

Saratoga Upstairs Medical Office

1022 N REDWOOD RD UNIT 101, SARATOGA SPRINGS, UT 84045



OFFERING MEMORANDUM



Bryant Parker
Associate
+1 385 866 3007
bryant.parker@colliers.com

Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 610 1300
colliers.com

Executive Summary

SARATOGA UPSTAIRS MEDICAL OFFICE

Highlights:

- 8,552 SF Class A Office
- Directly across from Costco Wholesale
- Modern Architecture
- Smooth Access: Right in and Right out on Redwood Rd.

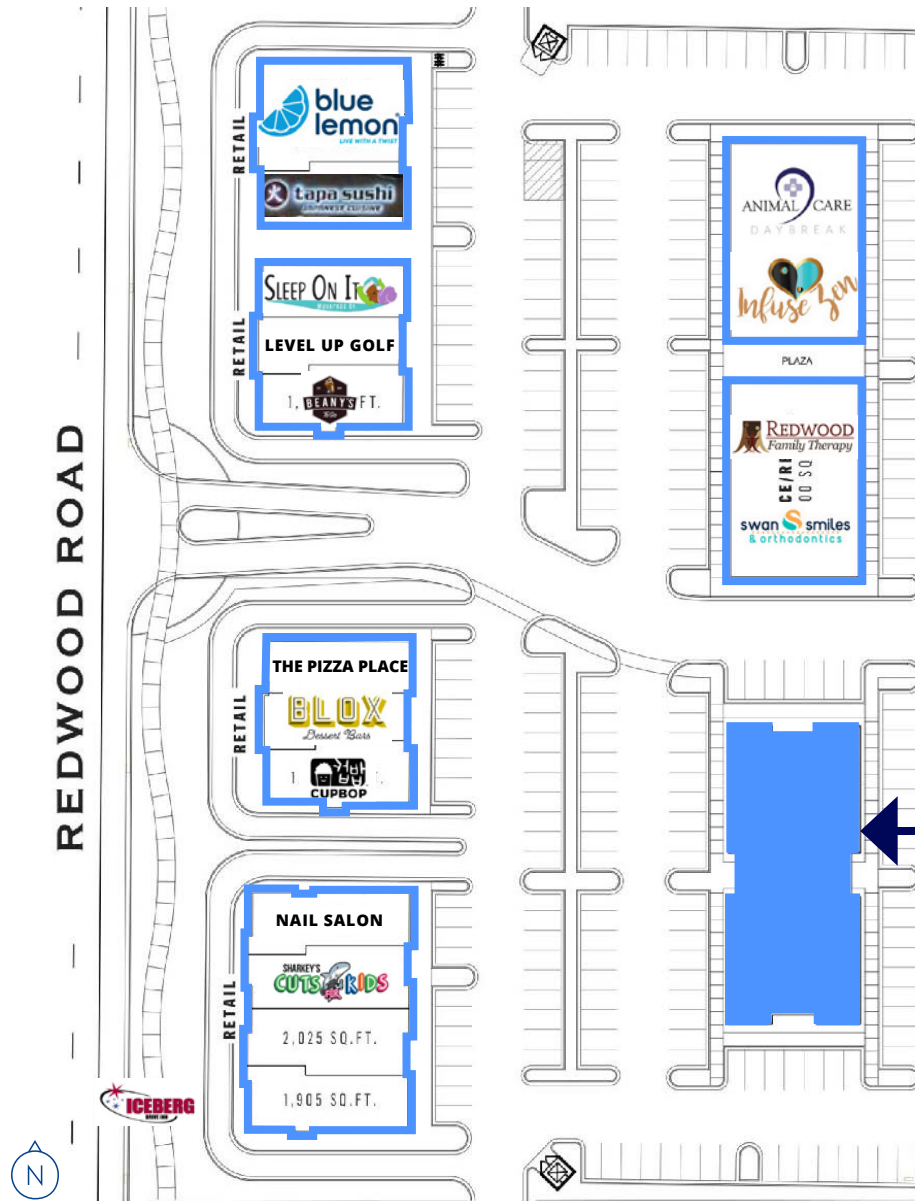


Property Details

Price	\$3,953,533
Net Operating Income	\$237,212
CAP Rate	6.00%
Property Address	1022 N Redwood Rd Unit 101 Saratoga Springs, UT 84045
Class	A
Year Built	2020
Size	8,552 SF
Class	A
Parking	5:01
Occupancy	Fully Leased
Zoning	Commercial
APN	51:716:0201, 51:716:0202

Site Plan

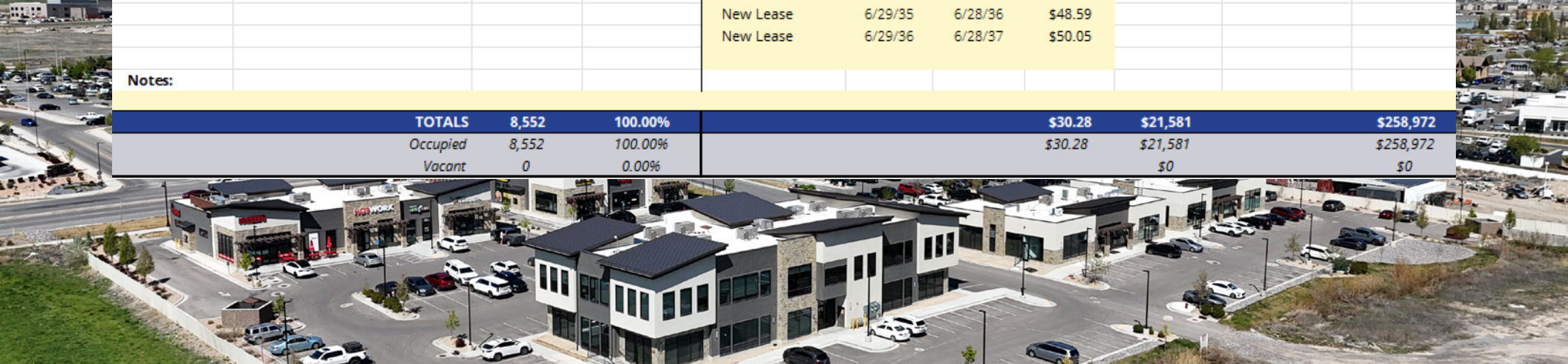
1022 N REDWOOD RD UNIT 101, SARATOGA SPRINGS, UT 84045



Rent Roll

1022 N REDWOOD RD UNIT 101, SARATOGA SPRINGS, UT 84045

SUITE #	TENANT NAME	SQ. FT.	% GLA	LEASE TERMS & RENTAL RATES						
				TERM	START	EXPIRES	PSF	MONTHLY	% CHANGE	ANNUAL
1	Redwood Family Therapy	4,200	49.11%	Contract	3/1/21	2/29/28	\$24.20	\$8,468		\$101,619
				Rent Bump	2/1/26	1/31/27	\$24.92	\$8,638	2.00%	
				Rent Bump	2/1/27	1/31/28	\$25.67			
				Rent Bump	2/1/28	1/31/29	\$26.44			
				Rent Bump	2/1/29	1/31/30	\$27.23			
				New Lease	2/1/30	1/31/31	\$28.05			
				New Lease	2/1/31	1/31/32	\$28.89			
				New Lease	2/1/32	1/31/33	\$29.76			
				New Lease	2/1/33	1/31/34	\$30.65			
				New Lease	2/1/34	1/31/35	\$31.57			
				New Lease	2/1/35	1/31/36	\$32.52			
				New Lease	2/1/36	1/31/37	\$33.49			
Notes:										
2	Spa Trouve	4,352	50.89%	Contract	6/30/25	7/1/30	\$36.16	\$13,113		\$157,353
				Rent Bump	6/29/26	6/28/27	\$37.24	\$13,506	3.00%	
				Rent Bump	6/29/27	6/28/28	\$38.36			
				Rent Bump	6/29/28	6/28/29	\$39.51			
				Rent Bump	6/29/29	6/28/30	\$40.69			
				New Lease	6/29/30	6/28/31	\$41.92			
				New Lease	6/29/31	6/28/32	\$43.17			
				New Lease	6/29/32	6/28/33	\$44.47			
				New Lease	6/29/33	6/28/34	\$45.80			
				New Lease	6/29/34	6/28/35	\$47.18			
				New Lease	6/29/35	6/28/36	\$48.59			
				New Lease	6/29/36	6/28/37	\$50.05			
Notes:										
TOTALS		8,552	100.00%				\$30.28	\$21,581		\$258,972
	Occupied	8,552	100.00%				\$30.28	\$21,581		\$258,972
	Vacant	0	0.00%					\$0		\$0



Property Photos



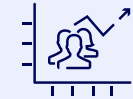
LOCAL AREA MAP



KEY POINTS 3 MILE



91.3k
Population
(2025)



14.4%
Population Growth
2025-2030



27.8
Median Age



\$153.6k
Average Household
Income

Demographics

	1 Mile	2 Mile	3 Mile
Population			
2025 Total	6,740	48,509	91,284
2030 Projected	7,276	55,434	104,387
Daytime Population			
2025 Workers	3,989	9,239	14,859
2025 Total	8,011	36,725	67,177
Household Income			
2025 Median HHI	\$115,519	\$134,185	\$130,363
2025 Average HHI	\$133,514	\$155,165	\$153,595

Market Overview

SARATOGA UPSTAIRS MEDICAL OFFICE





UTAH COUNTY

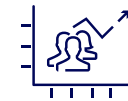
DEMOGRAPHICS

KEY POINTS UTAH COUNTY



752.5k

Population
(2025)



10.1%

Population Growth
2025-2030



27.8

Median Age



\$133k

Average Household
Income

Population

2025 Estimated

752,570

2030 Projected

828,589

Households

2025 Estimated

218,339

2030 Projected

245,794

Income

2025 Median HHI

\$105,932

2025 Average HHI

\$133,040

2025 Per Capita

\$38,658

Demographics provided by ESRI Business Analyst

UTAH COUNTY

DEMOGRAPHICS

WORKFORCE



16.1k
Total Businesses
(2025)



4%
Unemployment
Rate
December 2025



211k
Total Employees
(2025)

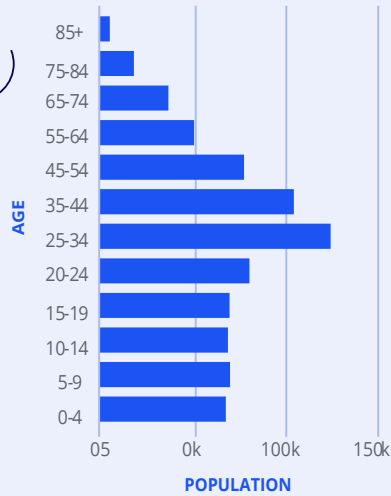


74%
156k Employees
Retail & Services
White Collar



22%
46k
Employees
Infrastructure
Blue Collar

AGE & EDUCATION



57.2%
College
Degree

21.2%
Some
College

14.2%
High School
Graduate



UTAH

DEMOGRAPHICS



Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Utah ranked as the **#1**
best state to move to

ConsumerAffairs (August 2024)



Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

UTAH

POPULATION GROWTH



Utah is a young and high-growth state & often ranks as the youngest state in the nation at 32.5 years, compared to the U.S. median age of 39.6.

Utah attracts many new out-of-state residents drawn to its landscapes, great economy and quality of life. Net migration has accounted for over 50 percent of the population growth in recent years.

Utah's population is concentrated along the Wasatch Front in the contiguous counties from the north to south: Box Elder, Weber, Davis, Salt Lake, Utah and Juab Counties. To the east, the Wasatch Back refers to Morgan, Summit and Wasatch Counties, and Tooele County is to the west. The combined population of the 10-county region exceeds 2.9 million people, over 80 percent of the state's total population. The population in this area is projected to grow 5.7 percent by 2030.

Southwestern Utah is gaining population at astonishing rates. Washington and Iron Counties are the fastest-growing counties in Utah. With a combined growth rate of 13.1 percent, there will be over 300,000 living in the two southwest counties by 2030.

From July 2023 to July 2024, Utah ranked as the 2nd fastest growing state in the U.S., Utah's population is expected to reach 3.8 million people by 2031 and 5.4 million by 2060.

Utah is the **#3** best state in the U.S. for growth

U.S. News & World Report (August 2022)



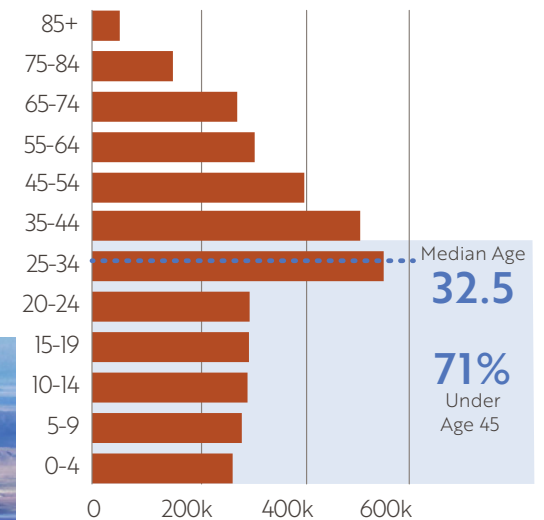
Projected Population Growth (2025-2030)

Entire State	6.2%
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Fastest Growing by Region

Cedar City	14.8%
St. George	12.5%
Provo-Orem-Lehi	10.1%
Heber-Park City	8.7%
Box Elder County	8.0%
Logan	7.2%
Ogden-Layton-Clearfield	4.3%
Salt Lake City-Murray	3.4%

Population by Age



Total Population (2025) **3,538,233**



Utah's job market is robust & diversified. The economy booms thanks to a combination of strong employment growth, the vibrant & diverse industries present, & strategic collaboration between business, labor & government.

Utah's non-farm payroll employment for May 2025 increased an estimated 2.5 percent across the past 12 months, with the state's economy adding a cumulative 42,900 jobs since May 2024.

Utah is ranked as the 3rd best state for low tuition costs by The College Board and 2nd for best state overall for higher education by U.S. News & World Report.

Specialized Industries

Utah has emerged as an economic powerhouse in the past couple of decades. A strong economy and business-friendly environment drove the boom in the business landscape, attracting new businesses from various industries.

Multiple sectors are seeing significant growth, and the success bolsters the state's reputation for innovation and economic development. Utah continues to become more specialized through aggressive support from state lawmakers to grow targeted industries through innovative programs to expand access to talent and capital, improve supply chains, share industry expertise, drive research, and promote international trade.



Keys to Success

Utah's central location in the western U.S. gives it a logistical advantage and an unmatched infrastructure network of roads, rail and airports. Known as "The Crossroads of the West," Utah exports \$12 billion annually.

Utah ranked **#1**
Best Business Climate
in the U.S.

*Schweitzer Engineering Laboratories
(September 2024)*



Since the driving of the golden spike completed the first transcontinental railroad in 1869, Utah has been the “Crossroads of the West.”

Today, Utah is a hub for air, ground and rail distribution services with its geographic position that includes major trucking routes, almost equidistant from any major Western U.S. market.

Utah is a magnet for international business. Utah's exports in 2023 created an estimated \$8 billion in GDP, \$4 billion in earnings, \$16.7 billion in output and 71,891 jobs. The state's international trade strategy is based on diplomacy and protocol, promoting business and attracting foreign investment.

The tremendous growth within the state requires consideration for intentional growth and critical infrastructure to support that growth. The Utah Inland Port Authority was created to develop structures and systems to support the transport of critical goods such as transportation networks, warehouse/storage and distribution centers and delivery systems, while also working closely with local communities, investing in education/training and job creation. UIPA works with several communities to create project areas for business access to resources, infrastructure and support.

Utah Exports **\$12B** in Goods & Services Annually
Utah is home to over 15K trucking companies

(Utah Department of Transportation)

UTAH PLAYS

SPORTS & RECREATION



The Wasatch Front is a year-round sporting event hub for adventure & action sports, as well as professional & collegiate team fans.

Utah will welcome back the Winter Olympic Games in 2034.



Having previously hosted the games in 2002. Many world-class facilities were constructed in preparation for the games and have remained multi-use venues, like the Utah Olympic Park in Park City, the Utah Olympic Oval in Kearns, and of course the various slopes of ski areas known for the “Greatest Snow on Earth.”

Year-Round Recreation



The diverse landscapes of Utah’s public lands offer numerous unique recreational opportunities like mountain biking in Moab; OHV riding in Little Sahara; whitewater rafting the Green, San Juan or Colorado Rivers; and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.



Utah winters offer skiing at 15 resorts throughout the state, but even non-skiers have options for play in the winter. Scale a frozen waterfall in Provo Canyon, bobsled with a pro down an actual Olympic track at Olympic Park in Park City, snowmobile through 800+ miles of groomed trails in places like Manti-La Sal Mountains or Logan Canyon, snowshoe among the scenic winter landscape (including snow-capped red rock hoodoos) in Bryce Canyon, or take the family sledding at Jeremy Ranch in the daytime and wandering through Midway’s Ice Castles in the evening.

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For more information, contact:

Bryant Parker

Associate

+1 385 866 3007

bryant.parker@colliers.com



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