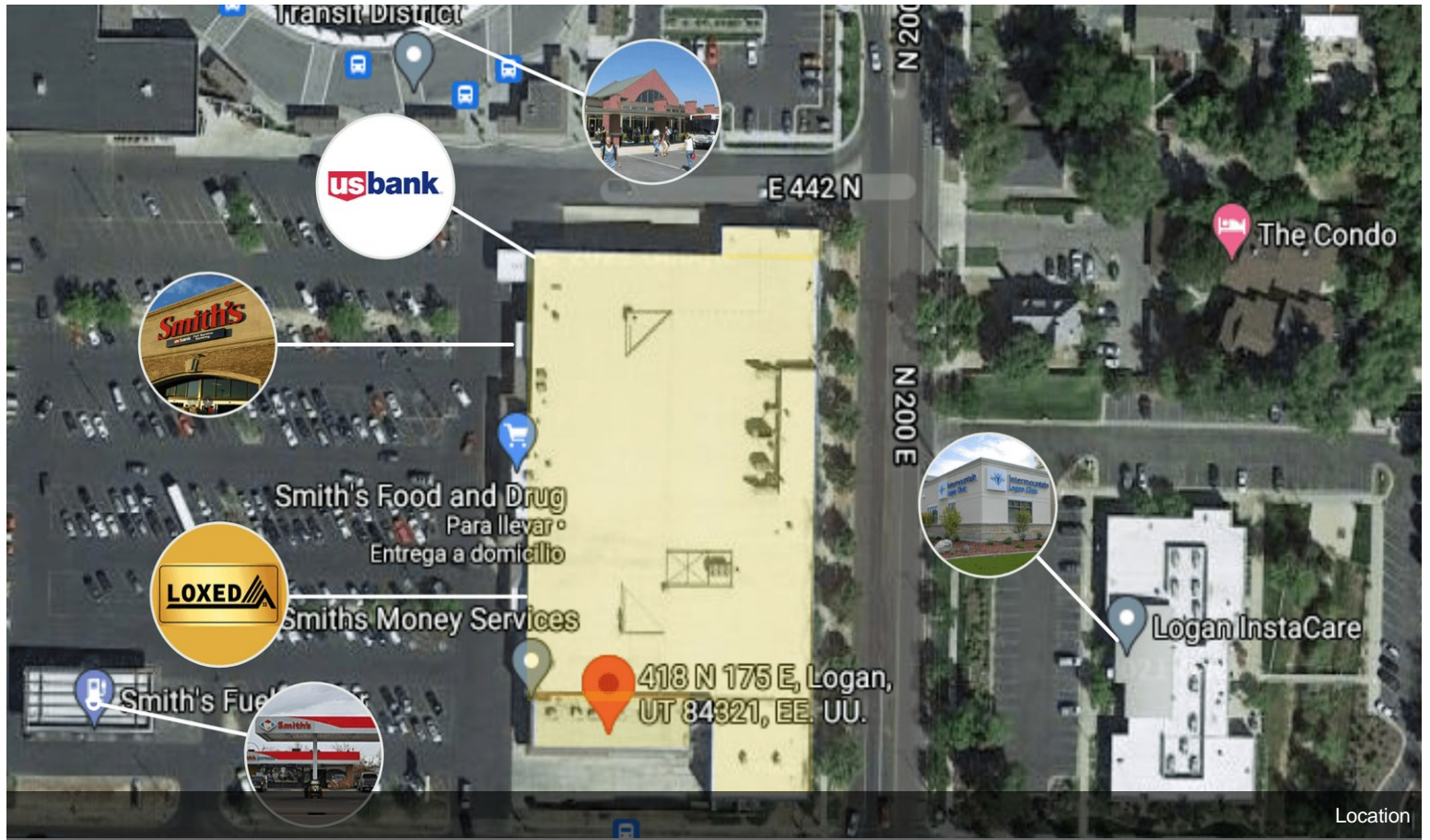


Outdoor space

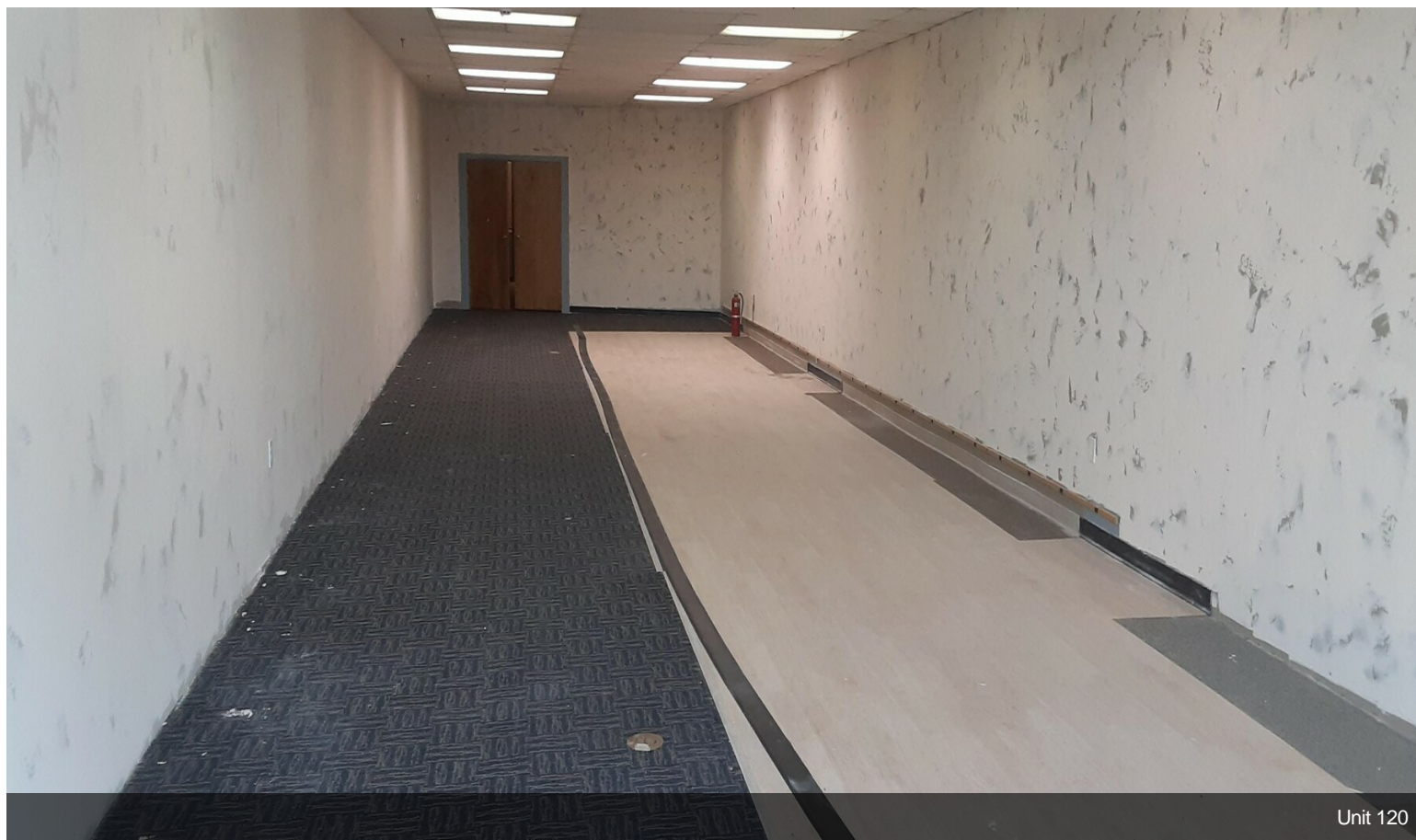


Side view

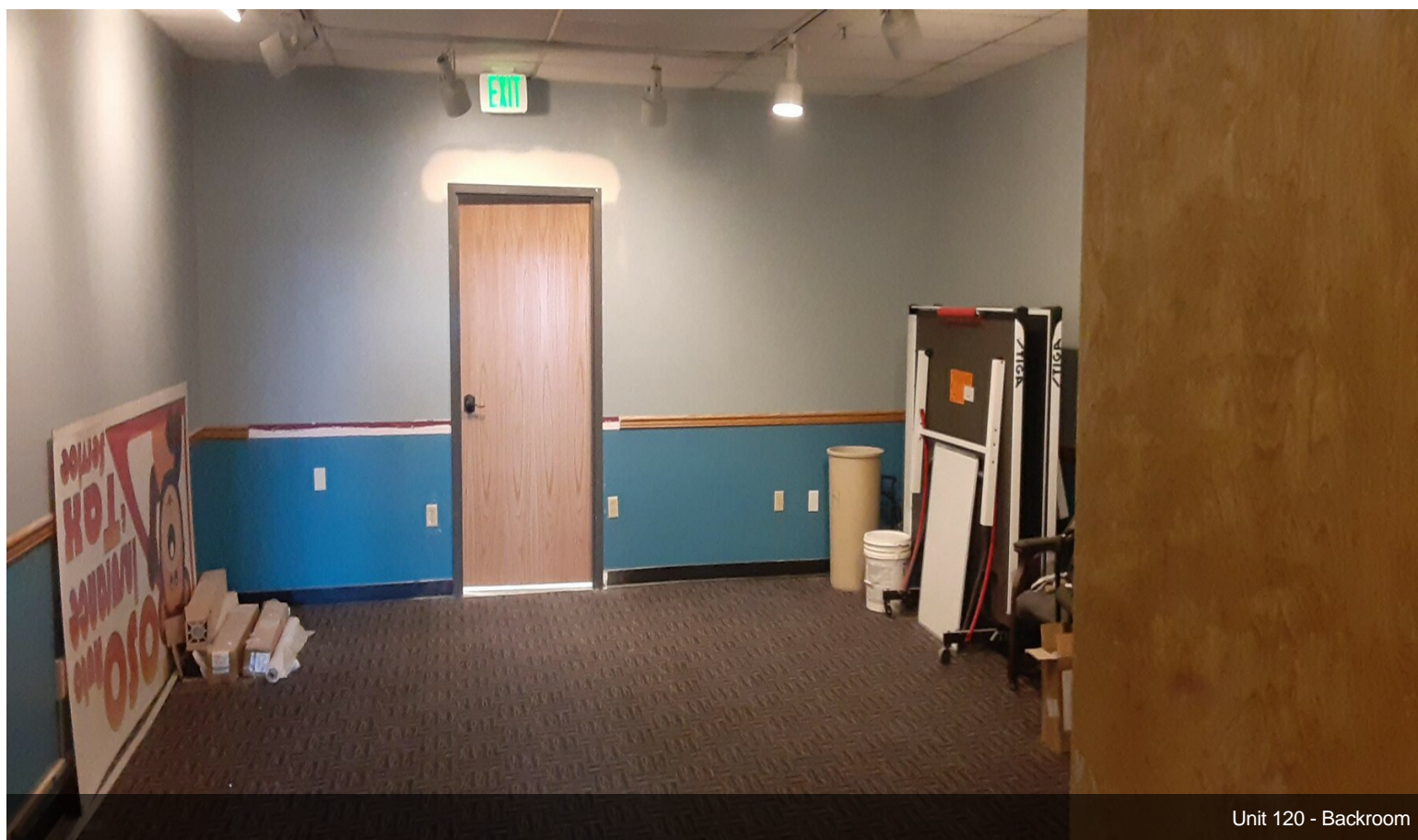
Property Photos



Property Photos

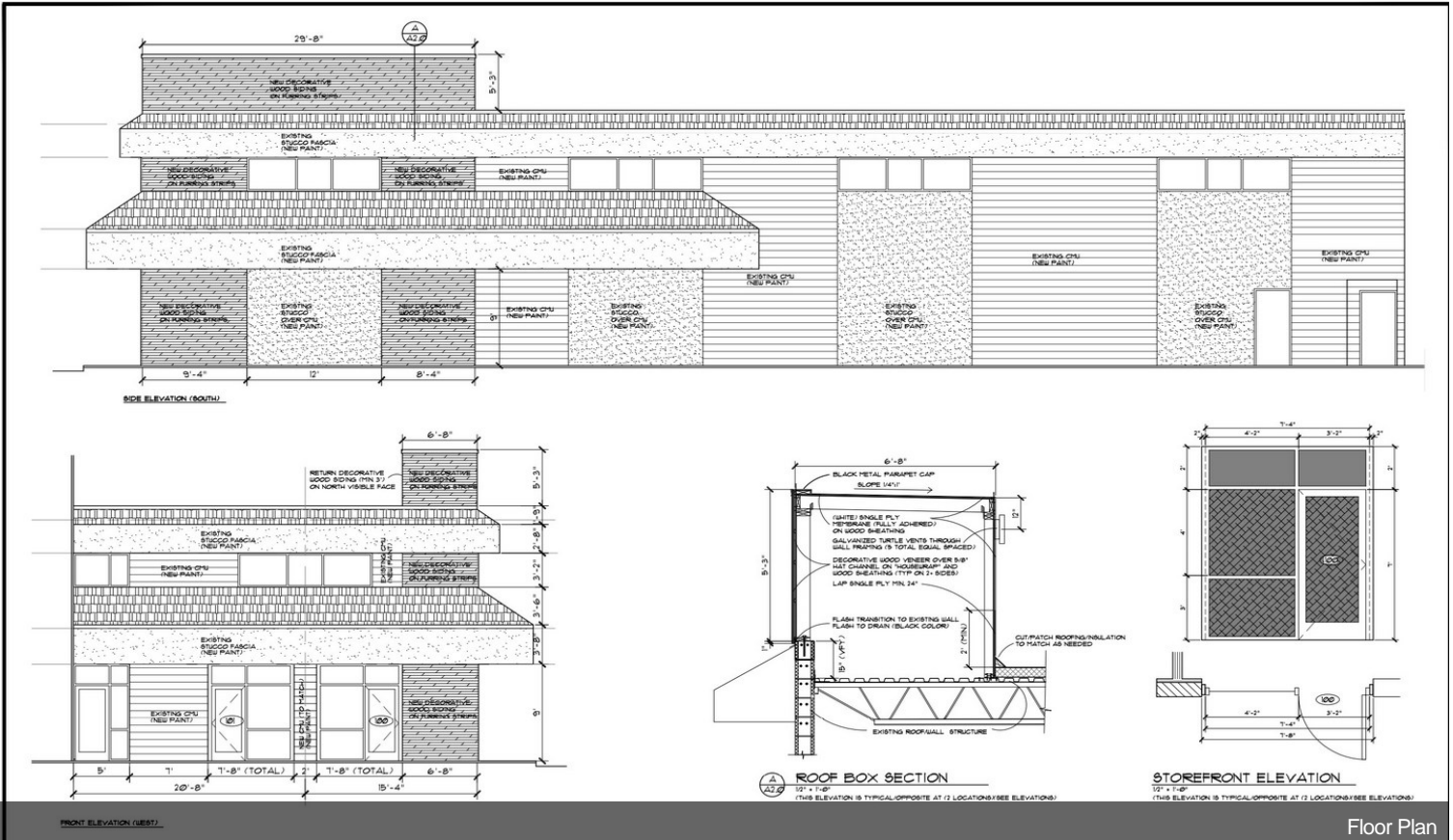


Unit 120

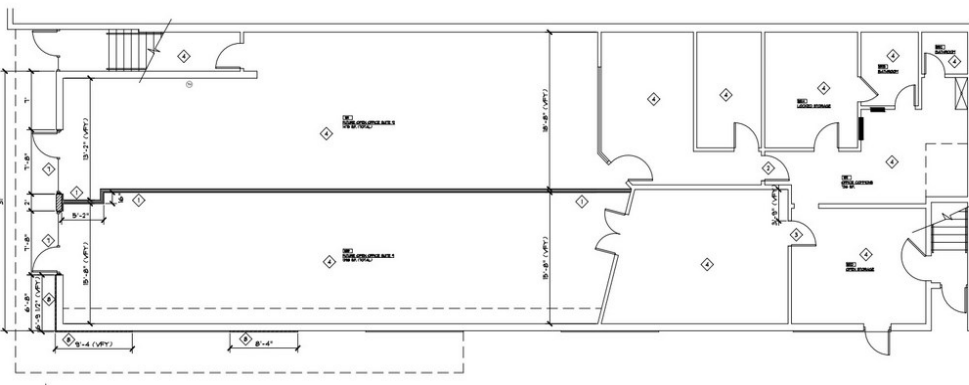
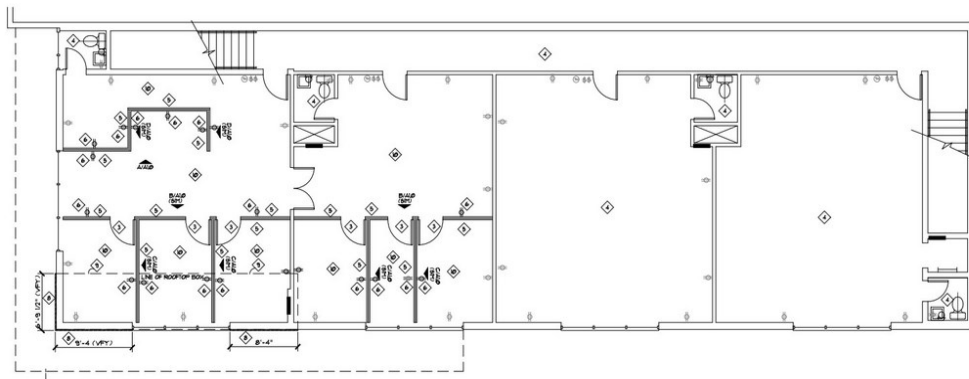


Unit 120 - Backroom

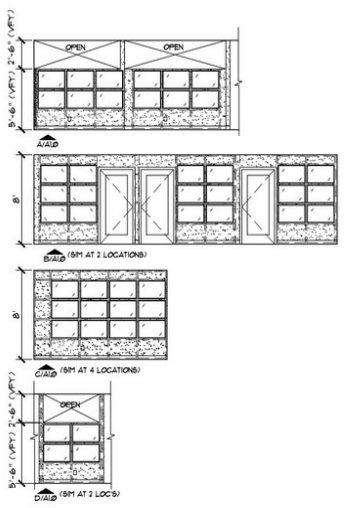
Property Photos



Floor Plan



- ◆ LAYERS EXISTING SHALL REMAIN UNLESS NOTED OTHERWISE.
- ◆ PRODUCE NEW SOLID CORE WOOD DOOR IN EXISTING DOOR JAMB (IF POSSIBLE). PROVIDE LOCKING LEVER HARDWARE AT DOOR KEYING PER THE OWNER.
- ◆ PRODUCE NEW SOLID CORE WOOD DOOR SWITH IN EXISTING NON-BEARING WALL. PROVIDE TRIM AND HARDWARE PER OWNER'S REQUEST PER THE OWNER.
- ◆ ALL EXISTING CONDITIONS TO REMAIN FUTURE TENDRY IMPROVEMENT SHALL BE ON A CASE BY CASE BASIS.
- ◆ EXISTING NEW WOOD FINISHES TO REMAIN. PROVIDE 1/2" OSB AND GLASS PANEL (WELL) AT APPOINTED WALL FINISH LOCATIONS (SEE INTERIOR ELEVATIONS).
- ◆ PRODUCE NEW OUTLET AND LIGHT SWITCHING AS SHOWN. COORDINATE WITH NEW WALL FRAMING FOR SPECIFIC LOCATIONS (SEE INTERIOR ELEVATIONS).
- ◆ EXISTING CIRCUITS AS NEEDED.
- ◆ ROOF BY EXISTING OSB ENTRY WALL PER 1" DRAINAGE.
- ◆ PRODUCE NEW EXISTING ENTRY STRIPS AS SHOWN ON SHEET ALSO VERIFY ALL FINISHED EDGES AND WOOD TYPES WITH OWNER.
- ◆ PROVIDE 1/2" FURNISH STRIPS TO EXISTING OSB WALLS AND EXISTING WOOD FINISH AT LOCATIONS SHOWN ON SHEET ALSO VERIFY ALL FINISHED EDGES AND WOOD TYPES WITH OWNER TO SELECT FINAL ROOF FINISHES (PAINT, CARPET, ETC).

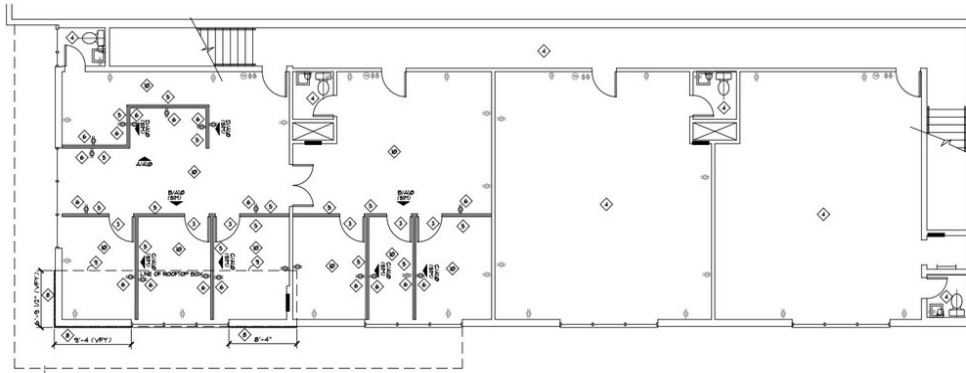


NEW WALL INTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

NOTE: THESE INTERIOR ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL EXISTING CONDITIONS AT SITE PRIOR TO FABRICATION. USE OWNER'S TRIMMED SLAB PANELS AT ALL LOCATIONS INDICATED.

Floor Plan

Property Photos



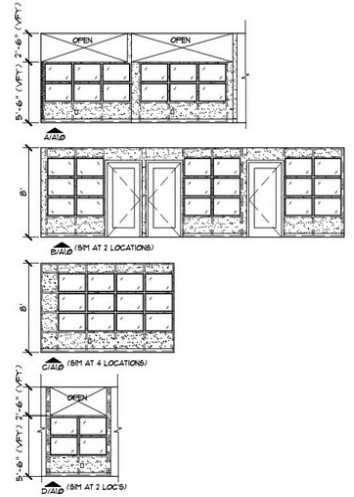
UPPER FLOOR PLAN
3/8" = 1'-0"



MAIN FLOOR PLAN
3/8" = 1'-0"

700
1600
1700

- ◆ LAYERS BELOW SHALL PROVIDE TO BUILD UP FLOOR STRUCTURE ABOVE.
- ◆ PROVIDE NEW SOLID CORE WOOD DOOR IN EXISTING DOOR JAMB (IF POSSIBLE). PROVIDE LOCKING LEVER HARDWARE AT DOOR KEYING FOR THE OWNER.
- ◆ PROVIDE NEW SOLID CORE WOOD DOOR SYSTEM IN EXISTING NON-EXISTING JAMB - PROVIDE DOOR AND HARDWARE PER MANUFACTURER'S RECOMMENDATIONS.
- ◆ ALL EXISTING CONDITIONS TO REMAIN FUTURE TENANT IMPROVEMENT SHALL BE ON A CASE BY CASE BASIS.
- ◆ EXISTING WOOD FINISHES TO REMAIN. PROVIDE 1/2" GYP BO AND GLASS PANEL SHALL BE APPLIED TO WALL FINISHING LOCATIONS (SEE INTERIOR ELEVATIONS).
- ◆ PROVIDE NEW OUTLETS AND LIGHT FIXTURES AS SHOWN. COORDINATE WITH NEW WALL FINISHES FOR SPECIFIC LOCATIONS (SEE ELEC). EXTEND NEW CIRCUITS FROM ADJACENT EXISTING CIRCUIT AS NEEDED.
- ◆ MODIFY EXISTING CHU ENTRY WALL PER 'B' DRAWINGS.
- ◆ PROVIDE NEW STORMDOOR ENTRY SYSTEMS AS SHOWN ON SHEET. ALSO AT NEW OPENING PATCH AND REPAIR EXISTING FINISHES TO MATCH ADJACENT AS NEEDED.
- ◆ PROVIDE 3/4" FINISH STONE TO EXISTING CHU WALLS AND DISCREPANT WOOD VENEER AT LOCATIONS SHOWN ON SHEET. ALSO VERIFY ALL FINISHED EDGES AND GOOD TYPES WITH OWNER.
- ◆ PROVIDE NEW DECORATIVE BOX ON EXISTING ROOF AT THIS LOCATION. SEE SHEET 'A10' AND 'D' SHEETS FOR DETAILS.
- ◆ OWNER TO SELECT FINAL ROOF FINISHES (PAINT, CARPET, ETC)



NEW WALL INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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Building Photo