THE APOLLO

INVESTMENT OPPORTUNITY

2250 E MURRAY HOLLADAY RD, HOLLADAY, UT 84117

NEWMARK
MOUNTAIN WEST

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INVESTMENT SUMMARY

OVERVIEW

Newmark Mountain West is proud to present the unique opportunity to acquire The Apollo, a luxury mixed-use development in the heart of Holladay. Located under 31 luxury residential condos, the main level retail totals 11,526 square feet of boutique retailers to the trade area. The retail component is positioned to leverage the high foot traffic and affluent demographic of the “five-minute neighborhood” in Holladay Village, which presents a unique opportunity to acquire a 100% leased, institutional quality retail investment. The center benefits from exceptional co-tenancy, excellent visibility, quality construction, curb appeal, and a strong location in the heart of the Holladay’s retail sector.

HIGHLIGHTS

MIXED-USE DENSITY

The 31 luxury condo units provide an immediate, built-in customer base with unit prices starting in the $800,000s.

WALKABILITY

The site is a core part of the Holladay Village redevelopment, designed for high pedestrian accessibility to nearby post offices, grocery stores, and independent shops.

ASSET TYPE

Class A retail within a contemporary condominium structure, featuring modern materials like stone and brick veneer.

LISTING PRICE	NOI	CAP RATE
$5,442,573	$312,948	5.75%

OCCUPANCY	TOTAL GLA	LAND SIZE	PRICE/SF
100%	11,526 SF	1.01 AC	$472

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RENT ROLL

TENANT NAME	SQ. FT.	% GLA	LEASE TYPE	LEASE TERMS WITH OPTIONS & ESCALATIONS						
				TERM	START	EXPIRATION	PSF	MONTHLY	ANNUAL	% INCREASE
Tuile Bakery	1,188	10.31%	NNN	**Current**	**7/1/26**	**6/30/27**	**$37.99**	**$3,760.72**	**$45,128.64**	
					7/2/27	6/30/28	$39.13	$3,873.54	$46,482.50	3%
					7/2/28	7/1/29	$40.30	$3,989.75	$47,876.97	3%
					7/3/29	7/1/30	$41.51	$4,109.44	$49,313.28	3%
					7/3/30	7/2/31	$42.75	$4,232.72	$50,792.68	3%
					7/4/31	7/2/32	$44.04	$4,359.71	$52,316.46	3%
					7/4/32	7/3/33	$45.36	$4,490.50	$53,885.96	3%
					7/5/33	7/3/34	$46.72	$4,625.21	$55,502.53	3%
					7/5/34	7/4/35	$48.12	$4,763.97	$57,167.61	3%
					7/6/35	7/4/36	$49.56	$4,906.89	$58,882.64	3%
				Option 1*	7/6/36	7/5/41	$51.05	$5,054.09	$60,649.08	
				Option 2*	7/7/41	7/5/46	$59.18	$5,859.08	$70,308.91	
										*3% increase annually
Beckett & Robb	1,675	14.53%	NNN		3/7/25	3/6/26	$32.00	$4,466.03	$53,592.36	
				Current	**3/7/26**	**3/6/27**	**$32.64**	**$4,600.01**	**$54,664.21**	**2%**
					3/7/27	3/6/28	$33.29	$4,738.01	$55,757.49	2%
					3/7/28	3/6/29	$33.95	$4,880.15	$56,872.64	2%
					3/7/29	3/6/30	$34.63	$5,026.56	$58,010.09	2%
				Option 1*	3/7/30	3/6/31	$38.20	$5,177.35	$63,992.02	
				Option 2*	3/7/31	3/6/32	$44.29	$5,332.67	$74,184.30	
										*2% increase annually
Optique Eyewear	1,324	11.49%	NNN		5/12/25	5/11/26	$32.06	$3,537.70	$42,452.40	
				Current	**5/12/26**	**5/11/27**	**$32.71**	**$3,643.83**	**$43,301.45**	**2%**
					5/12/27	5/11/28	$33.36	$3,753.15	$44,167.48	2%
					5/12/28	5/11/29	$34.03	$3,865.74	$45,050.83	2%
					5/12/29	5/11/30	$34.71	$3,981.71	$45,951.84	2%
Method Pilates	1,615	14.01%	NNN		11/1/24	10/31/25	$30.00	$4,037.93	$48,455.16	
				Current	**11/2/25**	**10/31/26**	**$30.90**	**$4,159.07**	**$49,908.81**	**3%**
					11/2/26	11/1/27	$31.83	$4,283.84	$51,406.08	3%
					11/3/27	11/1/28	$32.79	$4,412.36	$52,948.26	3%
					11/3/28	11/2/29	$33.77	$4,544.73	$54,536.71	3%
					11/4/29	11/2/30	$34.78	$4,681.07	$56,172.81	3%
					11/4/30	11/3/31	$35.83	$4,821.50	$57,858.00	3%
					11/5/31	11/3/32	$36.90	$4,966.14	$59,593.73	3%
					11/5/32	11/4/33	$38.01	$5,115.13	$61,381.55	3%
					11/6/33	11/4/34	$39.15	$5,268.58	$63,222.99	3%
				Option 1*	11/6/34	11/5/39	$40.32	$5,426.64	$65,119.65	
										*3% increase annually

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RENT ROLL

Perspire Sauna	2,183	18.94%	NNN		10/18/24	10/17/25	$32.00	$5,820.80	$69,849.60	
				Current	**10/19/25**	**10/17/26**	**$32.96**	**$5,995.42**	**$71,945.09**	**3%**
					10/19/26	10/18/27	$33.95	$6,175.29	$74,103.44	3%
					10/20/27	10/18/28	$34.96	$6,360.55	$76,326.54	3%
					10/20/28	10/19/29	$36.01	$6,551.36	$78,616.34	3%
					10/21/29	10/19/30	$37.09	$6,747.90	$80,974.83	3%
					10/21/30	10/20/31	$38.21	$6,950.34	$83,404.08	3%
					10/22/31	10/20/32	$39.35	$7,158.85	$85,906.20	3%
					10/22/32	10/21/33	$40.53	$7,373.62	$88,483.38	3%
					10/23/33	10/21/34	$41.75	$7,594.82	$91,137.88	3%
				Option 1*	10/22/34	10/21/35	$43.00	$7,822.67	$93,872.02	
				Option 2*	10/22/35	10/21/36	$33.98	$8,057.35	$74,184.30	
										*2% increase annually
Smiles Dental	3,541	30.72%	NNN		**7/1/18**	**6/30/23**	**13.5554928**	**$4,000.00**	**$48,000.00**	
					7/1/23	6/30/24	$13.96	$4,119.36	$49,432.36	3%
					7/1/24	6/30/25	$14.38	$4,243.30	$50,919.58	3%
				Current	7/1/25	6/30/26	$14.81	$4,370.18	$52,442.21	3%
					7/1/26	6/30/27	$15.26	$4,502.97	$54,035.66	3%
					7/1/27	6/30/28	$15.72	$4,638.71	$55,664.52	3%
				Option 1*	7/1/28	6/30/33	$16.19			*3% increase annually in Extended Period
TOTAL SF	**11,526**	**100.0%**					**$27.15**	**$26,079**	**$312,948**	
Occupied SF	**11,526**	**100.0%**								
Vacant SF	**0**	**0.0%**								

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PROPERTY SUMMARY

LOCATION:
The Apollo
2250 E Murray Holladay Rd
Holladay, UT 84117

LAND AREA:
Subject Property consists of 1.01 Acres of land

BUILDING AREA:
The subject property features Multi-Tenant Retail building totaling 11,526 SF of gross leasable area

FRONTAGE & ACCESS:
Property is accessible from two (2) along Murray Holladay Blvd with ample street parking

PARKING:
459 Parking Stalls, 10.43/1000

TRAFFIC COUNTS:
Murray Holladay Rd: 28,091 VPD
2300 E: 13,733 VPD

YEAR BUILT:
2018

ZONING:
MU- Mixed-Use

LAND OVERVIEW

APN #	ACRES	SF
22-10-134-041-0000	1.01	43,996

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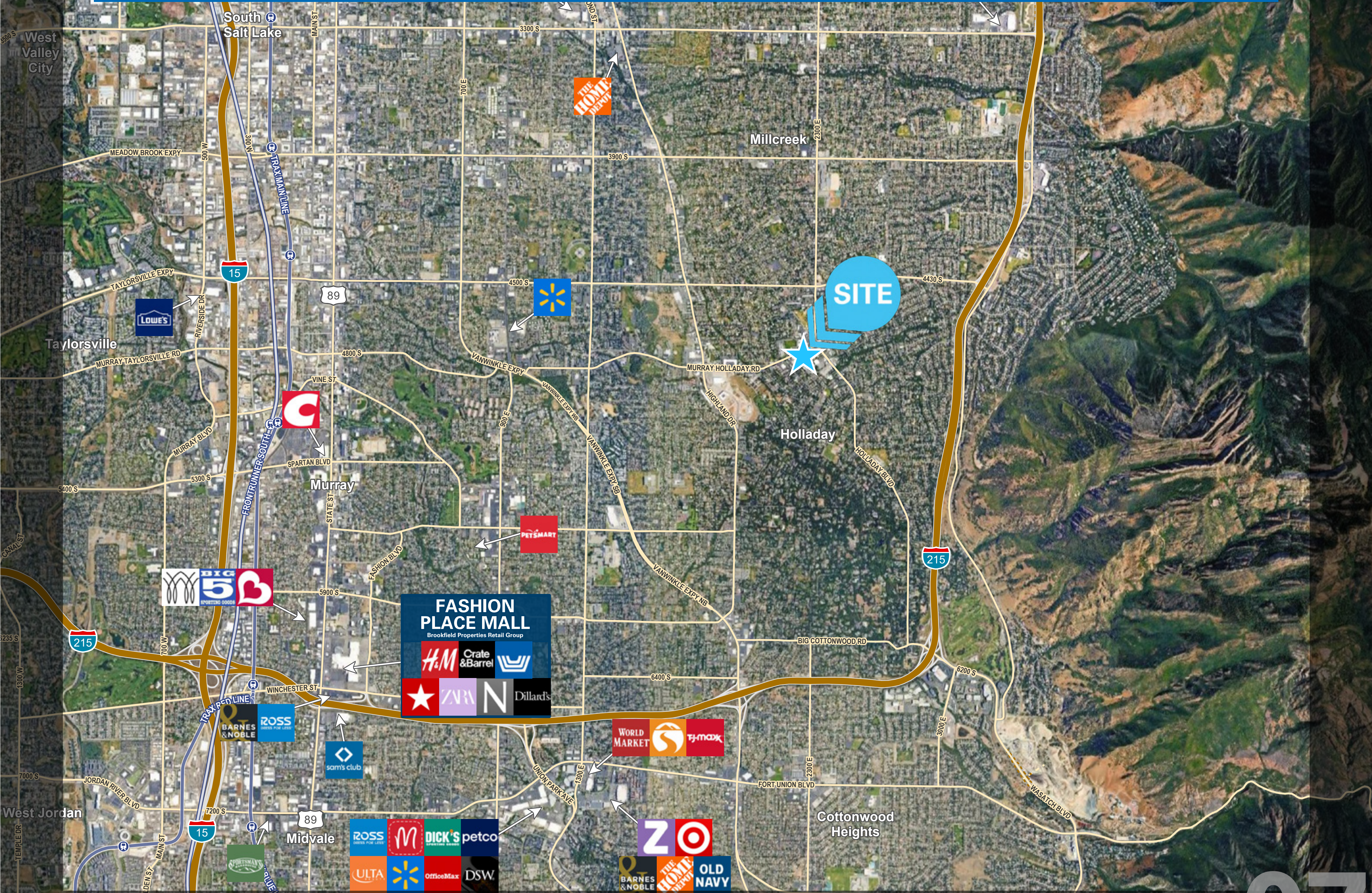
LOCATION



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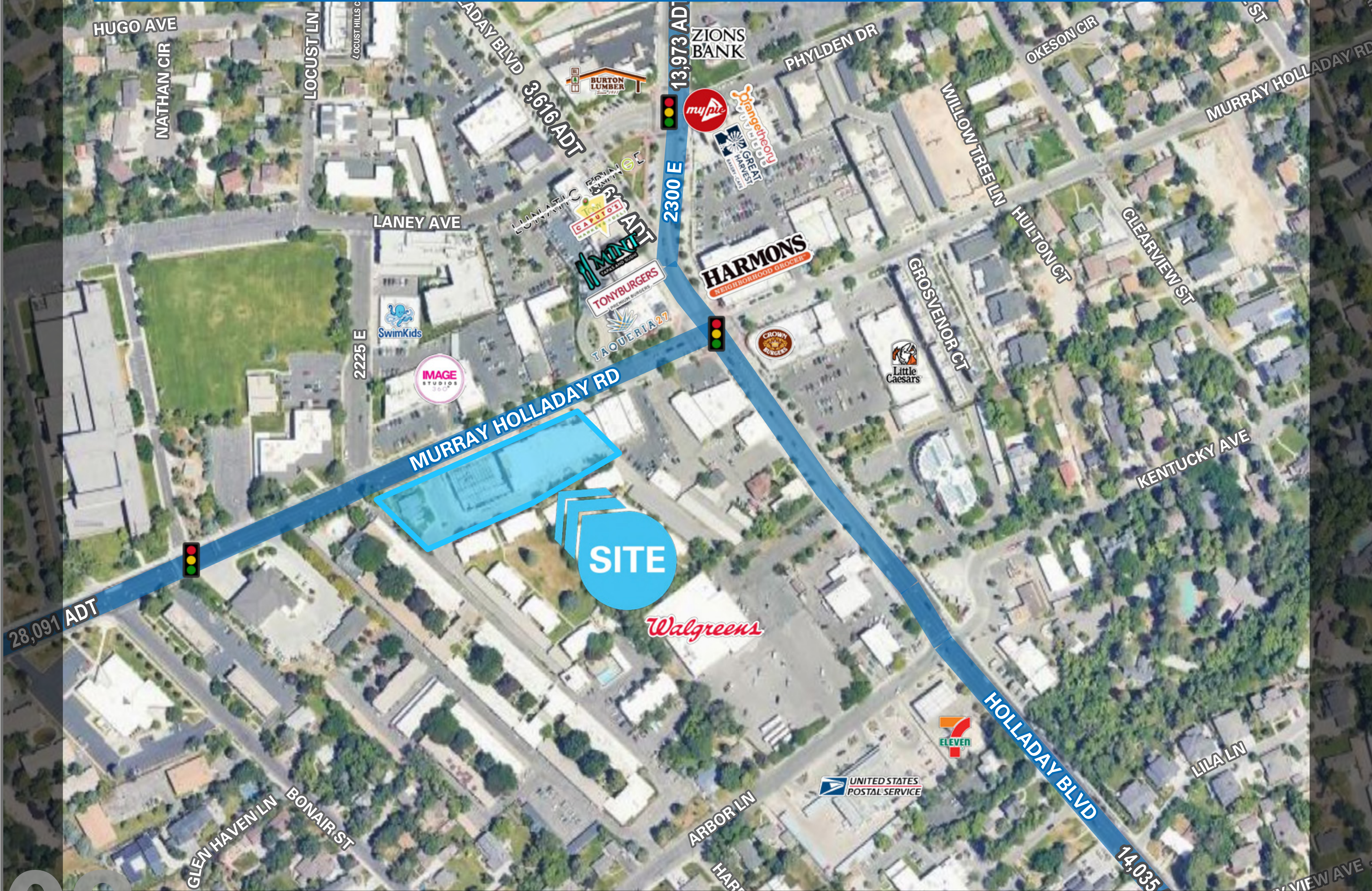
SURROUNDING RETAIL



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SITE

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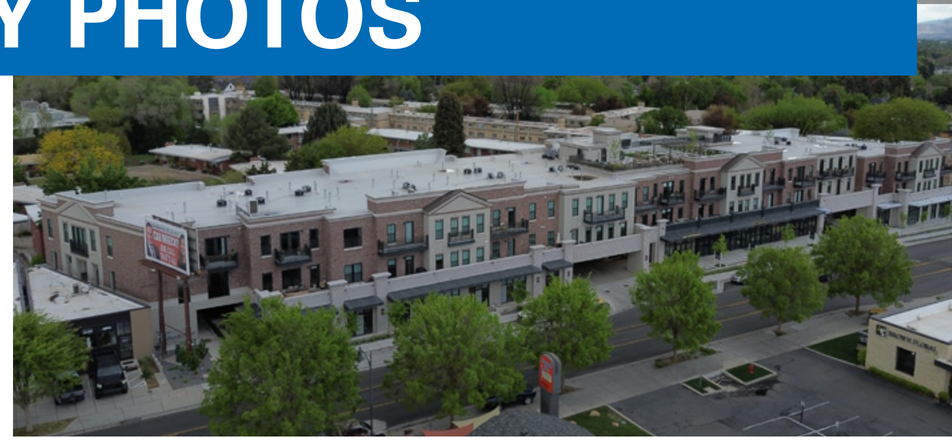
PROPERTY PHOTOS



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SOUTHEAST FACING

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2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,358	107,260	267,795
2030 EST. POPULATION	13,342	99,692	254,099
EST. HOUSEHOLDS	5,369	43,359	109,890
EST. AVERAGE HOUSEHOLD INCOME	$180,900	$157,286	$141,886
EST. MEDIAN HOUSEHOLD INCOME	$121,865	$113,829	$105,395

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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)

NEWMARK

MOUNTAIN WEST

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.

30,580+
TRANSACTIONS COMPLETED

328.2 MILLION
SF TRANSACTED

$37.5 BILLION
TRANSACTIONS COMPLETED

77K+
ACRES TRANSACTED

$13.0+ BILLION
INVESTMENT TRANSACTIONS

49
STATES WITH COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 2250 E Murray Holladay Rd, Holladay, UT 84117. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

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

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