PARKWAY PLAZA

TWO BUILDING- MULTI-TENANT

1805-1807 West South Jordan Parkway, South Jordan UT 84095

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EXECUTIVE SUMMARY

NEW LONG-TERM LEASE

Newly signed long term leases with FiiZ (10 Year Lease), Banbury Cross Donuts (10 Year Lease), and Lucky Puppy Arcade (7 Year Lease) all with additional option periods to extend.

LOCATION

The subject property is located in South Jordan, which is rated one of the best cities to live and raise a family in.

Parkway Plaza is strategically positioned along South Jordan Parkway in the heart of South Jordan, one of the fastest growing and most affluent communities in the Salt Lake Valley. The property benefits from exceptional visibility and exposure along a heavily traveled east-west arterial, with approximately 41,360 vehicles per day on South Jordan Parkway and an additional 29,633 vehicles per day on nearby Redwood Road.

Also located near the intersection of South Jordan Parkway and Redwood Road, providing convenient connectivity throughout the southwest Salt Lake Valley and access to the surrounding communities of South Jordan, Riverton, West Jordan, Sandy, Draper, and Herriman. Its location along an established commercial corridor places the property near a variety of retail, restaurant, medical, financial, civic, and neighborhood-serving destinations.

AREA TENANTS:

Smith's Food & Drug Stores, Harmons Neighborhood Grocer, MOD, Del Taco, McDonald's, Walgreens, Sherwin Williams, Bubbakoo's Burritos

HIGHLIGHTS

- High-visibility location along South Jordan Parkway (10400 South)
- Approximately 41,360 ADT on South Jordan Parkway
- Approximately 29,633 ADT on nearby Redwood Road
- South Jordan population of approximately 87,600
- Located across the street from Bigham High School with nearly 2,500 Student body
- Strong surrounding residential density and continued housing growth
- Convenient access to established retail, dining, medical and professional services
- Positioned within one of the Salt Lake Valley's most desirable and rapidly growing communities

LISTING PRICE	NOI	CAP RATE
$5,300,000	$343,030	6.5%

RENT ROLL

1807 W South Jordan Pkwy., South Jordan, UT 84095 - WEST BUILDING

SUITE	TENANT NAME	SQ. FT.	% GLA	LEASE TYPE	NNN INCOME PSF	NNN INCOME MONTHLY	NNN INCOME ANNUAL	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
A	Banbury Cross Donuts	1,750	44%	NNN	$7.00	$1,021	$12,250	Year 1	4/1/2026	3/31/2027	$48.00	$7,000	$84,000
								Year 2	4/1/2027	3/31/2028	$48.96	$7,140	
								Year 3	4/1/2028	3/31/2029	$49.94	$7,283	
								Year 4	4/1/2029	3/31/2030	$50.94	$7,429	
								Year 5	4/1/2030	3/31/2031	$51.96	$7,578	
								Year 6	4/1/2031	3/31/2032	$53.00	$7,729	
								Year 7	4/1/2032	3/31/2033	$54.06	$7,884	
								Year 8	4/1/2033	3/31/2034	$55.14	$8,041	
								Year 9	4/1/2034	3/31/2035	$56.24	$8,202	
								Year 10	4/1/2035	3/31/2036	$57.36	$8,365	
								Option 1*	2/15/2036	2/14/2041	$58.51	$8,533	
								Option 2*	2/15/2041	2/14/2046	$64.60	$9,421	
								*Option periods: 3% annual increases					
B	Lucky Puppy Arcade	2,262	56%	NNN	$7.00	$1,320	$15,834	Months 0-3	4/1/2026	7/1/2026	$0.00	$0	
								Year 1	7/2/2026	7/1/2027	$40.00	$7,540	$90,480
								Year 2	7/2/2027	7/1/2028	$41.00	$7,729	
								Year 3	7/2/2028	7/1/2029	$42.02	$7,921	
								Year 4	7/2/2029	7/1/2030	$43.07	$8,119	
								Year 5	7/2/2030	7/1/2031	$44.15	$8,322	
								Year 6	7/2/2031	7/1/2032	$45.25	$8,530	
								Year 7	7/2/2032	7/1/2033	$46.38	$8,743	
								Option 1	7/2/2033	7/1/2038	FMV	FMV	
								Option 2	7/2/2038	7/1/2043	FMV	FMV	
								Option 3	7/2/2043	7/1/2048	FMV	FMV	
								Option 4	7/2/2048	7/1/2053	FMV	FMV	
	TOTALS	4,012	100%				$28,084						$174,480.00
	Occupied	4,012	100%										
	Vacant	0	0%										

1805 W South Jordan Pkwy., South Jordan, UT 84095 - EAST BUILDING

SUITE	TENANT NAME	SQ. FT.	% GLA	LEASE TYPE	NNN INCOME PSF	NNN INCOME MONTHLY	NNN INCOME ANNUAL	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
A	Fiiz Drinks	1,300	32%	NNN	$7.00	$758	$9,100	Year 1	8/15/2026	8/14/2027	$48.00	$5,200	$62,400
								Year 2	8/15/2027	8/14/2028	$48.00	$5,200	
								Year 3	8/15/2028	8/14/2029	$51.00	$5,525	
								Year 4	8/15/2029	8/14/2030	$52.28	$5,663	
								Year 5	8/15/2030	8/14/2031	$53.58	$5,805	
								Year 6	8/15/2031	8/14/2032	$54.92	$5,950	
								Year 7	8/15/2032	8/14/2033	$56.29	$6,099	
								Year 8	8/15/2033	8/14/2034	$57.70	$6,251	
								Year 9	8/15/2034	8/14/2035	$59.14	$6,407	
								Year 10	8/15/2035	8/14/2036	$60.62	$6,567	
								Option 1*	8/15/2036	8/14/2041	$62.14	$6,732	
								Option 2*	8/15/2041	8/14/2046	$70.30	$7,616	
								*Option periods: 2.5% annual increases					
B	Vacant *	1,425	35%	NNN	$7.00	$831	$9,975				$38.00		$54,150
C	Vacant *	1,300	32%	NNN	$7.00	$758	$9,100				$40.00		$52,000
	TOTALS	4,025	68%				$28,175						$168,550.00
	Occupied	1,300	32%										
	Vacant	2,725	68%										

* Seller will credit 6 months of proforma rent in escrow after closing

INVESTMENT SUMMARY

South Jordan - Parkway Plaza		
INCOME:		
Gross Rental Income	$	343,030
CAM Recoverables	$	28,175
Misc. Income (Interest, Fees etc.)	$	-
EFFECTIVE GROSS INCOME	**$**	**371,205**
LESS EXPENSES		
CAM Recoverables	$	(28,175)
TOTAL EXPENSES	$	(28,175)
NET OPERATING INCOME	**$**	**343,030**
CAP RATE		**6.50%**
PURCHASE PRICE	**$**	**5,300,000**
Price PSF	**$**	**659.45**

PROPERTY SUMMARY

LOCATION:
1805 & 1807 W. South Jordan Parkway
South Jordan, UT 84095

LAND AREA:
1.10 Acre Parcel

BUILDING AREA:
The subject property consists of two retail buildings totaling 8,037 SF.
East Building- 4,025 SF
West Building- 4,012 SF

FRONTAGE & ACCESS
Full access off of South Jordan Parkway (10600 South) with excellent visibility

PARKING:
38 Total parking stalls, or approx. 4.72 per 1,000 SF

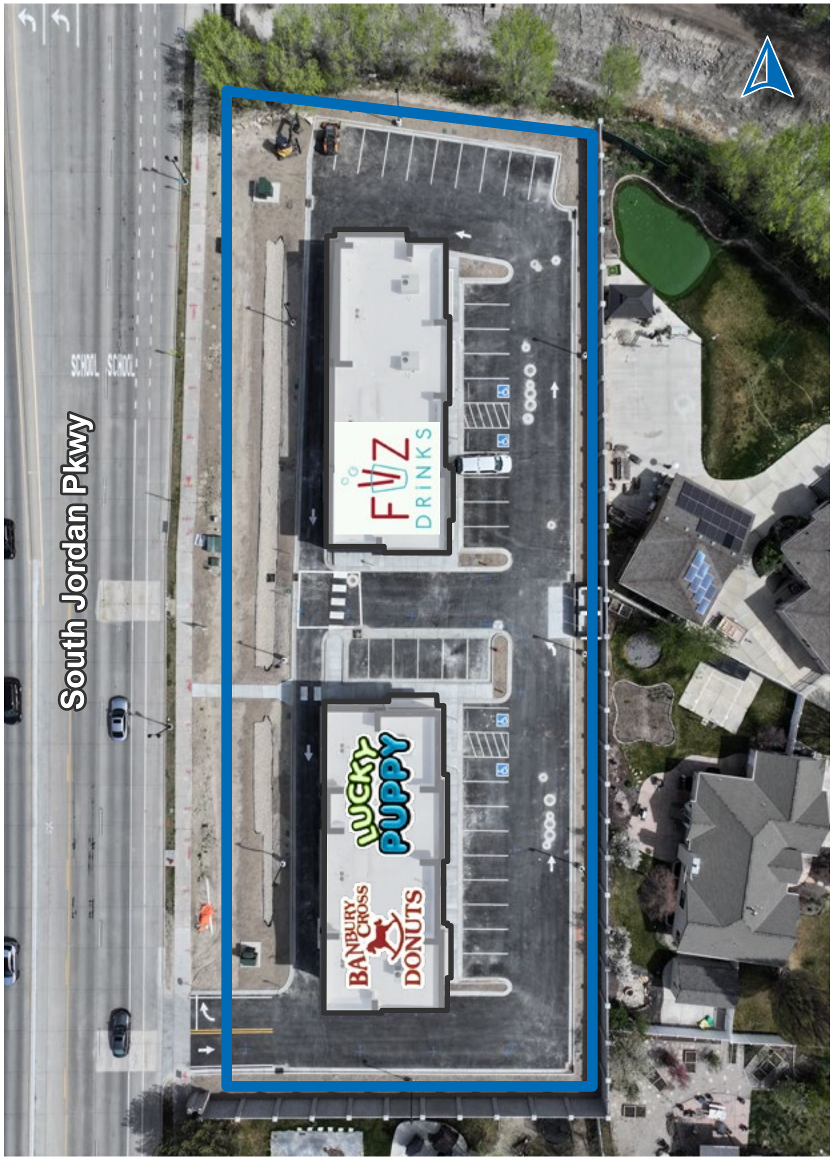
TRAFFIC COUNTS:
South Jordan Parkway- 42,270 ADT
Redwood Road- 30,018 ADT

YEAR BUILT:
2026

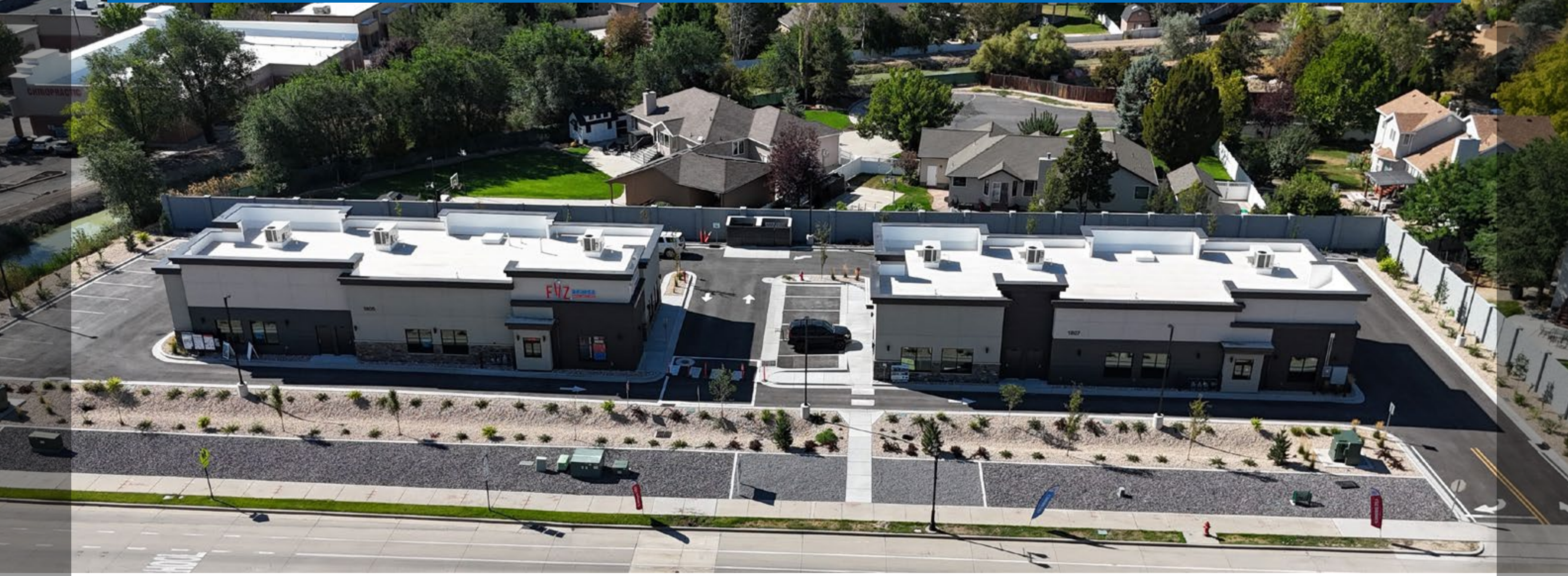
ZONING:
C-C

LAND OVERVIEW

APN #	ACRES	SF
27-15-176-030-0000	1.10	47,916 SF



PROPERTY PHOTOS



SURROUNDING RETAIL

PARKWAY PLAZA

TENANT PROFILES

Banbury Cross Donuts is a locally owned Utah donut shop that has been serving fresh, handmade donuts since 1986. Founded on an original recipe created by Joan Morrow, Banbury Cross has built a strong reputation for light, fluffy, melt-in-your-mouth donuts made by hand from scratch using high-quality ingredients. The company has deliberately maintained its traditional baking methods, with bakers arriving early each morning to prepare donuts fresh rather than relying on automated production. Known for its classic glazed donuts, maple bars, cinnamon crumb donuts, blueberry cake donuts, apple fritters, and other specialty offerings, Banbury Cross combines old-fashioned craftsmanship with a simple, welcoming customer experience. What began as a single Salt Lake City shop has grown to locations in Salt Lake City, Centerville, and Layton while maintaining the same original recipe and commitment to quality. With a focus on consistency, freshness, and its deep connection to the local community, Banbury Cross Donuts has become a beloved Utah institution and a recognizable name within the region's breakfast and bakery scene.

ESTABLISHED: 1986
LOCATION: Salt Lake City, UT
EMPLOYEES: Local Staff
HEADQUARTERS: Salt Lake City, UT
COMPANY: Locally Owned

FiiZ Drinks was born in Bountiful, Utah in 2014 when two families came together over a love of creating luckspecialty sodas and bringing a modernized 1950's soda shop hangout to their local community. The concept took off and today has grown to over 70 locations throughout the United States.
FiiZ offers personalized refreshment and encourages its customers to enjoy "Your Drink. Your Way.," along with a selection of savory snacks and sweet treats.

ESTABLISHED: 2014
LOCATION: Bountiful, UT
EMPLOYEES: 1,000 Corporate & Franchise Network
HEADQUARTERS: Bountiful, UT
COMPANY: Locally Owned

Lucky Puppy Arcade idea came from a spirited Golden Doodle puppy named Boots. Boots was no ordinary pup – he had a knack for adventure and a heart as golden as his fur. He lived with his owner, a friendly business owner named Kimberly, who adored Boots' boundless energy and ever-wagging tail.

Boots loved following Kimberly everywhere she went. One day, as they strolled through a vibrant arcade on Fremont Street, Boots spotted something that captured his attention: a claw machine filled with colorful toys.

As the machine's claw danced and swooped, Boots tilted his head with intrigue. "Woof! I could do that," Boots thought with a determined spark in his eyes. And thus, an extraordinary idea blossomed – he would open his very own Claw Machine Arcade, which he decided to name "Lucky Puppy"!

With Kimberly's creative talents and Boots' boundless enthusiasm, they transformed an old computer programming business into a haven of fun and excitement.

Lucky Puppy Arcade offers a unique family-friendly claw maching arcade experience. It stands out for its bright atmosphere, colorful lights, and diverse selection of Japanese-style claw machinges filled with the cutest kawaii plushies… not to mention the top notch customer service.

Lucky Puppy Arcade provides an entertaining and immersive gaming experiencefor kids and visitors of all ages. Alongside its arcade offerings, Lucky Puppy is also known for hosting kid's birthday parties and special private events.

ESTABLISHED: 2026
LOCATION: Las Vegas NV
FRANCHISEE: Locally Owned

2026 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,098	99,735	314,496
2031 EST. POPULATION	9,735	96,388	311,965
EST. HOUSEHOLDS	3,449	33,367	105,688
EST. AVERAGE HOUSEHOLD INCOME	$169,917	$156,122	$147,004
EST. MEDIAN HOUSEHOLD INCOME	$142,474	$125,762	$118,837

MSA SNAPSHOT

SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.

1.3M
Population

$99,828
Median Household Income

$133,388
Average Household Income

0.7%
Projected Annual Growth Rate

49,989
Total Businesses

560,122
Total Employees

$4,825
Monthly HH Consumer Retail Expenditures

Source: Sites USA (2025)

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

NEWMARK

MOUNTAIN WEST

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