

5500 SOUTH  
WEST

HOOPER, UT 84315

**APEX**  
kw SOUTH VALLEY  
KELLERWILLIAMS.



SINCLAIR GAS STATION

LISTING PRICE:  
**\$3,300,000**

**03** Executive Summary

---

**20** Location Overview

---

**06** Property Photos

---

**16** Demographics & Traffic Count

---



**ERIC GERARDI**  
**Gas Station &  
C-Store Specialist**

eric@apex-cre.com  
(385) 394-5552  
UT 10217079-SA00

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- Confidentiality Obligation: Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- Purpose of Use: Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- Non-Disclosure Agreement: This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- Return or Destruction: Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- No Rights Granted: This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



# Executive **Summary**



**5500 South 5500 West**

# 5500 South 5500 West

## HOOPER, UTAH 84315

5500 South 5500 West is a freestanding, single-tenant retail service station located in Hooper, Utah within the Davis/Weber Counties retail submarket. The property consists of a 2,860 SF masonry retail/service station building situated on approximately 0.87 acres of land, offering exceptional site depth and long-term redevelopment optionality.

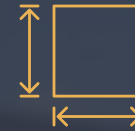
Constructed in 1982 and operated by Sinclair, the asset functions as a neighborhood-serving fuel and convenience location in a predominantly rural-residential setting experiencing steady population growth. The site benefits from frontage and access along 5500 South and 5500 West, providing connectivity to expanding residential neighborhoods and commuter routes toward Ogden and the greater Wasatch Front.

This offering presents investors with a stabilized single-tenant retail asset positioned within a submarket demonstrating population growth, household income strength, and limited competing large-parcel inventory.



**~2,860 SF**

BUILDING SIZE



**~0.87 AC**

LOT SIZE



**1982**

YEAR BUILT



**1**

STORIES



**Commercial**

ZONING



**Owner Occupied**

TENANCY

# 5500 South 5500 West

## HOOPER, UTAH 84315

### INVESTMENT HIGHLIGHTS

**Growth-Oriented Submarket**

The Ogden retail market vacancy stands at 4.4%, with general retail vacancy at just 2.7%, reflecting stability in the asset class.

**Strong Regional Economic Drivers**

The Ogden metro economy is supported by Hill Air Force Base, Aerospace & Advanced Manufacturing, Healthcare (McKay-Dee Hospital), Weber State University.

**Long-Term Land Optionality**

The property provides future development, expansion, or land-banking potential – a rare feature in a predominantly rural setting.

**Single-Tenant Retail Service Station (Sinclair)**

**Growing Residential Base**

**1,760 SF Building on 7.10 AC Land Parcel**

**Built 1982 | Single-Story Masonry Construction**

**Below National Avg Location Score (48) | Car-Dependent (12 Walk Score)**

**No Current Vacancy**

**Positioned within growing rural-residential corridor**

**Strong traffic counts along 5500 South and nearby state routes**

### LOCATION HIGHLIGHTS

**Desirable Hooper Location**

Situated in a quiet, low-density residential and agricultural area known for larger lot sizes and rural lifestyle appeal.

**Growth-Oriented Submarket**

Hooper continues to experience residential expansion driven by population growth along the Wasatch Front, increasing demand for single-family housing and estate-style properties.

**Flexible Land Use Potential**

Suitable for residential development, custom home construction, agricultural use, or long-term land banking (subject to zoning and municipal approvals).

**Accessible Yet Private Setting**

The property offers convenient road access while maintaining the privacy and open-space character valued in the Hooper community.

**Strong Regional Connectivity**

Within reasonable driving distance to employment hubs in Ogden and other Weber County municipalities, offering commuter accessibility without sacrificing rural appeal.

**Investment Upside**

Opportunity to capitalize on continued residential growth trends in Northern Utah and limited supply of large parcels in rural settings.



# Property Photos



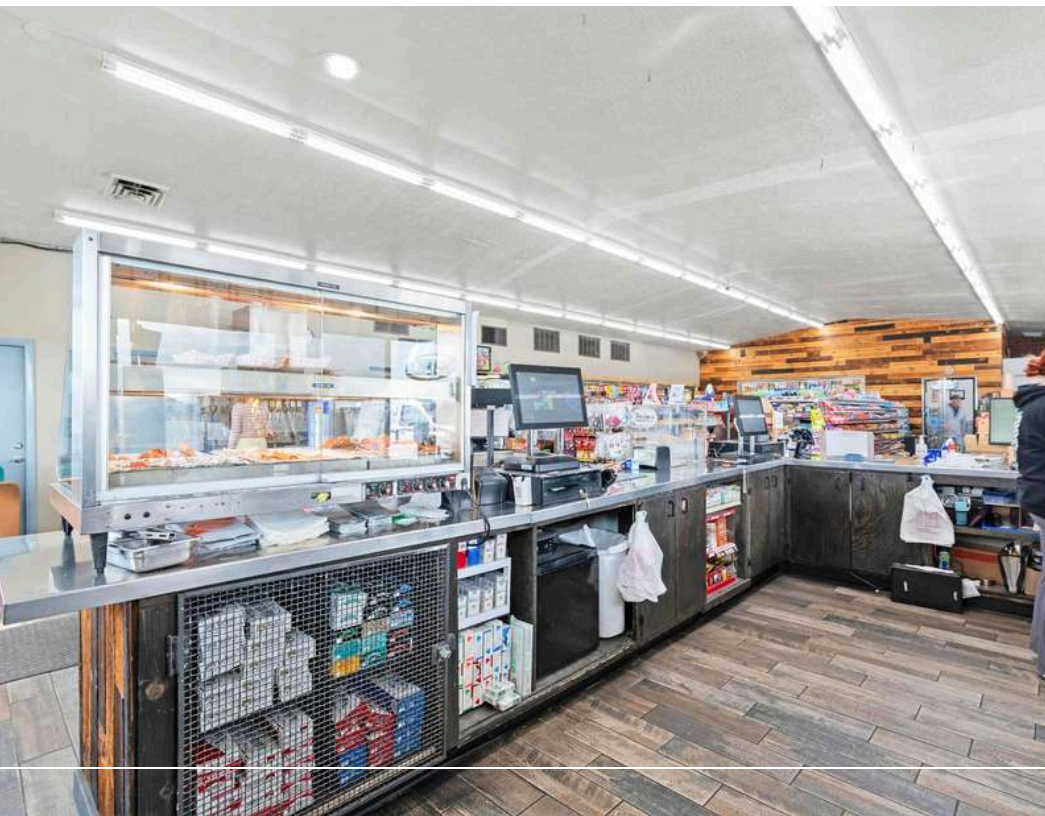


Property Photos

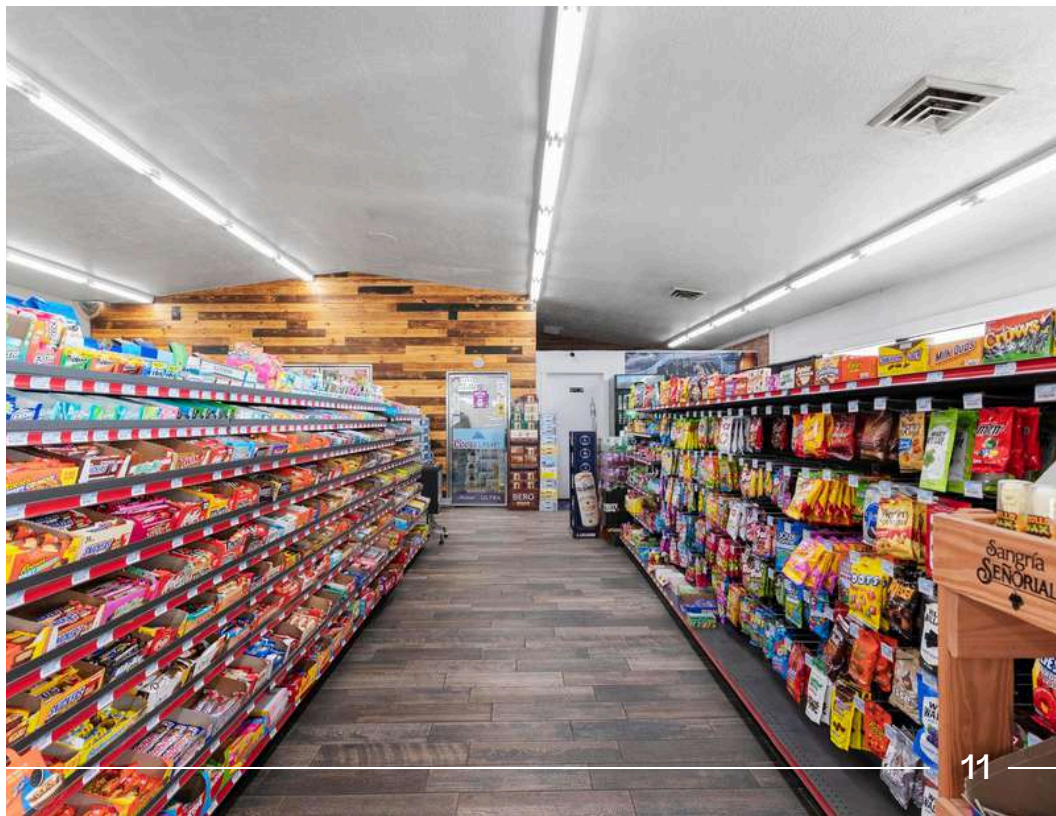
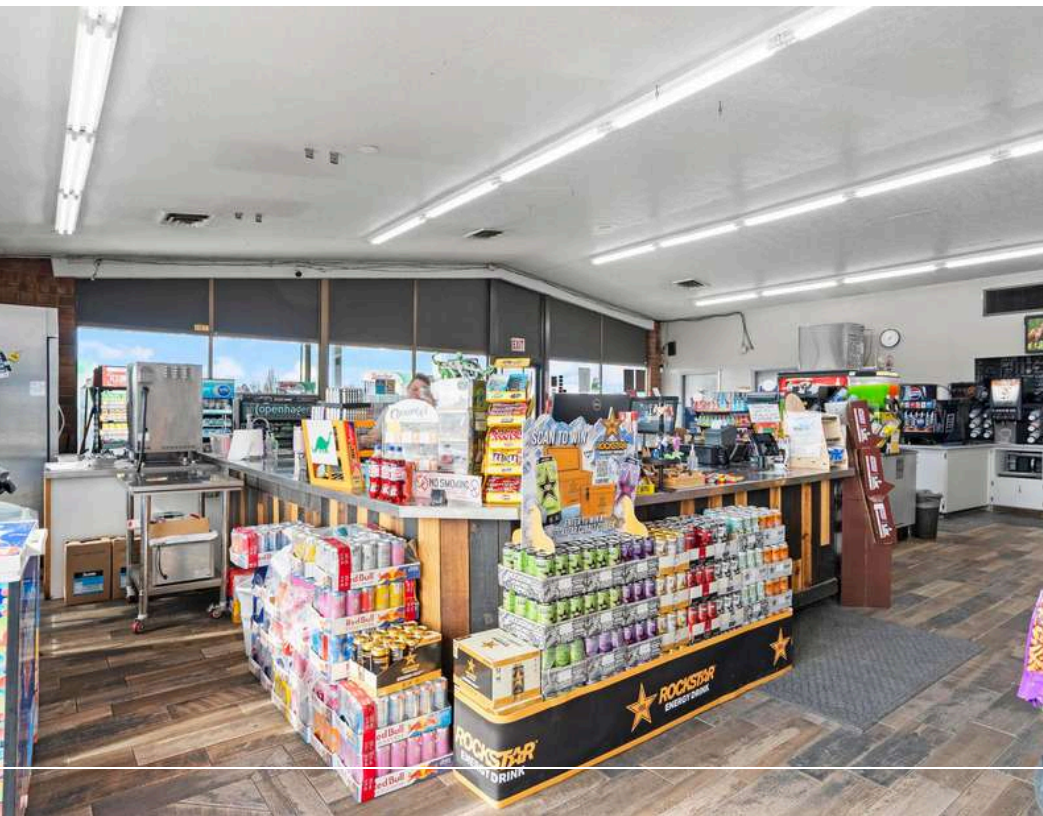
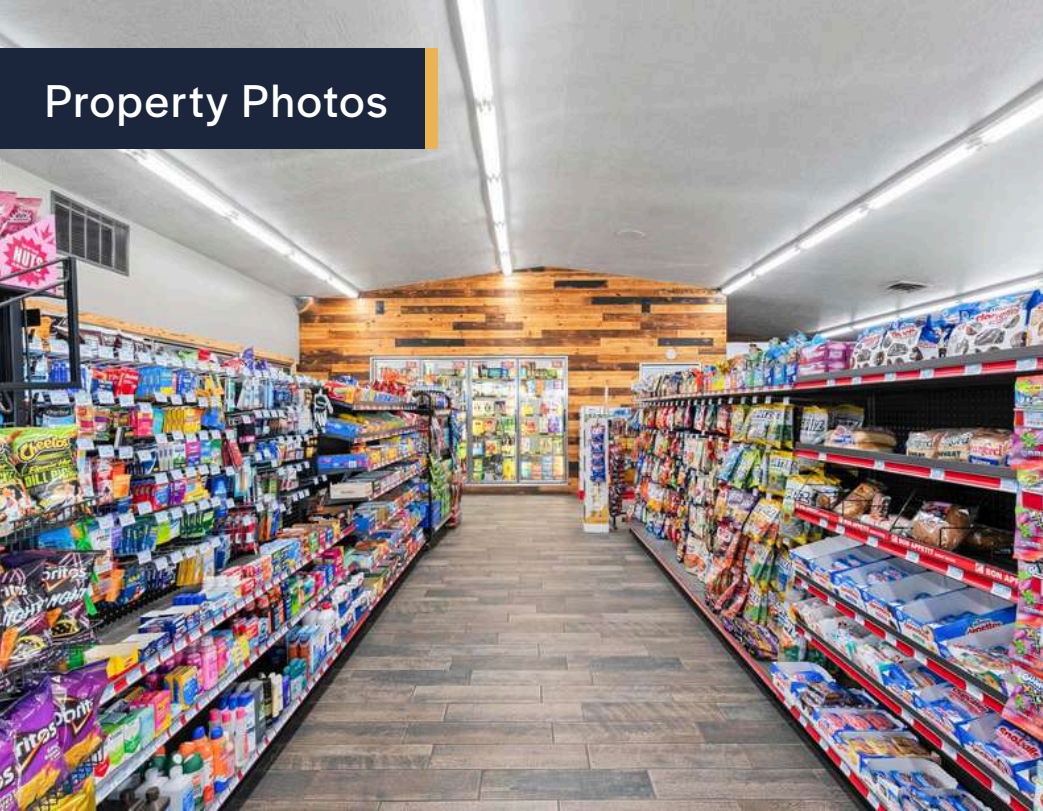




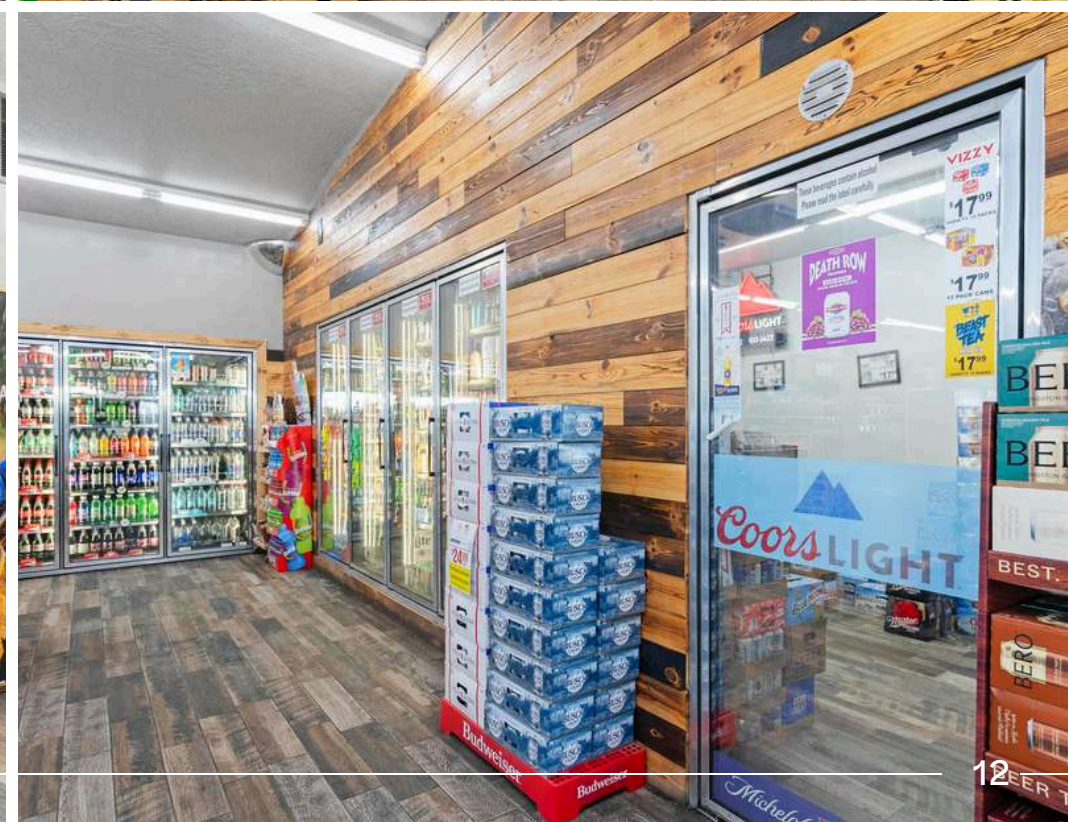
# Property Photos



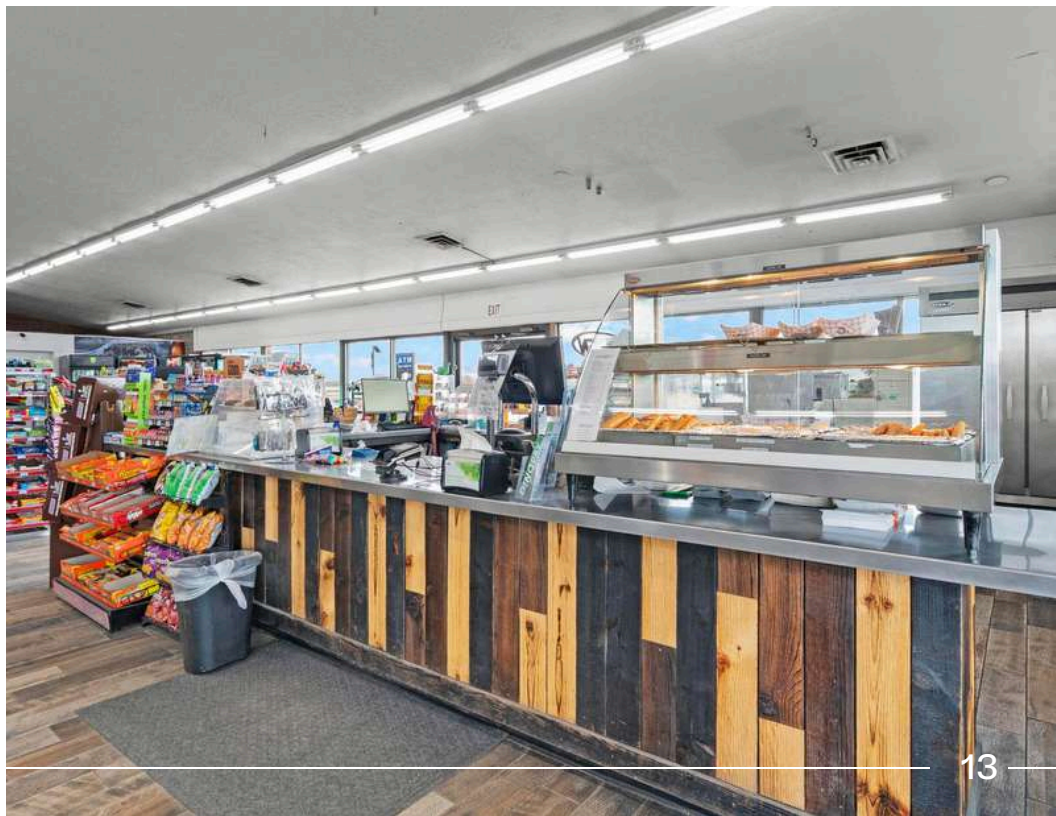
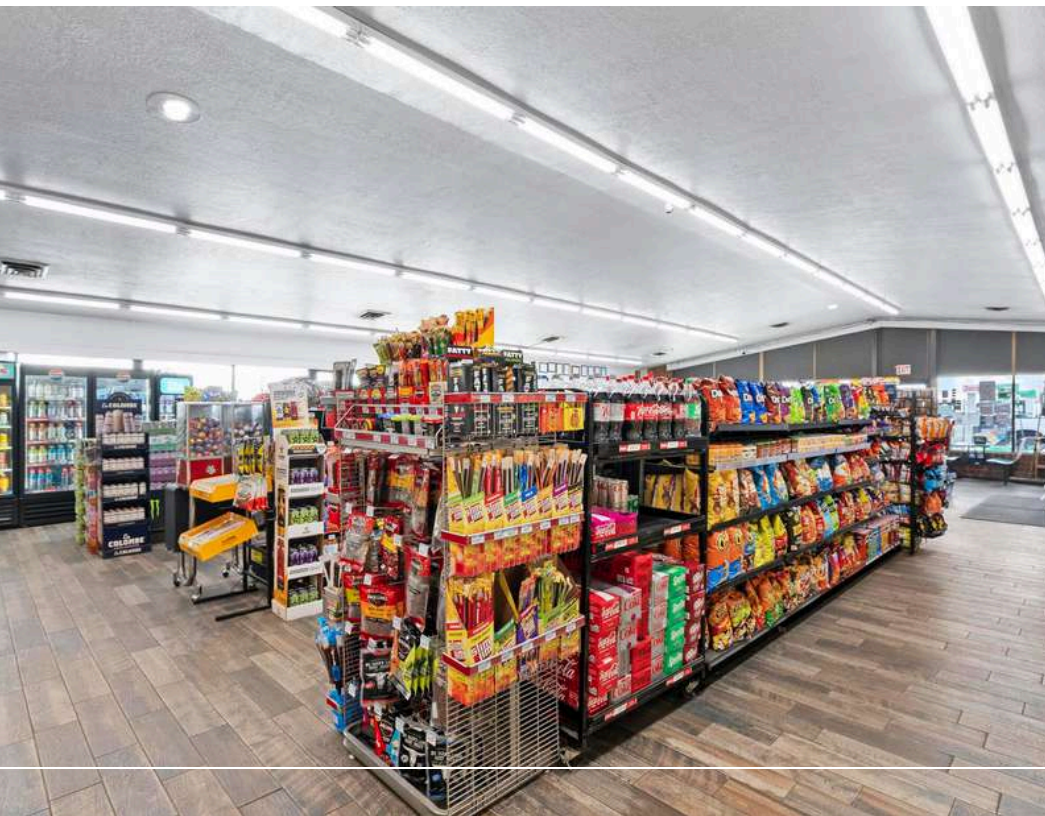
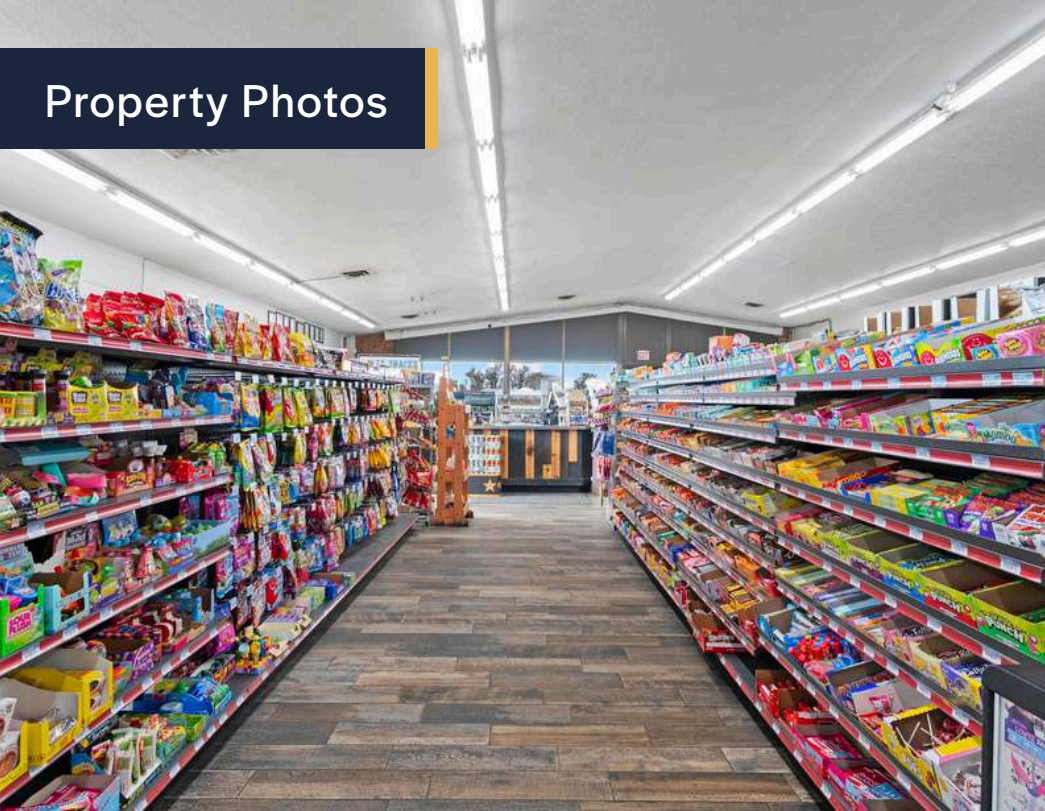
# Property Photos

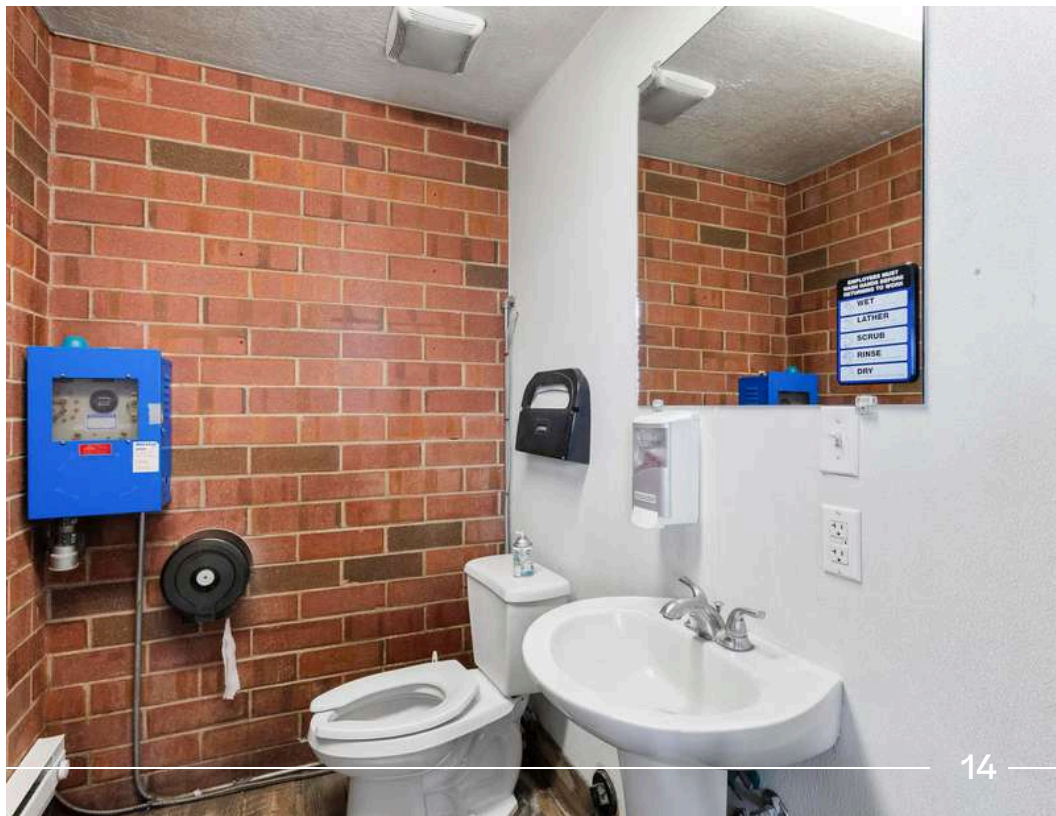
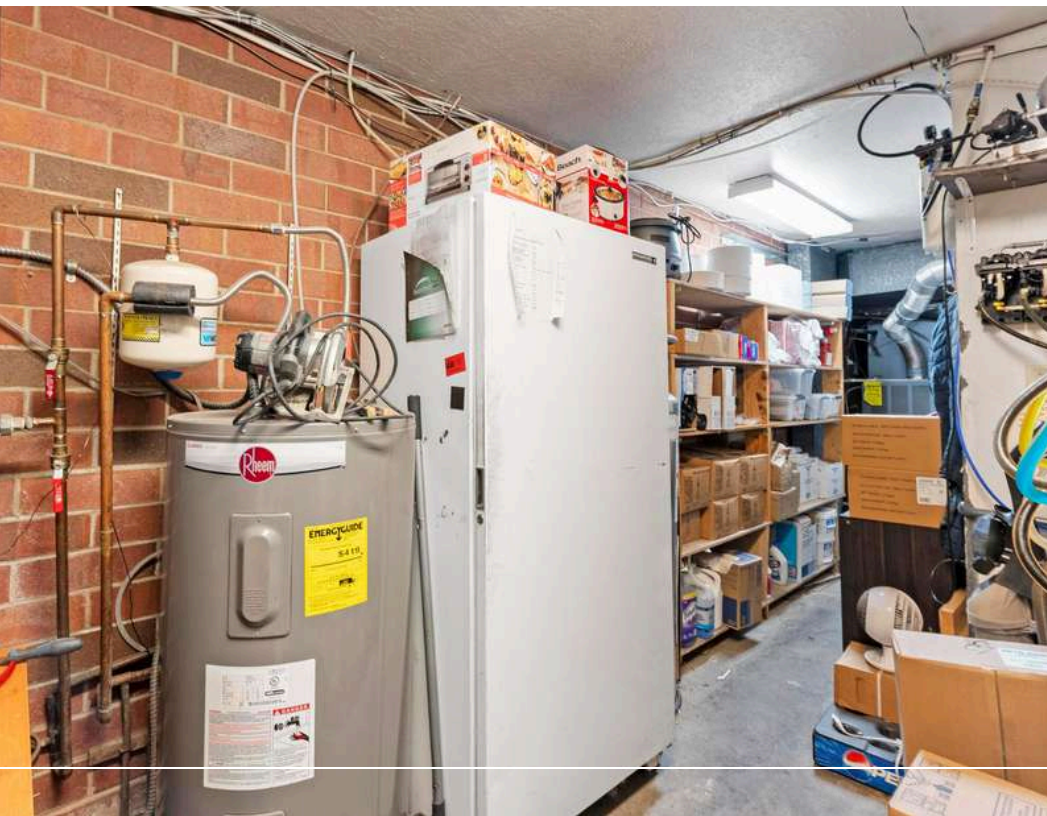


# Property Photos



# Property Photos





Strategically positioned at the intersection of 5500 South and 5500 West in Hooper, Utah, the Sinclair Gas Station offers a stabilized single-tenant retail investment within the growing Davis/Weber Counties retail submarket. Offered at \$3,300,000, this freestanding, single-story masonry service station was constructed in 1982 and operates as a neighborhood-serving fuel and convenience location. The property is situated on approximately 7.10 acres — a rare land size for an operating retail asset — providing exceptional long-term redevelopment and land-banking optionality.

Operated by Sinclair, the site benefits from dual frontage and strong access serving expanding rural-residential neighborhoods and commuter routes toward Ogden and the greater Wasatch Front. The Ogden retail market maintains vacancy near 4.4%, with general retail vacancy around 2.7%, reflecting stability in the sector. Supported by regional economic anchors including Hill Air Force Base, advanced manufacturing, healthcare, and Weber State University, the surrounding area continues to experience steady population growth. With no current vacancy and substantial underlying land value, this offering presents investors with secure in-place income combined with long-term strategic upside in Northern Utah.

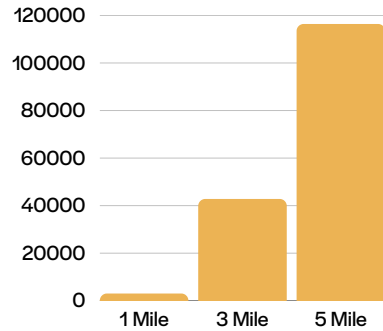




# Demographics & Traffic Count



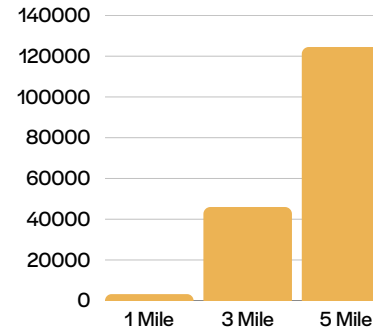
## 2024 Population



Total Population 2024

1 Mile	3,033
3 Mile	42,807
5 Mile	116,403

## 2029 Population Projection

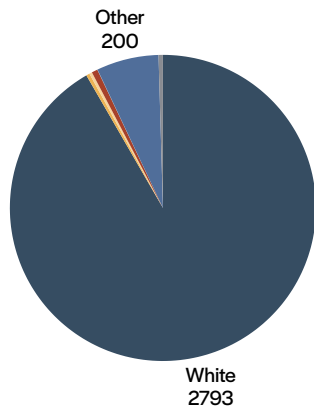


Projection 2029

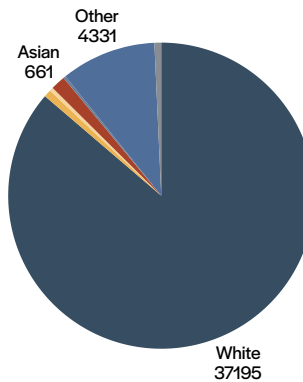
1 Mile	3,243
3 Mile	45,990
5 Mile	124,502

## 2024 Population by Ethnic Group

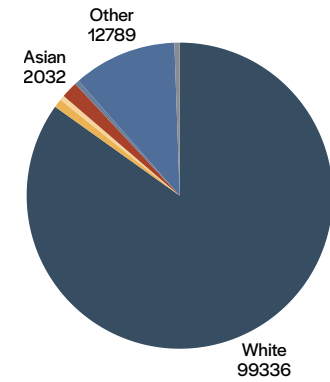
### 2024 Population - 1 Mile



### 2024 Population - 3 Mile



### 2024 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2029 Projection	939	13,441	38,087
2024 Estimate	877	12,495	35,570
2020 Census	873	11,806	34,130
Growth 2024-2029	7.07%	7.57%	7.08%
Growth 2020-2024	0.46%	5.84%	4.22%



## 2024 Avg Household Income

1 Mile: \$128,494 | 3 Mile: \$115,717 | 5 Mile: \$106,115

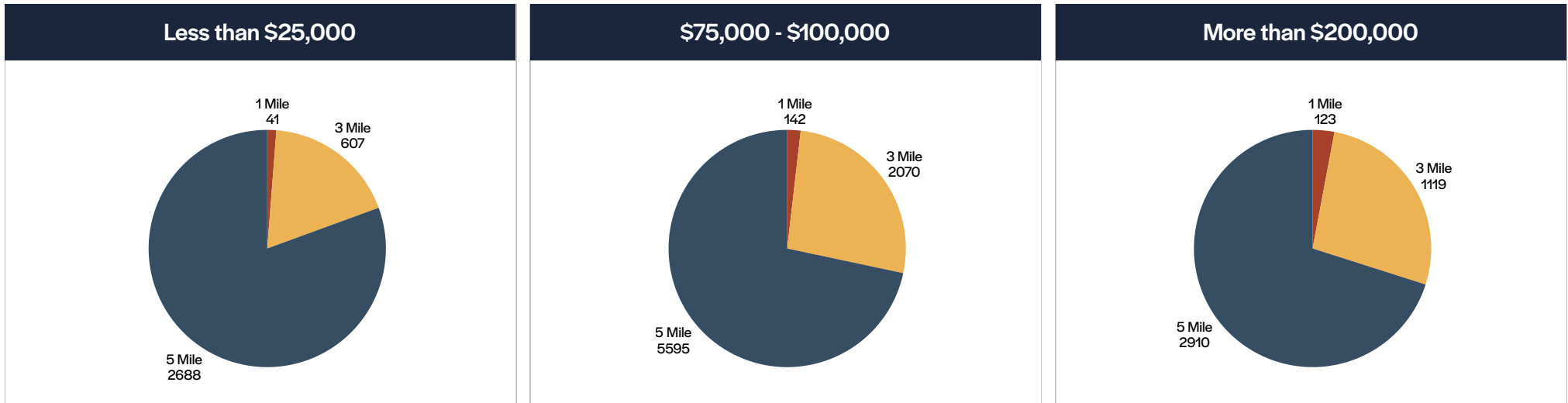


## 2024 Med Household Income

1 Mile: \$110,270 | 3 Mile: \$102,582 | 5 Mile: \$89,810

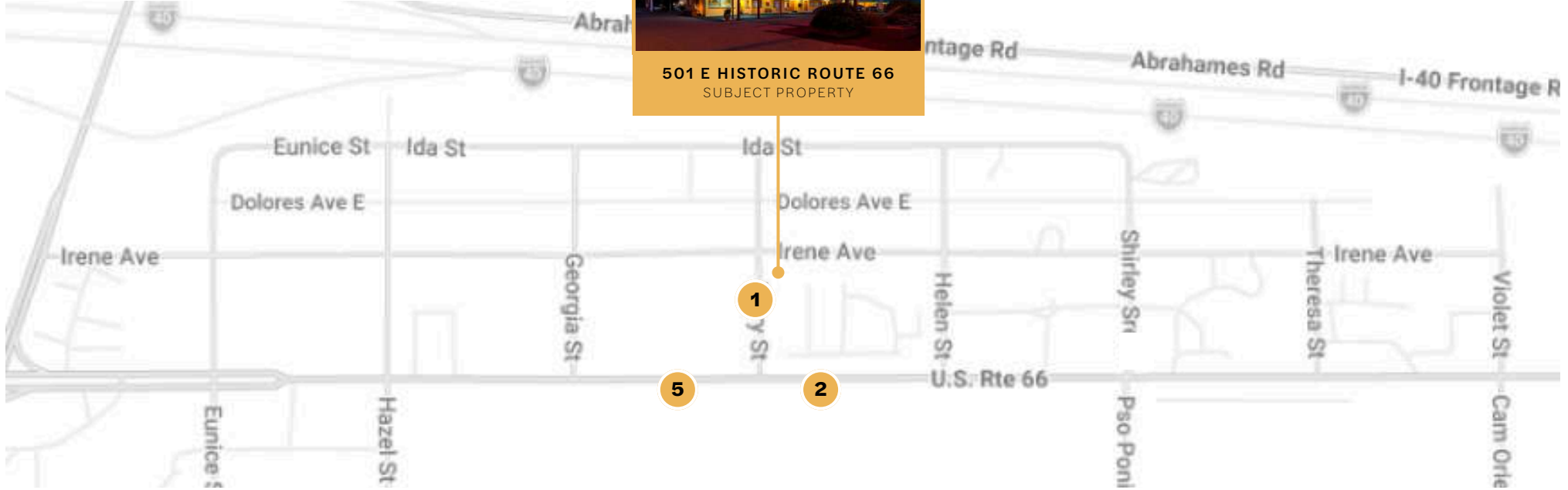
## 2024 Households by HH Income

1 Mile: 879 | 3 Mile: 12,496 | 5 Mile: 35,571



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income <\$25,000	41	(4.66%)	607	(4.86%)	2,688	(7.56%)
Income \$25,000-\$50,000	102	(11.60%)	1,161	(9.29%)	4,794	(13.48%)
Income \$50,000-\$75,000	90	(10.24%)	2,183	(17.47%)	6,989	(19.65%)
Income \$75,000-\$100,000	142	(16.15%)	2,070	(16.57%)	5,595	(15.73%)
Income \$100,000-\$125,000	157	(17.86%)	2,198	(17.59%)	5,290	(14.87%)
Income \$125,000-\$150,000	120	(13.65%)	1,896	(15.17%)	4,090	(11.50%)
Income \$150,000-\$200,000	104	(11.83%)	1,262	(10.10%)	3,215	(9.04%)
Income \$200,000+	123	(13.99%)	1,119	(8.95%)	2,910	(8.18%)

# Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	5500 South	South 5700 West	0.05 E	2021	10,689	AADT	0.27
2	West 5500 South	—	0.00	2023	10,851	MPSI	0.41
3	W 5500 S	S 5900 W	0.08 W	2018	7,199	MPSI	0.46
4	UT 97	S 5100 W	0.01 E	2025	10,857	MPSI	0.48
5	5500 South	5500 South	0.00 W	2021	3,175	AADT	0.54
6	5900 West	5500 South	0.04 NW	2021	2,251	AADT	0.54
7	South 5900 West	—	0.00	2023	2,286	MPSI	0.60
8	UT 37	S 5900 W	0.00 NE	2025	2,287	MPSI	0.61
9	South 5900 West	S 5900 W	0.00 E	2025	2,279	MPSI	0.62
10	South 5900 West	—	0.00	2025	3,225	MPSI	0.63

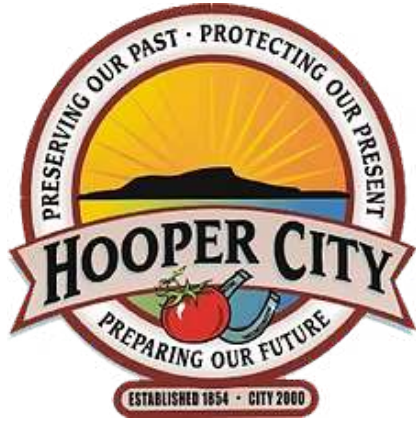


# Location **Overview**



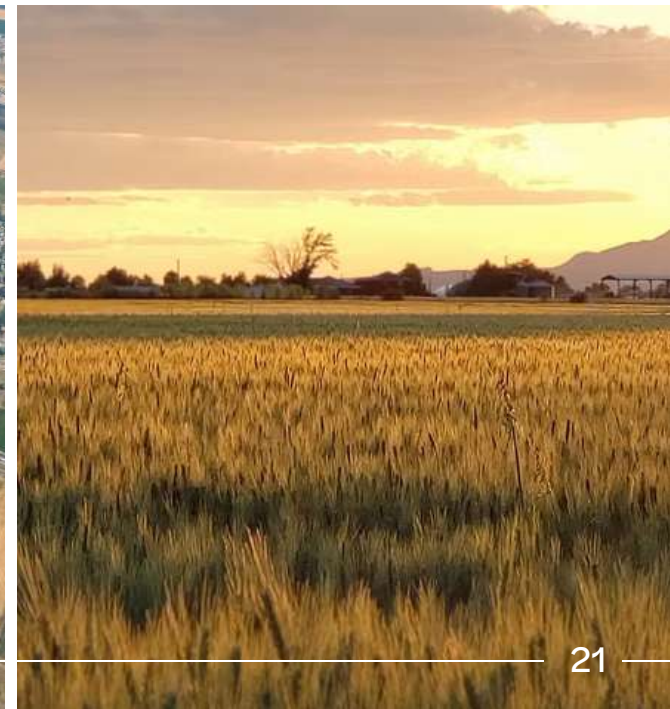
**5500 South 5500 West**

# Hooper, Utah



Known as one of Weber County's hidden gems, Hooper is a welcoming and steadily growing community set against sweeping mountain views and wide agricultural landscapes, offering a relaxed rural atmosphere with close-to-city convenience.

Situated west of Ogden and just minutes from the I-15 corridor, Hooper provides easy access to employment centers throughout Northern Utah while maintaining the space and pace residents value. Its locally owned businesses, community events, and strong agricultural roots create a genuine sense of connection, while nearby reservoirs, trails, and open spaces offer year-round outdoor recreation. With thoughtful growth and continued investment, Hooper blends small-town character, accessibility, and opportunity into a place families are proud to call home.



Lisa's Kitchen



**5500 SOUTH 5500 WEST**  
SUBJECT PROPERTY

**Roy & Riverdale Retail Corridor**  
Established commercial concentration supporting spillover traffic and retail demand.



**WEBER STATE UNIVERSITY**  
32,000+ enrollment supporting long-term population growth and workforce development.

**Intermountain McKay-Dee Hospital**  
Regional medical hub driving consistent daily traffic and service demand.



**HILL AIR FORCE BASE**  
Major regional employer supporting stable workforce and commuter traffic.

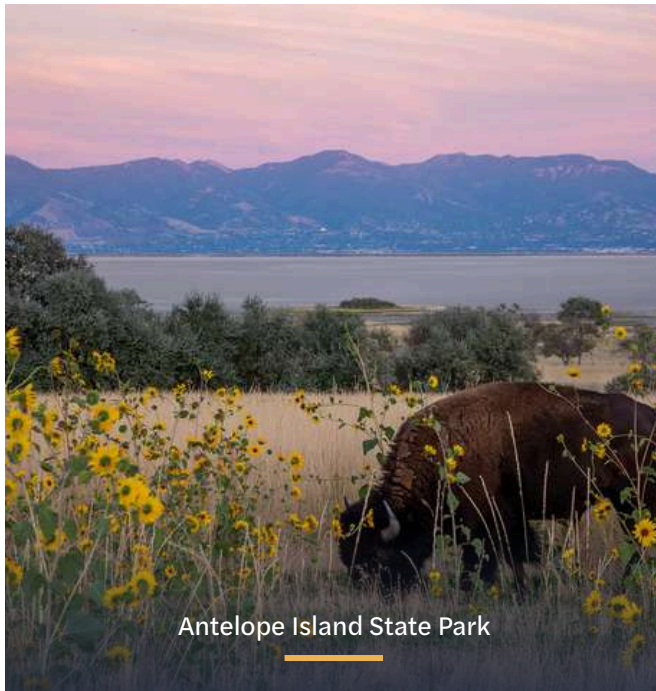


**Clearfield Industrial Park**  
Major employment center within Davis/Weber Counties submarket.

Hooper is a growing rural community in western Weber County, Utah, located just west of Ogden and within convenient reach of the greater Wasatch Front. Positioned between expanding suburban corridors and open agricultural landscapes, Hooper offers residents a balance of space, privacy, and regional accessibility while remaining connected to major employment centers via nearby state routes and Interstate 15.

The city is known for its low-density residential character, larger lot sizes, and strong sense of community. With continued population growth throughout Weber and Davis Counties, Hooper has experienced steady residential expansion driven by demand for estate-style housing and rural living alternatives to more densely developed urban areas. Proximity to Ogden enhances access to retail, healthcare, and higher education, while maintaining the quiet lifestyle valued by residents.

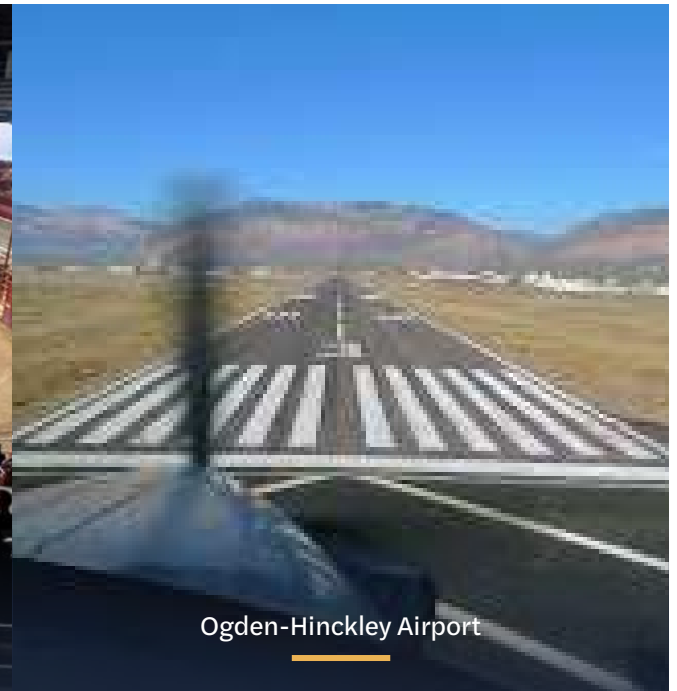
Surrounded by mountain views, open farmland, and recreational opportunities throughout Northern Utah, Hooper appeals to both long-term residents and commuters seeking space without sacrificing connectivity. As growth along the Wasatch Front continues westward, Hooper remains well positioned as an emerging residential corridor supported by regional economic strength and infrastructure access.



Antelope Island State Park



Weber County Fairgrounds & Golden Spike Event Center



Ogden-Hinckley Airport

Its strategic location along 5500 South and 5500 West places the property in the heart of Hooper's expanding rural-residential corridor, providing convenient access to Ogden, Roy, Clinton, and the greater Weber/Davis County markets. The site benefits from commuter traffic, proximity to established neighborhoods, and connectivity to major retail corridors, employment centers, and outdoor recreation destinations that define Northern Utah's growth.

### Ogden City & Historic 25th Street

A regional hub for dining, culture, and commerce, Ogden offers a revitalized downtown, government offices, Weber State University, and strong year-round tourism demand.

### Weber State University

A major regional university serving over 30,000 students, providing stable daytime population, employment base, and long-term residential growth in surrounding communities.

### Hill Air Force Base

One of Utah's largest employers, supporting thousands of military and civilian personnel and driving sustained housing and retail demand throughout Davis and Weber Counties.

### Great Salt Lake & Outdoor Recreation

Northern Utah is known for boating, hunting, birdwatching, and mountain access, contributing to long-term residential appeal and steady population growth in surrounding communities.



**5500 SOUTH 5500 WEST**  
SUBJECT PROPERTY



## ERIC GERARDI

### Gas Station & C-Store Specialist

eric@apex-cre.com  
(385) 394-5552  
UT 10217079-SA00

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.