

Independent Opinion of Value

GROUND LEASE & FEE PROPERTY

DESKTOP REPORT

CLIENT

Retail Bldg #8790-5387

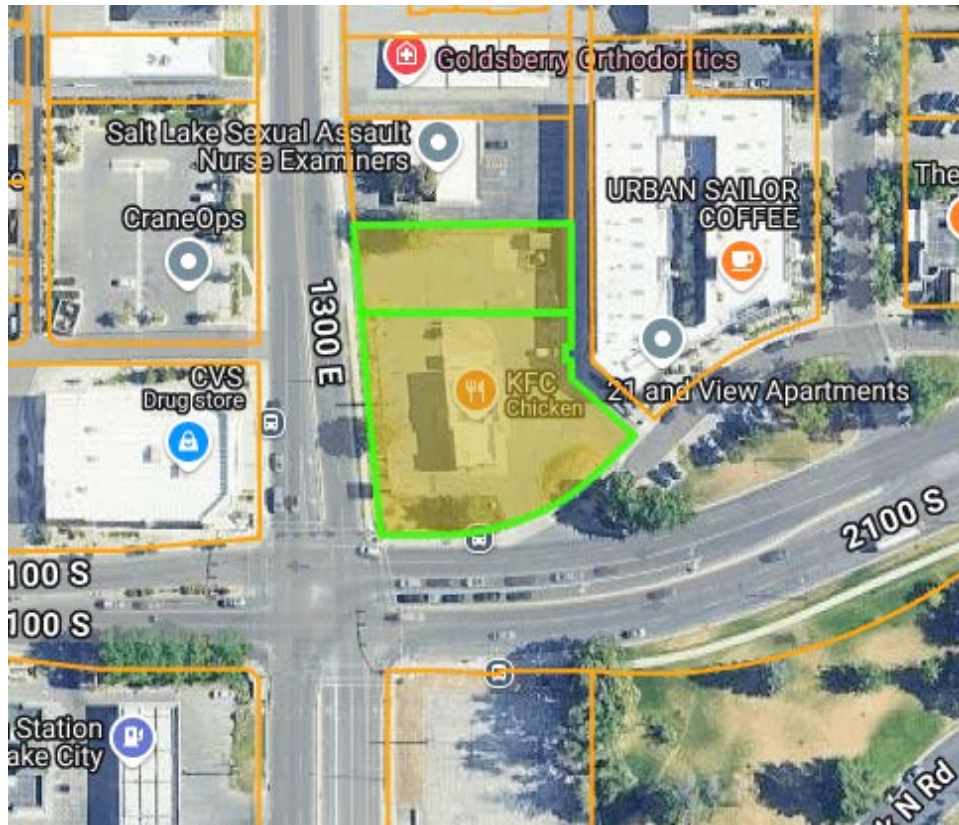
2045 S 1300 E

Salt Lake City, UT 84105



PROPERTY INFO

▶ (866) 901-7201 | CREtelligent.com



SITE NAME:

Retail Bldg #8790-5387

2045 S 1300 E
Salt Lake City, UT 84105

Entry/Exit Points

Traffic Counts

2100 South - Major thoroughfare, No median, one point of ingress/egress

27,014 vpd

S 1300 E- Local Road, No median, one point of ingress/egress

No Data Avail

LAND SIZE: 26,131 SF (0.599 acre)¹
 FRONTAGE: 128' 2100 South & 135' S 1300 E
 ZONING: CSHBD2, Sugar House Business District
 ACCESS: Direct access from 2100 South and direct access from S 1300 E.

Notes: 1. Source: Salt Lake County Assessor Office

GROUND LEASE VALUE

▶ (866) 901-7201 | CREtelligent.com

SITE:

Retail Bldg #8790-5387

2045 S 1300 E
Salt Lake City, UT 84105

MAXIMUM VALUE

\$135,000/YR

\$5.16/effective land sf¹

MINIMUM VALUE

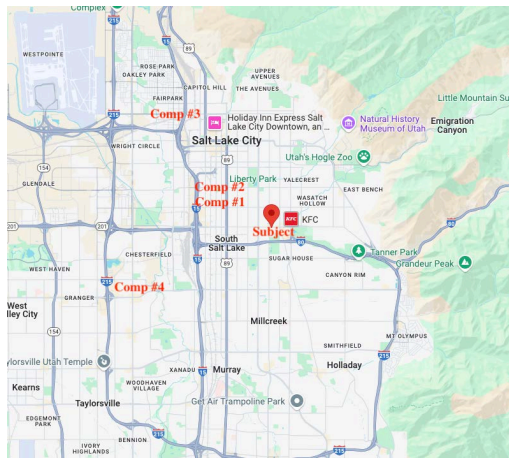
\$125,000/YR

\$4.78/effective land sf¹

SUBJECT PROPERTY INFORMATION:

LAND SIZE: 26,131 SF (0.599 acre)¹
FRONTAGE: 128' 2100 South & 135' S 1300 E
ZONING: CSHBD2, Sugar House Business District
ACCESS: Direct access from 2100 South and direct access from S 1300 E.

COMPARABLE SALES MAP:



Site	Address	Size	Price	Price/sf	Date	Comments
1 Burger King	1315 S 300 W. 3.0 miles NW	28,314 sf	\$144,000/yr	\$5.09/sf	10/24	NNN Lease. Sale price not disclosed. Utilized listing price of \$2.88mil. Is an out-parcel for Lowes. Similar location.
2 KeyBank	1098 W 300 S 3.3 miles NW	36,155 sf	\$114,845/yr	\$3.18/sf	5/21	Out-parcel for Target. NNN Lease with 10-years remaining. Part of a portfolio transaction. Superior location, inferior tenant.
3 Auto Parts	865 W North Temple 6.7 miles NW	30,492 sf	\$121,000/yr	\$3.97/sf	5/20	O'Reilly Auto Parts tenant. NNN Lease with two more 5-year options. Built in 1970. Similar location.
4 IHOP	3383 Decker Lake 6.4 miles SW	44,867 sf	\$208,544/yr	\$4.65/sf	Listing	Listing, 25-year NNN lease through Sept 2027, with three 5-year options. Similar location.

Notes: 1. Source: Salt Lake County Assessor Office

FEE LAND VALUE

▶ (866) 901-7201 | CREtelligent.com

SITE:

Retail Bldg #8790-5387

2045 S 1300 E
Salt Lake City, UT 84105

MAXIMUM VALUE

\$1,660,000

\$63.53/effective land sf¹

MINIMUM VALUE

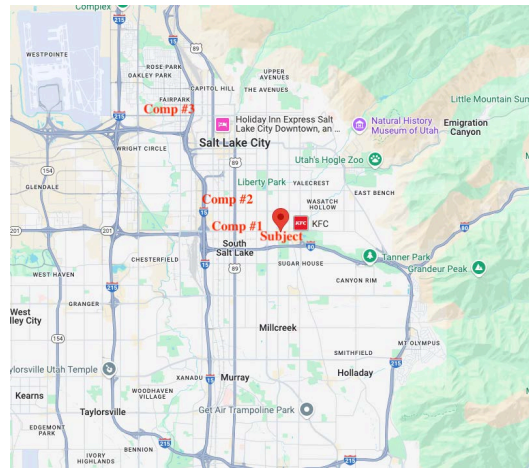
\$1,560,000

\$59.70/effective land sf¹

SUBJECT PROPERTY INFORMATION:

LAND SIZE: 26,131 SF (0.599 acre)1
FRONTAGE: 128' 2100 South & 135' S 1300 E
ZONING: CSHBD2, Sugar House Business District
ACCESS: Direct access from 2100 South and direct access from S 1300 E.

COMPARABLE SALES MAP:

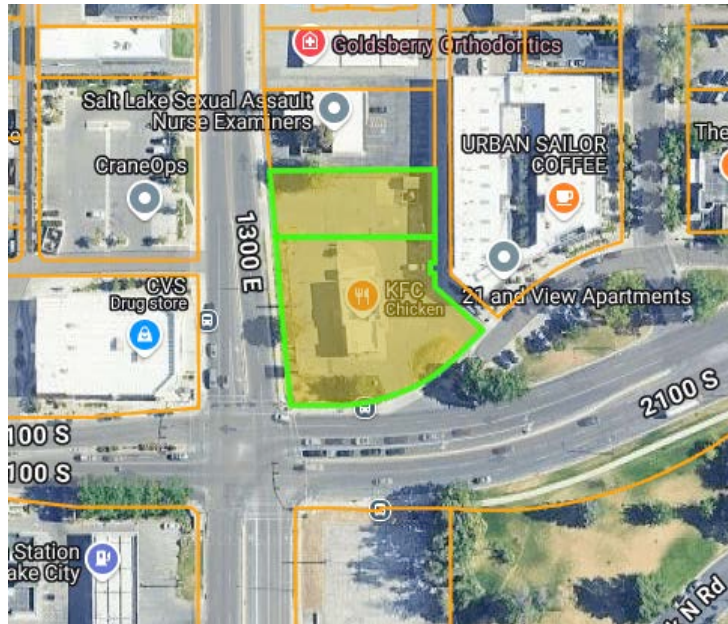


Site	Address	Size	Price	Price/sf	Date	Comments
1	Land - Commercial 221 E 2100 S 1.2 miles W	14,810 sf	\$891,582	\$60.20/sf	10/24	Same street as subject property. Not an out-parcel. Redevelopment project.
2	Land - Commercial 360 W 1600 S 2.6 miles W	24,751 sf	\$1,300,000	\$52.52/sf	11/21	Not an out-parcel. Industrial development. Inferior location.
3	Land - Commercial 837 W North Temple 6.7 miles NW	22,651 sf	\$1,450,000	\$64.01/sf	12/19	Similar location. Sold for land value. Former fast food location.

Notes: 1. Source: Salt Lake County Assessor Office

PARCEL MAP IMAGE

▶ (866) 901-7201 | CREtelligent.com



GOOGLE AERIAL IMAGE

