



FOR SALE

2711 Santa Clara Dr
Santa Clara, UT 84765

± 4,108 SF | RETAIL

Property Specs

OFFERED PRICE	\$1,375,000
CAP RATE	6.75%
BUILDING SIZE	± 4,108 SF
LOT SIZE	± 0.33 AC
YEAR BUILT	1995, 2025
TYPE	Retail Community Center

- Santa Clara Dr Frontage-Retail (NNN Leased Investment)
- Fully stabilized net-leased investment in the heart of Santa Clara.
- Multi-tenant tenancy with varying lease terms.
- Great visibility and low maintenance.
- Remodeled in 2025



OR TEXT 23831 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

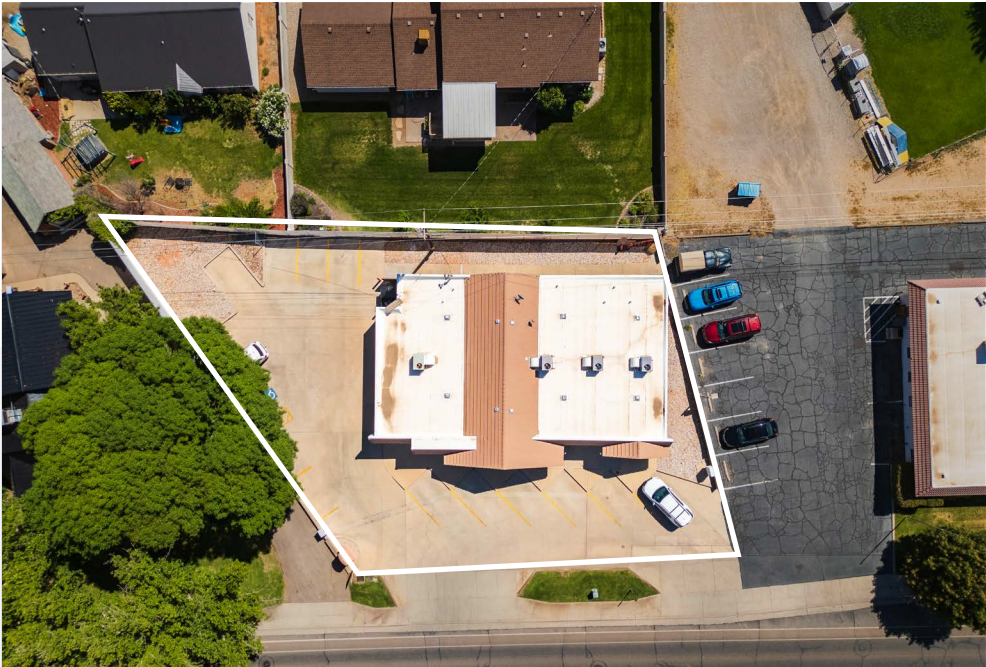
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SUMMARY



PHOTOS



FINANCIALS

PROFORMA

GROSS RENT	\$92,808.00	
NNN	\$9,145.08	
EXP NNN	\$9,145.08	
PM	\$4,640.40	5%
TAXES/LEGAL	\$1,500.00	
TOTAL EXP	\$15,285.48	
NET INC	\$86,667.60	

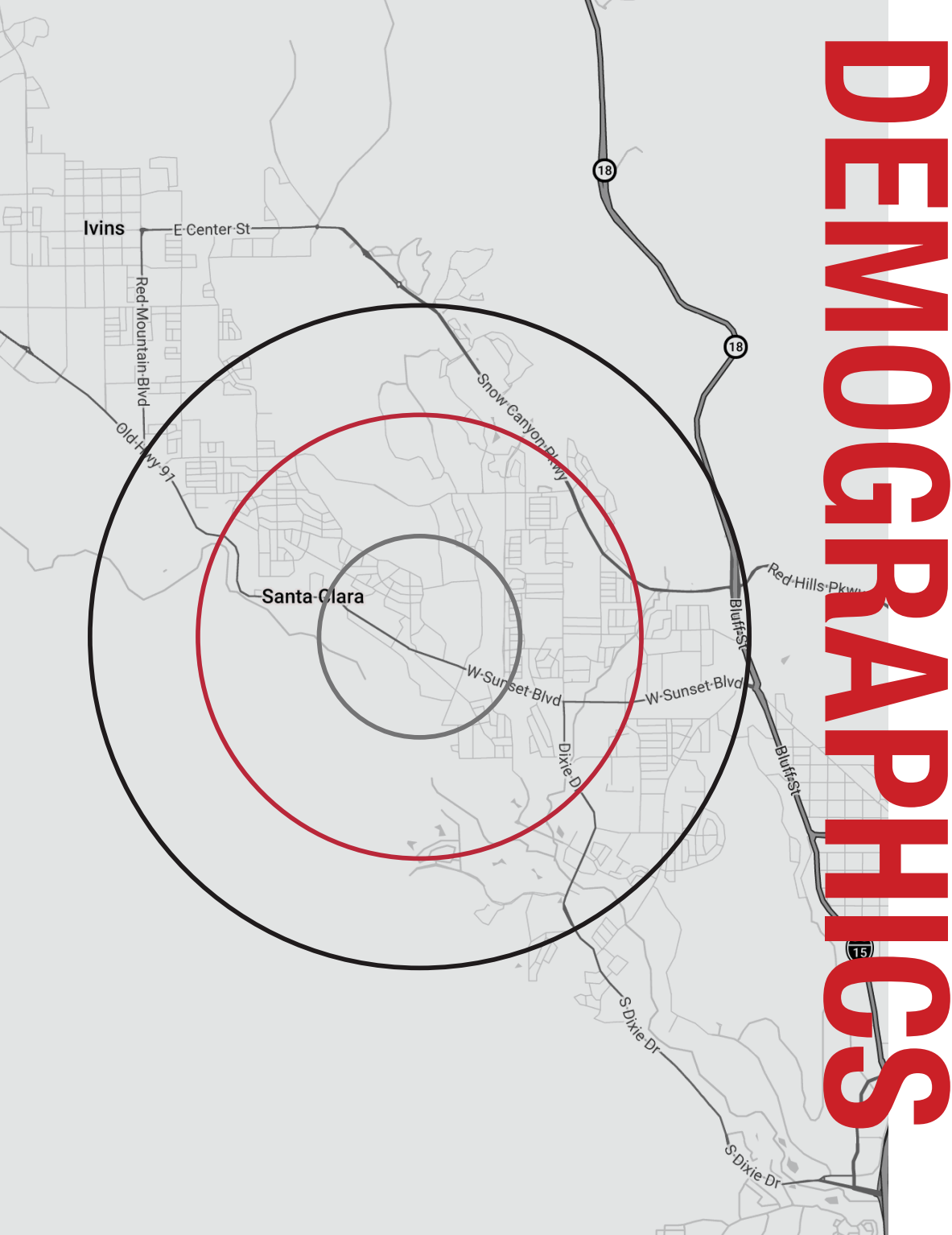
TENANTS

UNIT 100	Bubba's Chop Shop
UNIT 200 A&B	Sharing Place
UNIT 300	Clothing Store
UNIT 400	Desert Daisy Flower

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	5,646	40,598	62,173
HOUSEHOLDS			
2025 Households	1,702	15,075	23,062
INCOME			
2025 Average HH Income	\$121,463	\$99,977	\$96,759

Traffic Counts

STREET	AADT
Santa Clara Dr	8,200
Sunset Blvd	23,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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