



# 1050 W. RIVERDALE ROAD

RIVERDALE, UT 84405



**COMPLETED REMODELED**

Absolute NNN



9 Years left on Lease with 15-year option

1050 W. RIVERDALE ROAD | RIVERDALE, UT 84405



ABSOLUTE NNN

11,057 SF FREESTANDING RETAIL

RIVERDALE, UT 84405

# 1050 W. RIVERDALE ROAD

## PROPERTY SUMMARY

Property Type	Freestanding Retail
Tenancy	Single
Year Built	2001
Building SF	11,057 SF
Land Acres	0.87 AC
Zoning	Retail Commercial
Parking	50 Spaces (4.52 Spaces per 1,000 SF)

## SALE TYPE

Sale Type	Investment NNN
Offering Price	\$3,700,000
Price/Building SF	\$334.63
Cap Rate	4.72%



## Investment Overview

KW Commercial pleased to offer an opportunity to purchase fee simple (ownership of land and building) a single tenant investment leased to Good Earth Natural Foods. The tenant has 9 years left on the lease with a 15-Year Option.

The subject property is a freestanding outparcel very well positioned with excellent visibility and access along Riverdale Road which is the major East/West corridor of Riverdale, UT and Northern Utah (Over 41,000 AADT).



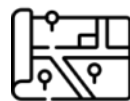
Newly completed half million dollar remodel of building



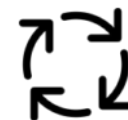
Absolute NNN with 9 Years left on Lease with a 15 year option



Prime Location with access to I-15



High visibility and easily accessible location



Excellent Retail Synergy Corridor



Anchored by Ken Garff Honda, Floor & Decor, At Home

Representative Photo

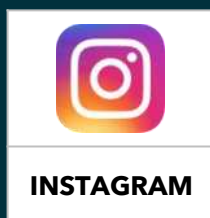


## TENANT OVERVIEW

Good Earth Natural Foods got its start in 1973 when Rae and Ken Howard, with the help of their son Mike and Rae's mother, Dr. Ann Geaslin, opened a small store in Provo, Utah. By 1984, our "extra mile" service resulted in an expansion move of the original Provo store to a larger location. Todd Humphrey is the current owner and has helped grow the store count to a total of 9 stores throughout the state of Utah. In 1996 they brought a brand new store to Orem, Utah. In 1998 Health Food Business Magazine rated Good Earth as one of the top 100 health food stores in the country. 2022 culminated in opening up their 9th store in the chain. They continue to offer the health conscious customer amazing customer service and outstanding product selection, which creates a formula for success and growth.

### STORE LOCATIONS & SOCIAL MEDIA

- SPANISH FORK**      ▪ 863 N. 700 E. Spanish Fork, Ut 84660
- OREM**                ▪ 500 S. State St, Orem, Ut 84058
- AMERICAN FORK**    ▪ 336 W Main St, American Fork, Ut 84003
- SANDY**              ▪ 7905 S. 700 E.Sandy, Ut 84070
- RIVERDALE**        ▪ 1050 W. Riverdale Rd, Riverdale, Ut 84405
- LAYTON**             ▪ 1160 W Hill Field Rd, Layton, UT 84041





# 1050 W. RIVERDALE ROAD



# SITE PLAN

1050 W. RIVERDALE ROAD | RIVERDALE, UT 84405





INTERSTATE 84

at home  
The Home Décor Superstore

Aaron's  
Easy. Beautiful. Affordable.

FLOOR DECOR



HONDA

IHOP

chili's

THE HONEY BAKED Ham

RIVERDALE DR

five BELOW



Applebee's

BEST BUY

PET SMART

SPORTSMAN'S WAREHOUSE

1050 W

Target

JO-ANN  
fabric and craft stores

INTERSTATE 84

RIVER PARK





After the 2002 Winter Olympics, which hosted events in Ogden, the community began to rebuild itself around the outdoors. Ogden has been nationally recognized for rapid job growth and low income inequality, with a breadth of growth across diverse industry clusters including outdoor recreation, the Information Technology (IT) / software sector, and aerospace and advanced manufacturing.

Downtown Ogden has been revitalized with new businesses, housing, and public gathering places, made even grander than what stood in the glory days. And the throngs that once filled Ogden's streets have returned, while relevant art and architecture remain to honor Ogden's history. Today, Ogden's residents are diverse, young, and increasingly well-educated.

Ogden is committed to long term projects which incorporate restaurant and retail spaces, meeting and event facilities, world class museums and art galleries, and most importantly, quality neighborhoods. The foundation is being set for captains of industry to converge on Ogden once again where they will be able to share their ideas, dreams, and strategies that will shape the future.

# Ogden MSA



Ogden is a city with a unique identity and all the benefits of urban life. Downtown Ogden is set apart from other communities in the area by its walkability, distinctive architecture, and great variety of dining, shopping, nightlife, and events. More residents are choosing to live downtown, with exciting new housing options that include townhomes, live/work units, and apartments.



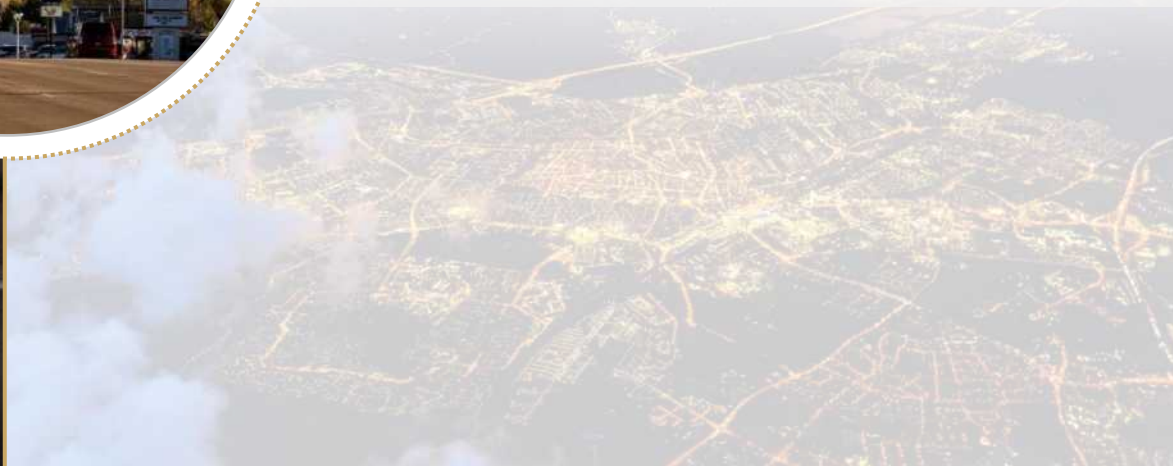
**86,833**  
POPULATION



**\$399,000**  
MEDIAN HOME PRICE



**\$70,000**  
AVG HH INCOME



# RETAIL SYNERGY



# BUSINESS SYNERGY

As the principal city of the 2nd largest MSA in Utah, Ogden serves as an economic hub for the northern part of the state. Much of the central city is occupied by offices of federal, state, county, and municipal government entities. The Internal Revenue Service has a large regional facility in Ogden and is the city's largest employer with over 5,000 employees. Other large employers include McKay Dee Hospital, Weber State University, Ogden City School District, Autoliv, Fresenius, and Convergys.

In 2013, Ogden ranked No. 16 on Forbes' list of the Best Places for Business and Careers. The western parts of the city have several industrial areas. The largest is Business Depot Ogden, a former Army depot that was restructured to be a 1,000-plus acre business park

## COMPANY HEADQUARTERS



**MarketStar - Sales and marketing company**



**Bank of Utah corporate headquarters in Ogden**



**Autoliv - Swedish-American automotive safety supplier**





# KEY INDUSTRIES

## **Aerospace & Defense**

Ogden is just two miles from Hill Air Force Base, in the heart of Utah's aerospace and advanced manufacturing industry cluster. Our region is home to a young, well-educated workforce with strengths in engineering, advanced materials and manufacturing, and software development.

## **Outdoor Products**

The Wall Street Journal has named Ogden "the center of outdoor sports gear in the U.S.," while Outside Magazine recognized it as one of the "Best Towns in America" and National Geographic ranked it as a "Top 10 Emerging Ski Town."

## **Life Sciences**

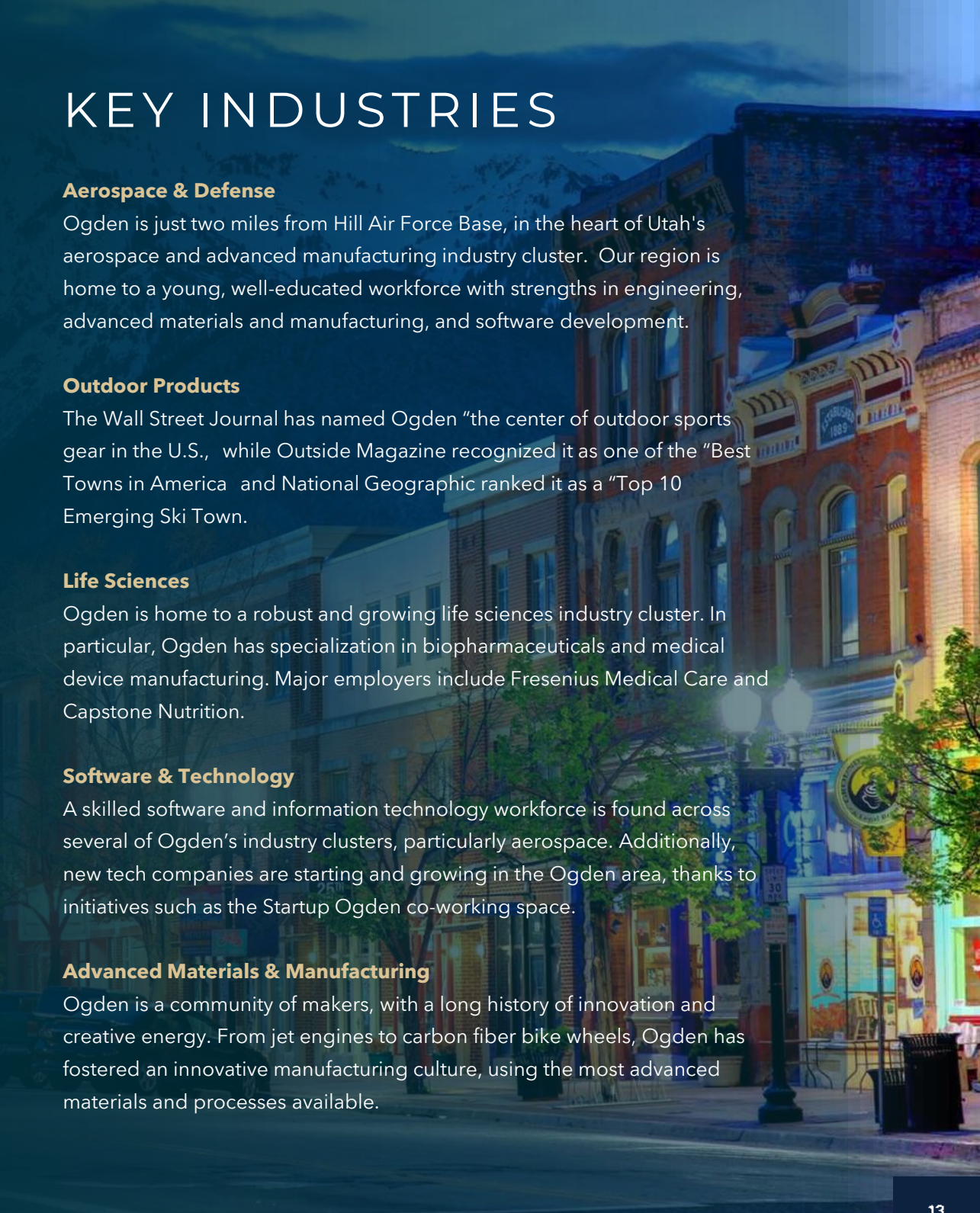
Ogden is home to a robust and growing life sciences industry cluster. In particular, Ogden has specialization in biopharmaceuticals and medical device manufacturing. Major employers include Fresenius Medical Care and Capstone Nutrition.

## **Software & Technology**

A skilled software and information technology workforce is found across several of Ogden's industry clusters, particularly aerospace. Additionally, new tech companies are starting and growing in the Ogden area, thanks to initiatives such as the Startup Ogden co-working space.

## **Advanced Materials & Manufacturing**

Ogden is a community of makers, with a long history of innovation and creative energy. From jet engines to carbon fiber bike wheels, Ogden has fostered an innovative manufacturing culture, using the most advanced materials and processes available.



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