

Pleasant Grove Town Center

172 S. Pleasant Grove Blvd.
Pleasant Grove, UT 84062

\$3,250,000.00 | 6.29% CAP RATE



RETAIL | FOR SALE

PROPERTY INFORMATION

- > Sales Price: \$3,250,000.00
- > 6.29% Cap Rate
- > NOI - \$204,421
- > 100% Occupied
- > (2) Drive-Thru's
- > Dense Mix of Nearby Residential, Business & Entertainment
- > High Demand Food & Beverage Area
- > Continuing Growth Market
- > 200 Apartment units under construction next door
- > Built in 2025

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 EST	14,758	70,358	169,093
2030 PROJ	15,478	75,190	181,380
HOUSEHOLDS			
2025 EST	5,315	21,936	51,598
2030 PROJ	5,711	24,199	56,959
INCOME			
2025 AVG	\$96,785	\$128,351	\$138,021
2025 MED	\$78,816	\$100,135	\$107,834

Source: ESRI 2025



RENT ROLL

Suite #	Tenant Name	Approx. Rentable SF	Term (years)	Lease Start	Lease End	Rent Per Month	Annual Rent	Rate PSF	Comments
A	CKH Coffee	1,730	5	06/01/2026	05/31/2031	\$7,640.83	\$91,690.00	\$53.00	Two (2) additional five-year term options.
B	Gual Bertos Mexican Food	2,127	5	6/01/2026	5/31/2031	\$9,394.25	\$112,731.00	\$53.00	Two (2) additional five-year term options.
Total		3857				\$17035.08	\$204,421.00		
Occupied SF		3857							

Absolute NNN, all expenses paid by tenant

INCOME	
NET OPERATING INCOME	\$204,421.00
CAP RATE	6.29%
OFFERING PRICE	\$3,250,000.00

