

PENNY ANN'S CAFÉ

STNL INVESTMENT

7495 S Union Park Avenue, Sandy UT 84093



NEWMARK
MOUNTAIN WEST

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Mountain West

INVESTMENT SUMMARY

LISTING PRICE

\$2,618,182

CAP RATE

5.5%

NOI

\$144,000

TENANT TRADE NAME	Penny Ann's Café	EXTENSION OPTIONS	Four, 5-Year
LEASE GUARANTOR	Penny Ann's Café	PROPERTY TAXES	Tenant Responsible
LEASE TYPE	Absolute Net	INSURANCE	Tenant Responsible
COMMENCEMENT	1/1/2026	UTILITIES	Tenant Responsible
EXPIRATION	12/31/2035	ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	10 Years	UTILITIES	Tenant Responsible
LEASE TERM REMAINING	9.5 Years	MAINTENANCE	Tenant/Landlord Responsible
RENTAL INCREASES	10% Every 5-Years		

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF
INITIAL TERM	1/1/2026	12/31/2030	\$12,000.00	\$144,000.00	\$35.47
INITIAL TERM	1/1/2031	12/31/2035	\$13,200.00	\$158,400.00	\$39.01
OPTION 1	1/1/2036	12/31/2040	\$14,520.00	\$174,240.00	\$42.92
OPTION 2	1/1/2041	12/31/2045	\$15,972.00	\$191,664.00	\$47.21
OPTION 3	1/1/2046	12/31/2050	\$17,569.20	\$210,830.40	\$51.93
OPTION 4	1/1/2051	12/31/2055	\$19,326.12	\$231,913.44	\$57.12

INVESTMENT HIGHLIGHTS

NEW LONG-TERM LEASE

Penny Ann's Café has signed a brand new 10-year NNN lease with 10.00% rent increases every 5-years. The lease includes four (4) 5-year options to extend.

RENT COMMENCEMENT DATE

Penny Ann's Cafe opened for business on January 3, 2026 at this newly remodeled location.

LOCATION

The subject property is located on 1300 East (Union Park Avenue) at a signalized intersection providing safe and easy access to the property. Conveniently located approximately 0.35 miles south of The Shops of Fort Union, Union Park Business Centers, and The Shops of Fort Union East, and north of Union Heights Retail and Business Center, and Cinemark Century Sandy Theaters. Subject property is also located within a highly populated, high-income area.

AREA TENANTS plus many more!

CINEMARK

UPTOWN JUNGLE
FUN PARK



TARGET

MCALISTER'S
DELI

PAPA MURPHY'S

THE HOME
DEPOT

LOWE'S

Exxon

Walmart

Smith's

IN-N-OUT
BURGER

TRADER
JOE'S

TJ-maxx



PROPERTY SUMMARY

LOCATION:

7495 S. Union Park Avenue
Sandy, UT 84093

LAND AREA:

Name consists of one parcel totaling approximately 1.08 acres

BUILDING AREA:

The subject property consists of one retail building totaling approximately 4,060 SF of gross leasable area.

FRONTAGE & ACCESS:

Full access and excellent visibility being located on the highly trafficked street of Union Park Avenue

PARKING:

68 parking stalls

TRAFFIC COUNTS:

Union Park Ave: 34,865 ADT
Creek Road: 11,308 ADT
7800 South: 12,751 ADT

YEAR BUILT:

2001, Effective Date 2005

ZONING:

SD



LAND OVERVIEW

APN #	ACRES	SF
22-29-427-027-0000	1.08	4,060

SURROUNDING RETAIL



06

Newmark Mountain West | Penny Ann's Cafe

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NORTH FACING



07

Newmark Mountain West | Penny Ann's Cafe

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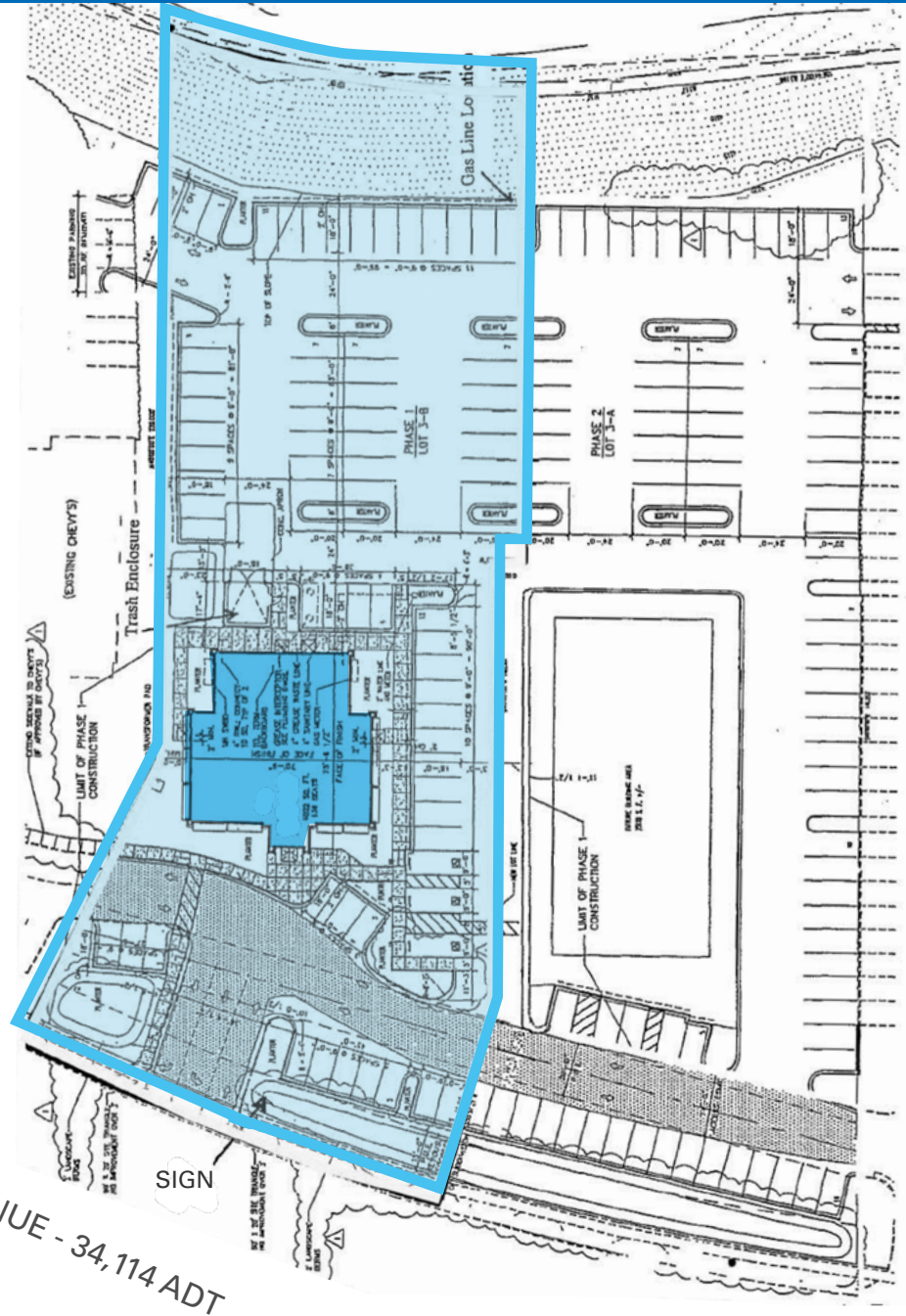
PROPERTY PHOTOS

All building photos in this memorandum have been touched up and / or changed to reflect the new tenant. New building photos will be updated when available.



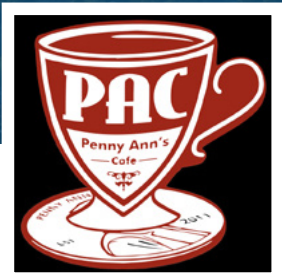
SITE PLAN

4,060 SF
1.08 ACRES
AVAILABLE



UNION PARK AVENUE - 34,114 ADT

TENANT PROFILE



Penny Ann's Café is a family affair. Originally from upstate New York, the Willey family prides itself on creating the East Coast Diner atmosphere where guests can feel comfortable and indulge in homemade comfort food. You'll meet the family members as they seat patrons, whip up the tastiest dish, or pop in to manage the day-to-day responsibilities.

It's a popular spot in Salt Lake City, UT with multiple locations and has won the Best of State award for "Best Breakfast" for ten consecutive years, according to the café.

While a business can stand out with a neon-lit, witty sign outside its doors, Penny Ann's Café chooses to let their food speak for itself. There's no denying the drawing of an incredible bite for food.

When Penny Ann's doors open, you are welcome into their family and their home. You will feel at ease with Penny Ann's and take a step back and enjoy your time here.

Because Penny Ann's embraces families, they also get to witness celebrations, goodbyes, welcome homes, and the extra much-needed time spent with loved ones. Penny Ann's is honored to be included in all the special occasions of your life.

Over the years, Penny Ann's has evolved from a little family to a large team of employees that serve in multiple locations. They work together, striving for constant improvement not only in food, but also in their customer experience.

ESTABLISHED: 2011

LOCATIONS: 5

EMPLOYEES: 100-200



HEADQUARTERS: Draper, UT

COMPANY: Privately Held

WEBSITE: pennyannscafe.com/about-penny-anns-cafe/



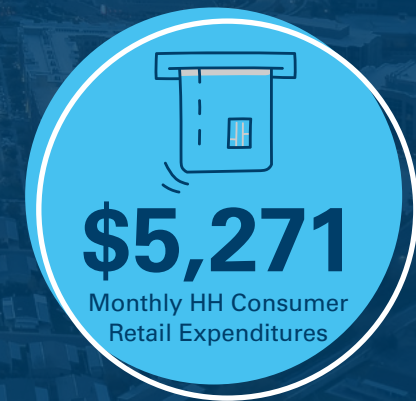
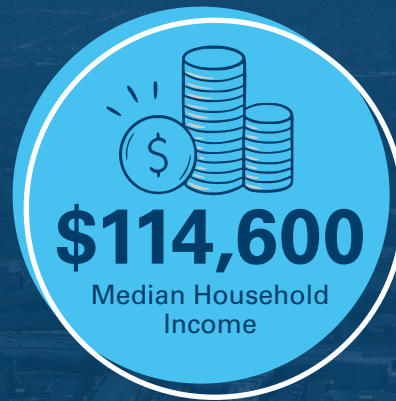
2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		17,533	134,263	301,251
2030 EST. POPULATION		16,455	125,577	282,854
EST. HOUSEHOLDS		7,446	52,842	116,182
EST. AVERAGE HOUSEHOLD INCOME		\$119,919	\$131,967	\$136,626
EST. MEDIAN HOUSEHOLD INCOME		\$95,133	\$103,450	\$107,569

SANDY, UT

Sandy, Utah, is a thriving economic hub in Salt Lake County that has grown to a population of over 92,000 residents due to its desirable location and business-friendly environment. As home to major employers, including financial services, tech companies, and healthcare providers, Sandy benefits from a strong job market and a well-educated workforce. The

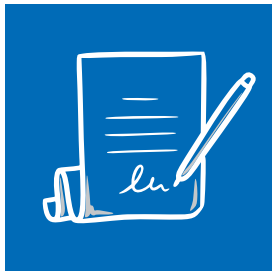
city's strategic location along I-15 and TRAX light rail provides excellent connectivity, making it an attractive destination for businesses looking to tap into the greater Salt Lake metropolitan area. With a high median household income, ongoing commercial development, and attractive amenities, Sandy offers a prime setting for businesses to thrive.



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 7495 S. Union Park Ave., Sandy, UT 84093. 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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