



LEGEND
COMMERCIAL

REDWOOD VILLAGE

OFFERING MEMORANDUM

SALE PRICE: \$15,300,000

CAP RATE: 7.7%

PRICE PSF : \$158.36

7000-7144 South Redwood Rd | West Jordan, UT 84084

SHOPPING CENTER INVESTMENT PROPERTY



REDWOOD VILLAGE

EXCLUSIVELY LISTED BY:

TY MILLER

801.930.6792 | tmiller@legendcommercial.com

HUNTER TODD

801.808.8146 | htodd@legendcommercial.com

MATT HARLIN

801.930.6754 | mharlin@legendcommercial.com



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OFFERING
SUMMARY

1



100%
Occupancy



**Below
Replacement
Cost**



1986
Year of Construction
(Renovated 2007)



**Long Term
Tenants**



Executive Summary

Legend Commercial is pleased to present Redwood Village Shopping Center for sale – a well-established retail center strategically positioned along the high-traffic Redwood Road corridor in West Jordan, Utah. Spanning 96,615 SF, the center is anchored by two nationally recognized tenants, Harbor Freight Tools and Dollar Tree, providing a stable, credit-backed tenancy that drives consistent foot traffic.

Located at the intersection of 7000 South & Redwood Road in West Jordan, it sits at the heart of the Salt Lake Valley's fastest-growing residential base, offering strong daytime and weekend consumer demand. The surrounding trade area benefits from dense rooftops, convenient freeway access, and a broad retail ecosystem that supports long-term tenant performance and investor confidence.

| | |
|----------------------|----------------------|
| SUBMARKET | West Jordan |
| SIZE | 96,615 SF |
| OCCUPANCY | 100% |
| # OF TENANTS | 21 |
| PARKING RATIO | 5.21/1,000 SF |
| LOT | 10.24 AC (2 Parcels) |

Site Plan

| SUITE | TENANT | SIZE (SF) |
|-----------|-------------------------|-----------|
| 1787-1801 | Martial Arts & Fitness | 2,724 |
| 1785 | Chong's Dry Cleaning | 1,090 |
| 1781 | Metro PCS | 497 |
| 1775 | Island Wellness | 1,066 |
| 1773 | Reparacell | 786 |
| 1769 | Arigato Sushi | 788 |
| 1765 | Arigato Sushi | 786 |
| 1746-C | Bombay Foods | 11,841 |
| 1746-B | Harbor Freight Tools | 16,716 |
| 1746-A | Dollar Tree | 12,233 |
| 7074 | The Conjuring Tree | 3,284 |
| 7078 | Good Spirits | 5,059 |
| 7092 | You and I Kitchen | 1,548 |
| 7096 | Taqueria El Rey | 1,680 |
| 7098 | Dee Garden Thai Kitchen | 1,630 |
| 7100 | La Tienda | 1,575 |
| 7106 | Xtreme Pawn | 10,270 |
| 7110 | Sit Means Sit | 4,646 |
| 7114 | All About Dogs | 1,422 |
| 7124 | The Fellas | 1,335 |
| 7130 | One Love Tattoo | 1,649 |
| 7136 | One Love Tattoo | 1,990 |
| 7144 | The Warehouse | 12,000 |



Rent Roll

Source: Rent Roll dated 05/07/2026

| Unit | Tenant / DBA | SF | Lease From | Lease To | Monthly Rent | Annual Rent | % of Total Rent | Rent PSF | CAM/Mo | Total Mo | Lease Options |
|---------------|--------------------------------------|---------------|------------|------------|------------------|--------------------|-----------------|----------------|-----------------|----------------------|---------------|
| 01,02 | Level 8 Martial Arts & Fitness | 2,724 | 03/01/2026 | 05/31/2031 | \$3,859 | \$46,308 | 3.8% | \$17.00 | \$1,256 | \$ 5,114.85 | 1 - 5 Year |
| 03 | Chong's Dry Cleaner | 1,090 | 10/01/2002 | 09/30/2027 | \$1,489 | \$17,866 | 1.5% | \$16.39 | \$464 | \$ 1,952.73 | None |
| 04 | Spiked Wireless | 497 | 09/15/2016 | 12/14/2027 | \$816 | \$9,792 | 0.8% | \$19.70 | \$229 | \$ 1,045.11 | None |
| 06 | Island Wireless / Total Wireless | 1,066 | 01/28/2025 | 04/30/2030 | \$1,647 | \$19,764 | 1.6% | \$18.54 | \$491 | \$ 2,138.43 | 2 - 5 Year |
| 07 | Arigato Sushi | 788 | 04/21/2023 | 06/30/2028 | \$1,324 | \$15,884 | 1.3% | \$20.16 | \$363 | \$ 1,686.94 | 1 - 5 Year |
| 08 | Reparacell | 786 | 05/05/2021 | 07/31/2026 | \$1,114 | \$13,362 | 1.1% | \$17.00 | \$362 | \$ 1,475.87 | None |
| 09 | Arigato Sushi (Unit 9) | 786 | 04/01/2020 | 04/30/2028 | \$1,529 | \$18,345 | 1.5% | \$23.34 | \$362 | \$ 1,891.13 | 1 - 5 Year |
| 10A | Dollar Tree #3696 | 12,233 | 10/11/2007 | 01/31/2033 | \$11,367 | \$136,398 | 11.1% | \$11.15 | \$3,305 | \$ 14,671.93 | 2 - 5 Year |
| 10B | Harbor Freight Tools #292 | 16,716 | 01/14/2008 | 4/30/2032 | \$16,140 | \$193,675 | 15.8% | \$11.59 | \$4,191 | \$ 20,330.95 | 2 - 5 Year |
| 10C | Bombay Foods | 11,841 | 10/08/2025 | 04/30/2036 | \$9,868 | \$118,410 | 9.6% | \$10.00 | \$5,459 | \$ 15,326.58 | 1 - 5 Year |
| 11 | The Conjuring Tree | 3,284 | 05/03/2021 | 08/31/2029 | \$4,228 | \$50,738 | 4.1% | \$15.45 | \$1,514 | \$ 5,742.18 | None |
| 12,13 | Crysnell | 5,059 | 12/15/2018 | 04/30/2029 | \$6,529 | \$78,343 | 6.4% | \$15.49 | \$2,332 | \$ 8,860.94 | None |
| 14 | You & I Kitchen | 1,548 | 01/01/2015 | 12/31/2029 | \$2,159 | \$25,910 | 2.1% | \$16.74 | \$714 | \$ 2,872.82 | 1 - 5 Year |
| 15 | Taqueria El Rey | 1,680 | 10/16/2013 | 05/31/2029 | \$2,163 | \$25,956 | 2.1% | \$15.45 | \$775 | \$ 2,937.53 | None |
| 16 | Dee Garden | 1,630 | 11/01/2014 | 05/31/2029 | \$1,959 | \$23,505 | 1.9% | \$14.42 | \$751 | \$ 2,710.20 | None |
| 17 | La Tienda | 1,575 | 09/13/2023 | 01/31/2027 | \$2,089 | \$25,064 | 2.0% | \$15.91 | \$726 | \$ 2,814.78 | 1 - 3 Year |
| 18 | Sportsman's Fast Cash | 10,270 | 03/01/2007 | 02/28/2027 | \$8,669 | \$104,031 | 8.5% | \$10.13 | \$4,735 | \$ 13,404.04 | None |
| 19 | Sit Means Sit | 4,646 | 03/01/2020 | 01/31/2031 | \$5,420 | \$65,044 | 5.3% | \$14.00 | \$2,142 | \$ 7,562.28 | None |
| 20 | All About Dogs | 1,422 | 04/01/2024 | 06/30/2029 | \$1,892 | \$22,702 | 1.8% | \$15.96 | \$656 | \$ 2,547.44 | 1 - 5 Year |
| 21 | The Fellas Barber | 1,335 | 12/01/2014 | 04/30/2030 | \$1,833 | \$22,001 | 1.8% | \$16.48 | \$615 | \$ 2,448.88 | None |
| 22,23 | Aloha Tattoo | 3,639 | 02/07/2023 | 11/30/2029 | \$5,248 | \$62,975 | 5.1% | \$17.31 | \$1,678 | \$ 6,925.61 | None |
| 24 | The Warehouse Furniture & Mattresses | 12,000 | 07/15/2025 | 10/31/2030 | \$11,000 | \$132,000 | 10.7% | \$11.00 | \$5,532 | \$ 16,532.38 | 1 - 5 Year |
| TOTALS | | 96,615 | | | \$102,339 | \$1,228,071 | 100.0% | \$15.60 | \$38,654 | \$ 140,993.60 | |



REDWOOD RD 44,000 ADT

7000 SOUTH 26,000 ADT

PROPERTY DESCRIPTION

2

Property Description



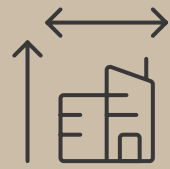
LOCATION

7000-7144 South Redwood Road
West Jordan, UT 84084



PROPERTY TYPE

Anchored Shopping Center
NNN Leases



LOT / BUILDING SIZE

Lot - 10.24 Acres (2 Parcels)
Building - 96,615 SF



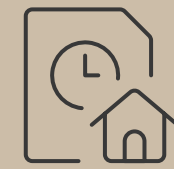
PROPERTY ASSESSOR ID

2127127027 &
2127127022



ZONING

SC-2 (Community
Shopping Center)



YEAR BUILT

1986



VEHICLE TRAFFIC COUNT

| STREET NAME | VEHICLES PER DAY |
|--------------|-------------------|
| Redwood Rd | 44,000 VPD |
| 7000 South | 26,000 VPD |
| TOTAL | 70,000 VPD |



PARCEL MAP





UNDERWRITING
CASHFLOW

3

Underwriting/Cash Flow



Year 1 NOI:

\$1,176,483



CAP RATE:

7.70%



SALE PRICE:

\$15,300,000

| | Annual (\$) | Per SF (\$) | % of EGI |
|-------------------------------------|--------------------|----------------|---------------|
| INCOME | | | |
| Base Rent (Scheduled) | \$1,228,071 | \$12.71 | 76.4% |
| CAM / NNN Reimbursements | \$463,852 | \$4.80 | 28.9% |
| Potential Gross Income (PGI) | \$1,691,923 | \$17.51 | |
| Vacancy (5%) | (\$84,596) | (\$0.88) | |
| EFFECTIVE GROSS INCOME (EGI) | \$1,607,327 | \$16.64 | |
| OPERATING EXPENSES | | | |
| Property Taxes | \$106,752 | \$1.10 | 6.6% |
| Insurance | \$34,991 | \$0.36 | 2.2% |
| Utilities | \$119,449 | \$1.24 | 7.4% |
| Parking Lot | \$26,883 | \$0.28 | 1.7% |
| Repairs & Maintenance | \$22,796 | \$0.24 | 1.4% |
| General & Administrative | \$2,257 | \$0.02 | 0.1% |
| Janitorial | \$9,915 | \$0.10 | 0.6% |
| Fire Safety | \$5,423 | \$0.06 | 0.3% |
| HVAC Contracts | \$24,114 | \$0.25 | 1.5% |
| Landscaping / Common Area Maint. | \$13,971 | \$0.14 | 0.9% |
| Management Fee | \$64,293 | \$0.67 | 4.0% |
| Total Operating Expenses | \$430,844 | \$4.46 | 26.81% |
| NET OPERATING INCOME (NOI) | \$1,176,483 | \$12.18 | 73.2% |

| | |
|---------------------------------|---------------------|
| Year 1 NOI | \$1,176,483 |
| Cap Rate | 7.70% |
| Purchase Price | \$15,300,000 |
| Price per SF | \$158.36 |
| Weighted Avg. Lease Term (WALT) | 4.62 yrs |

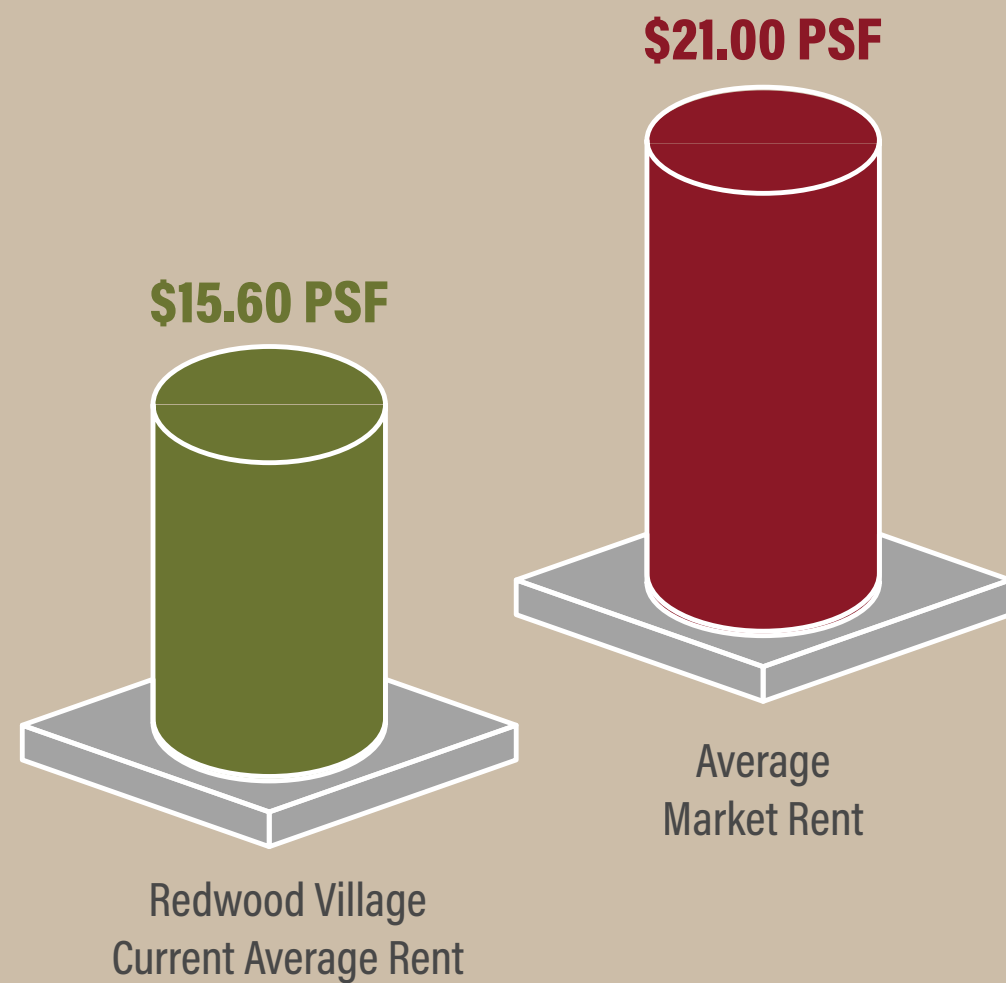


VALUE-ADD
|
OPPORTUNITY

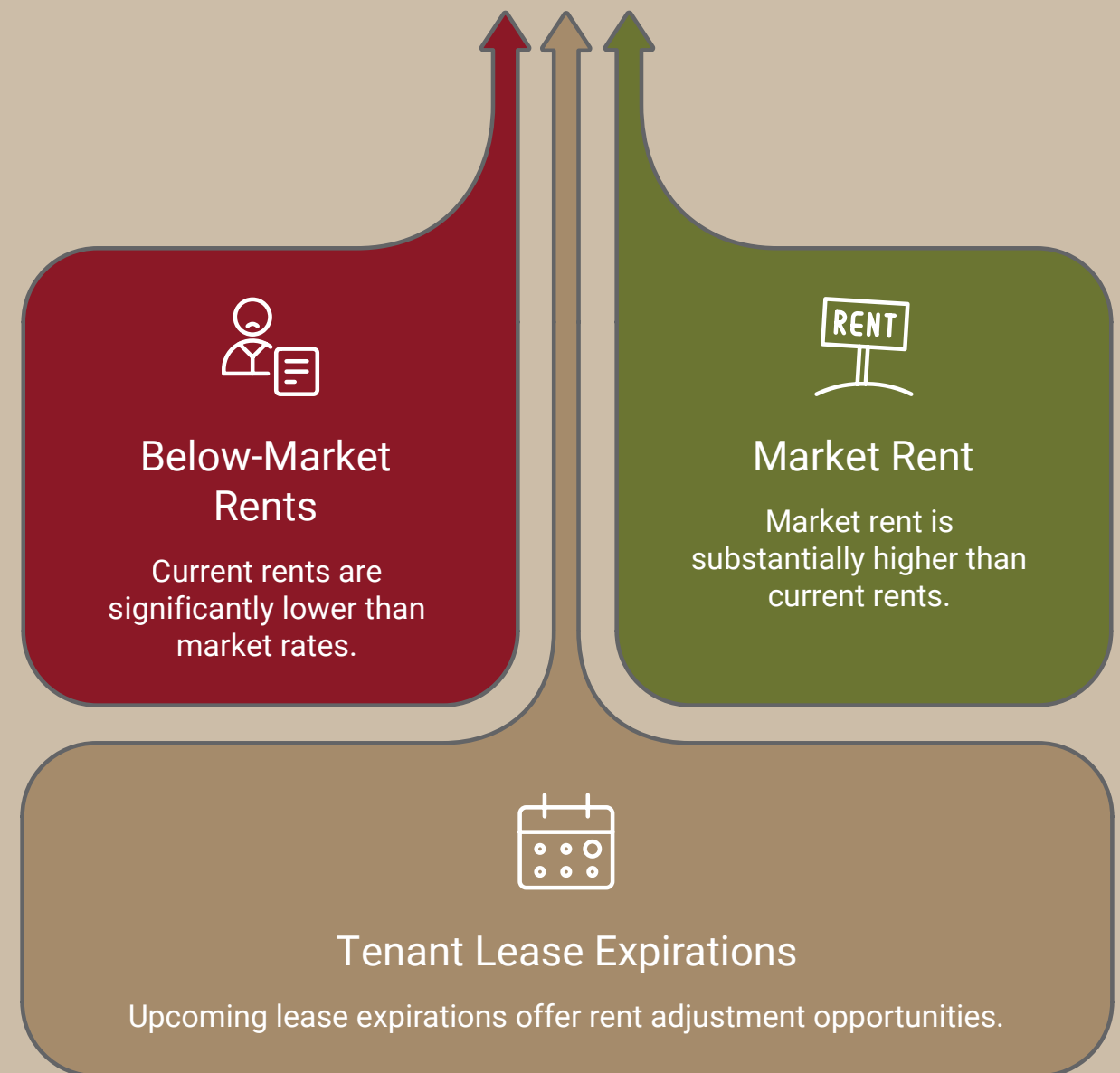
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Value-Add Opportunity

Redwood Village presents a compelling mark-to-market value-add opportunity. The property has below-market in-place rents of \$15.60 PSF, while the market rent is \$21 PSF. Several tenants have leases that will expire in the near future, giving an investor the chance to increase rents.



Redwood Village's Value-Add Potential



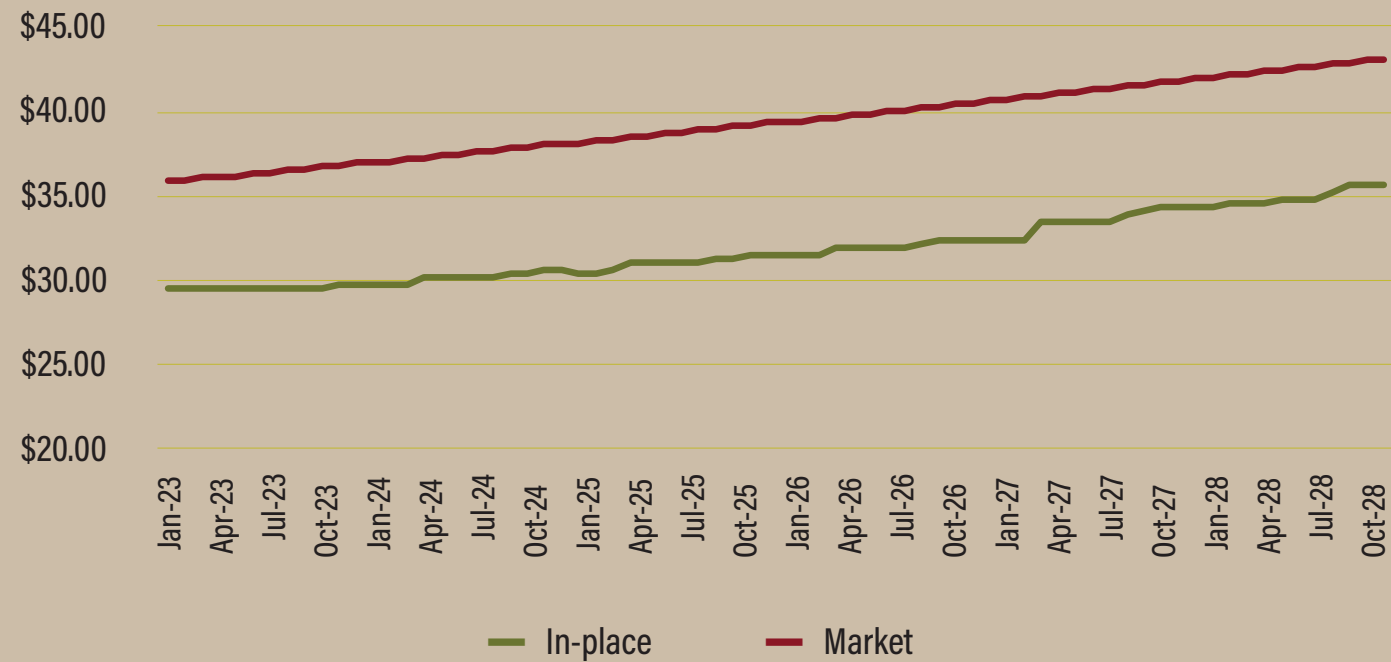


DEVELOPMENT
OVERVIEW

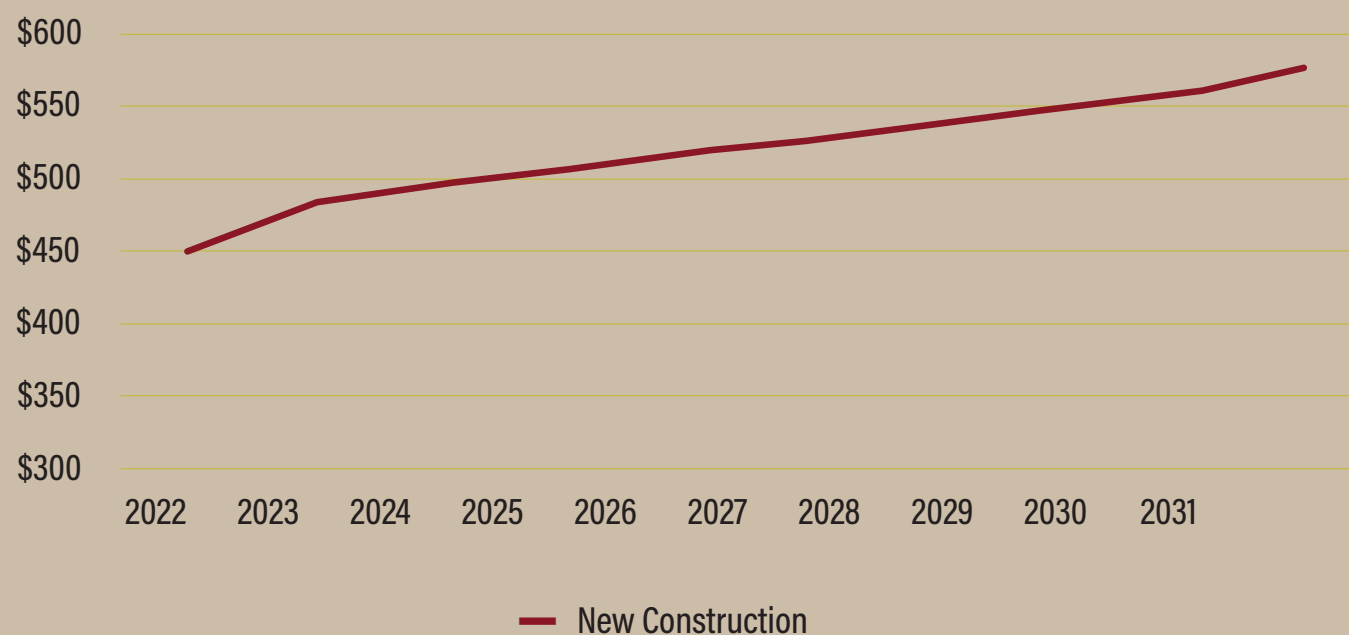
5

Development Overview

DISCOUNT TO REPLACEMENT RENT



REPLACEMENT COST PROJECTION



Development Overview

\$450/SF
COST TO CONSTRUCT AN ASSET OF SIMILAR QUALITY IN WEST JORDAN

\$42/SF
RENT REQUIRED FOR NEW CONSTRUCTION

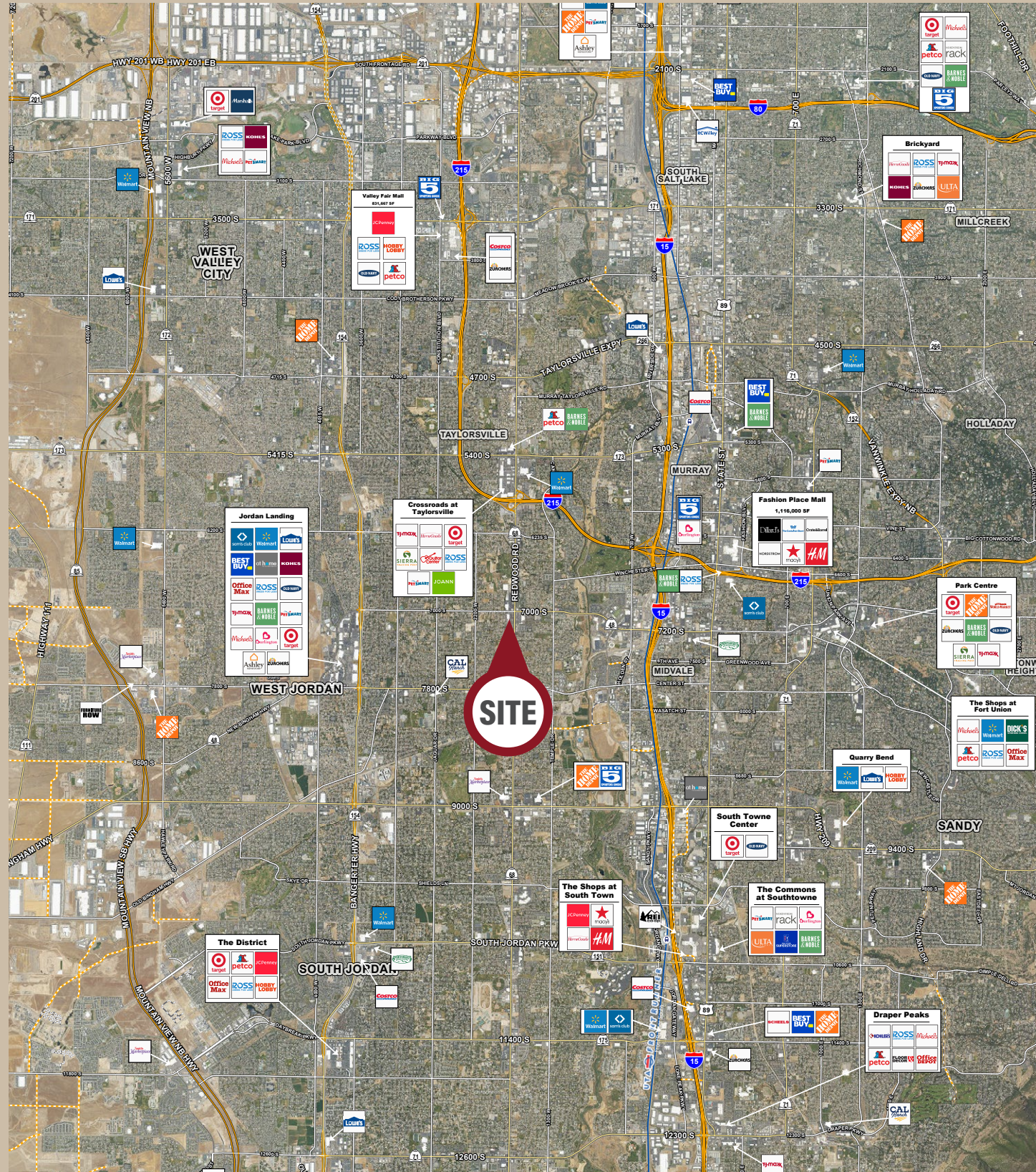
\$158.36/SF
COST OF SUBJECT PROPERTY



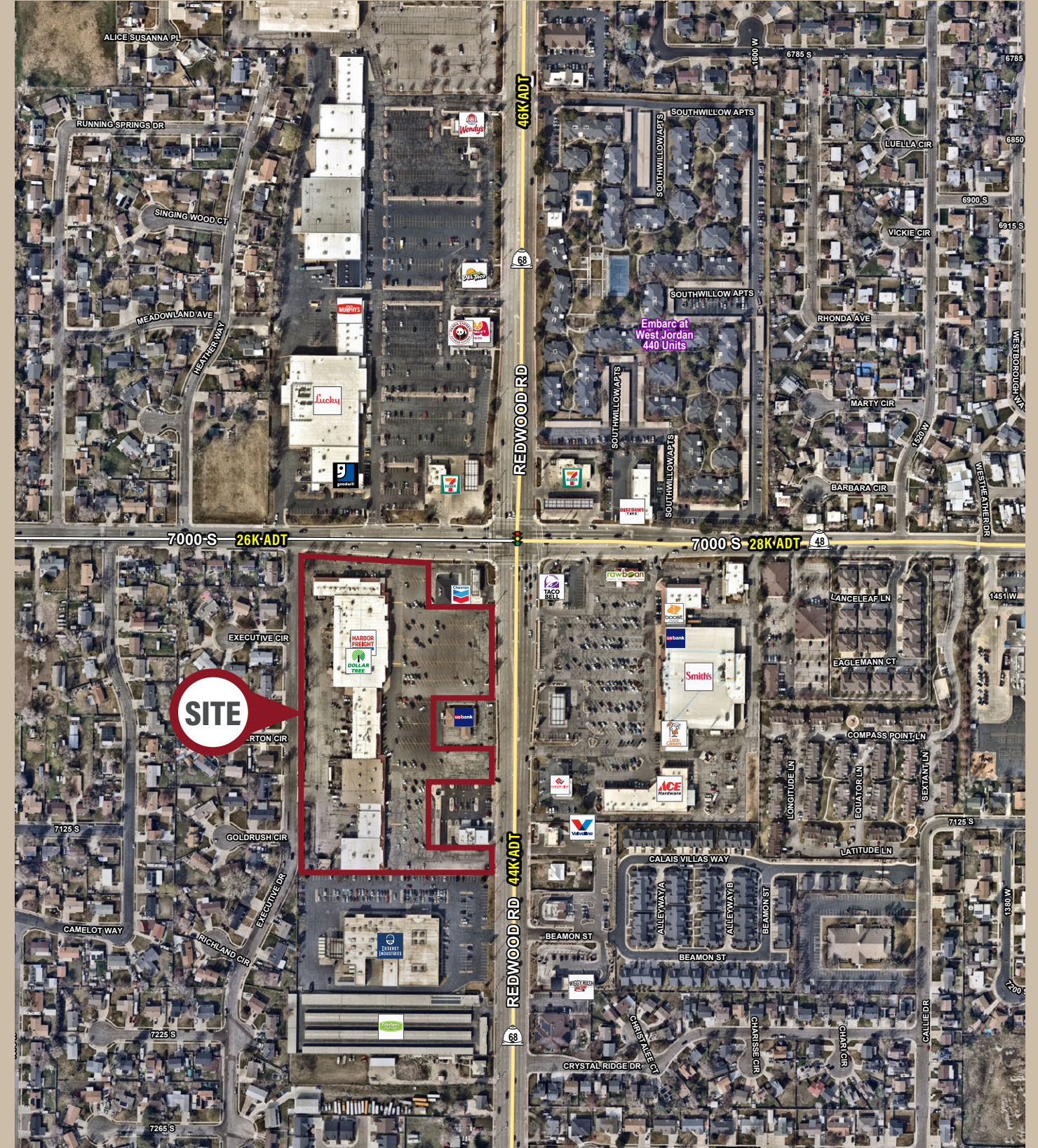
MARKET OVERVIEW

3






Major Retailer Map



Nearby Retailers & Traffic Counts



Key Demographics

| | | 1 Mile | 3 Mile | 5 Mile |
|---|-----------------------|-----------|-----------|-----------|
|  | POPULATION | 15,545 | 128,274 | 386,969 |
|  | AVG. HOUSEHOLD INCOME | \$118,597 | \$117,402 | \$117,815 |
|  | HOUSEHOLDS | 5,312 | 45,214 | 136,435 |
|  | BUSINESSES | 556 | 5,240 | 16,074 |
|  | DAYTIME POPULATION | 3,660 | 53,486 | 173,453 |

Area Overview

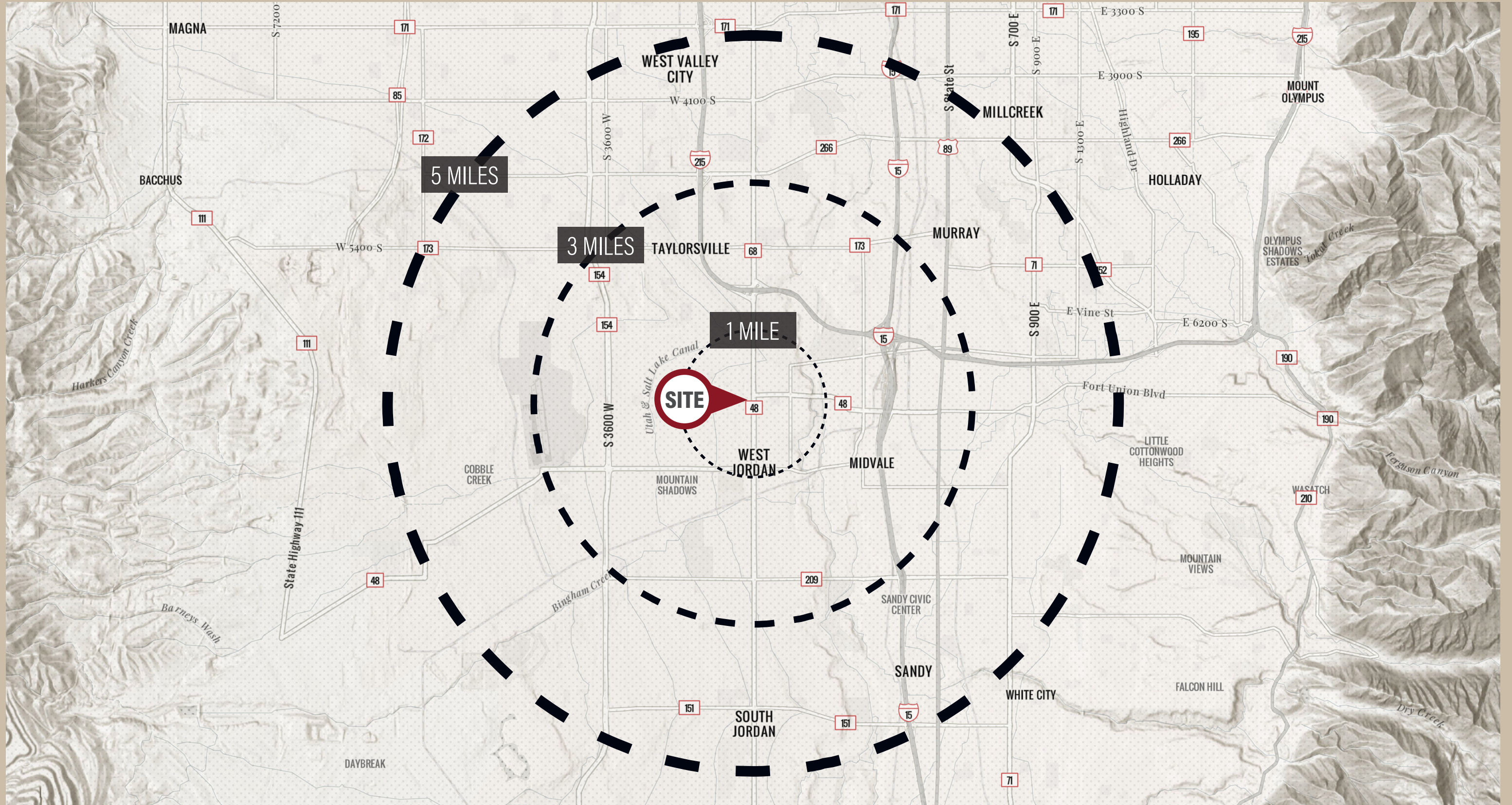
WEST JORDAN CITY

West Jordan, Utah, is a dynamic and rapidly growing suburban city situated in the heart of the Salt Lake Valley, just southwest of Salt Lake City. As one of Utah's largest cities by population, West Jordan offers a diverse and welcoming community with a strong mix of established neighborhoods, quality schools, and expanding commercial corridors. The city is well-positioned along the TRAX light rail system, providing residents with easy access to downtown Salt Lake City and the broader Wasatch Front. Outdoor enthusiasts enjoy proximity to the Jordan River Parkway Trail, a scenic greenbelt that winds through the valley and connects communities along its banks. West Jordan's business community continues to grow, with retail, healthcare, and light industrial sectors all maintaining a strong presence. Its central location, affordable housing options relative to the broader metro area, and a tight-knit community identity make West Jordan one of the most accessible and well-rounded cities in the Salt Lake Valley.

Demographics Report

| | | 1 mi ring | | 3 mi ring | | 5 mi ring | |
|-------------------------|---------------------------------|------------------|--------|------------------|--------|------------------|------|
| Population | 2025 | 15,545 | | 128,274 | | 386,969 | |
| | 2030 | 14,352 | | 120,990 | | 367,200 | |
| | 2010 | 15,790 | | 121,690 | | 358,480 | |
| Households | 5,312 | 45,214 | | 136,435 | | | |
| | Average household size | 2.90 | | 2.82 | | 2.82 | |
| | Household income < \$25,000 | 361 | 6.8 | 3,525 | 7.8 | 11,051 | 8.1 |
| | income \$25,000 - \$49,999 | 665 | 12.5 | 6,096 | 13.5 | 18,256 | 13.4 |
| | \$50,000 - \$74,999 | 743 | 14.0 | 7,170 | 15.9 | 22,098 | 16.2 |
| | \$75,000 - \$99,999 | 943 | 17.8 | 6,842 | 15.1 | 21,452 | 15.7 |
| | \$100,000+ | 2,599 | 48.9 | 21,580 | 47.7 | 63,576 | 46.6 |
| | Median household income | \$100,661 | | \$97,603 | | \$96,329 | |
| | Average household income | \$118,597 | | \$117,402 | | \$117,815 | |
| | Total employees | 3,660 | | 53,486 | | 173,453 | |
| Business establishments | 556 | 5,240 | | 16,074 | | | |
| | Industrial | 74 | 13.3 | 792 | 15.1 | 2,118 | 13.2 |
| | Manufacturing | 13 | 2.3 | 171 | 3.3 | 448 | 2.8 |
| | Commercial | 178 | 32.0 | 1,706 | 32.6 | 4,630 | 28.8 |
| | Office | 256 | 46.0 | 2,204 | 42.1 | 7,829 | 48.7 |
| | Other | 36 | 6.5 | 368 | 7.0 | 1,050 | 6.5 |
| Race | White | 11,695 | 75.2 | 92,465 | 72.1 | 274,911 | 71.0 |
| | Black | 230 | 1.5 | 2,786 | 2.2 | 9,588 | 2.5 |
| | American Indian | 164 | 1.1 | 1,172 | 0.9 | 3,662 | 0.9 |
| | Asian & PI | 792 | 5.1 | 7,474 | 5.8 | 23,905 | 6.2 |
| | Other | 2,664 | 17.1 | 24,377 | 19.0 | 74,902 | 19.4 |
| Hispanic population | 3,189 | 20.5 | 28,239 | 22.0 | 86,678 | 22.4 | |
| Sex | Male | 7,818 | 50.3 | 64,244 | 50.1 | 193,874 | 50.1 |
| | Female | 7,726 | 49.7 | 64,030 | 49.9 | 193,094 | 49.9 |
| Median age | 37.4 | | 36.3 | | 36.1 | | |
| Education | Population 25+ | 10,321 | 66.4 | 84,759 | 66.1 | 253,433 | 65.5 |
| | No high school diploma | 999 | 9.7 | 7,804 | 9.2 | 23,941 | 9.4 |
| | High school graduate | 2,800 | 27.1 | 21,955 | 25.9 | 65,437 | 25.8 |
| | Some college | 3,381 | 32.8 | 29,065 | 34.3 | 84,080 | 33.2 |
| | College graduate | 2,276 | 22.1 | 17,858 | 21.1 | 54,411 | 21.5 |
| | Graduate/professional degree | 865 | 8.4 | 8,077 | 9.5 | 25,564 | 10.1 |

Demographics Map





WHY UTAH?

4

UTAH BY THE NUMBERS

UTAH POPULATION

| | |
|---------------------------|--------|
| 2025 Population | 3.51 M |
| 2030 Projected Population | 3.65 M |
| 2025 Households | 1.18 M |
| 2030 Projected Households | 1.27 M |

UTAH INCOME

| | |
|-------------------------------|-----------|
| 2025 Average Household Income | \$128,820 |
| 2025 Median Household Income | \$97,100 |

UTAH RACE & ETHNICITY

| | | |
|---|-----------|-------|
| African American or Black Population | 56,604 | 1.6% |
| American Indian or Alaska Native Population | 35,879 | 1.0% |
| Asian Population | 100,463 | 2.9% |
| Hawaiian or Pacific Island Population | 31,818 | 0.9% |
| Hispanic Population | 546,825 | 15.6% |
| Other Race Population | 79,669 | 2.2% |
| White (Non-Hispanic) Population | 2,663,519 | 75.8% |

ABOUT UTAH



3.51M
Population



32.2
Median Age (Lowest in US)



1.17M
Households



\$128.8K
Average Household Income



Utah offers a unique and dynamic environment for retail, industrial, and office-oriented businesses, blending a robust economy, strategic location, and a business-friendly culture. The state boasts a young, educated, and rapidly growing population, driven by a high quality of life, strong job market, and excellent education institutions. Its thriving entrepreneurial spirit, bolstered by tech-forward industries in the “Silicon Slopes,” creates a supportive ecosystem for businesses seeking innovation and growth. With a low corporate tax rate, streamlined regulatory environment, and a reputation for economic stability, Utah consistently ranks among the top states for business by organizations like Forbes and CNBC.

WASATCH FRONT

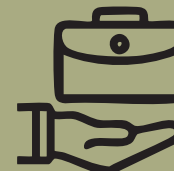
The Wasatch Front is home to 77 percent of Utah's population. It serves as the economic, cultural, and political center of the state. It is home to universities and colleges, including The University of Utah, Brigham Young University, Utah Valley Community College and Weber State University. This area is also home to numerous arts and cultural events, museums, theaters, and sports teams such as the Utah Jazz, Real Salt Lake, Utah Hockey Club, and many others.



2.61M
Population



74%
Of Utah's Total Population



3.3%
Unemployment Rate

UTAH ACCOLADES & RANKINGS

#1

Best States to Start a Business 2025
Source: Shopify.com

#1

Best Overall State 2024
Source: Usnews.com

#1

Best Economic Outlook 2024
Source: Richstatespoorstates.org

#2

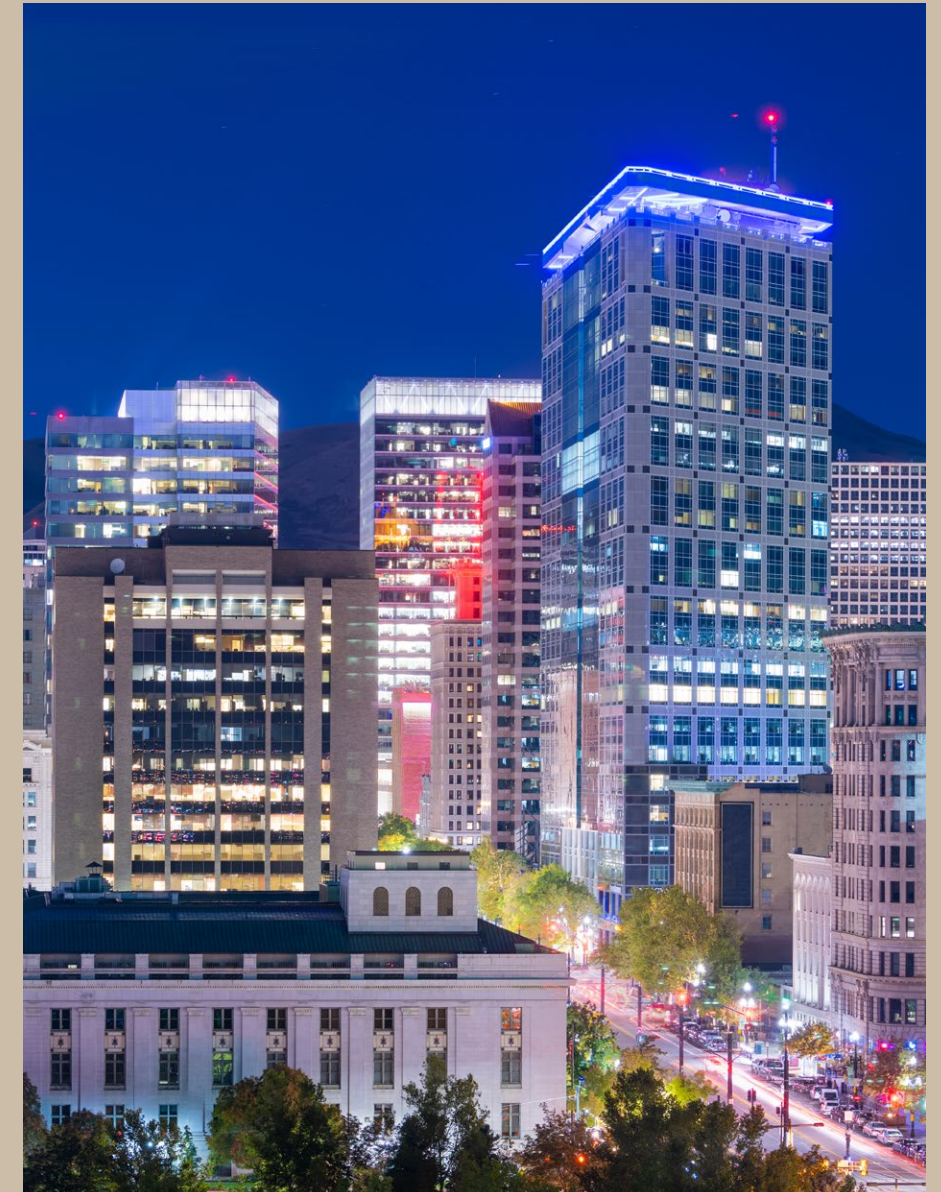
Best States for Small Business 2025
Source: Bankrate.com

#2

Best States to Move to 2024
Source: Consumeraffairs.com

#3

Top States for Entrepreneurs in 2025
Source: Inc.com



Utah consistently earns top accolades as one of the nation's leading states for economic performance and quality of life. Nationally recognized for its business-friendly environment, innovative spirit, and strong community values, Utah has been ranked by Forbes, the Milken Institute, WalletHub, and many other top outlets as a powerhouse for economic growth and opportunity.

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