

6185 S. Fashion Place Mall, Murray, Utah 84107



BROOKFIELD PROPERTY PARTNERS, BPY (NASDAQ) ABSOLUTE NNN LAND LEASE

PROPERTY INFOMATION

- Rare Purchase Opportunity
- Parking Lot for Fashion Place Mall
- Site Size: 2.85 Acres
- Excellent Visibility with High Traffic
 Counts
- Many Retail & Restaurant Amenities
- Excellent Access to I-15 and I-215

MAJOR PRICE REDUCTION!

from \$5,000,000.00

to \$2,500,000.00

FINANCIAL INFORMATION

- Tenant: BPY (NASDAQ)
 Brookfield
- bpy.brookfield.com
- Commencement: April 1, 1972
- Next Rent Increase: April, 2024
- Option Periods: (3) 10 Year Options
- End Option Periods: 2064
- Increases: 25% Every 10 Years
- Current Cap Rate: 5.62%
- Absolute NNN Lease
- Net Operating Income: \$140,500.00

WEST HARADIN **801.617.1700** CRYSTAL JOHNSON west.haradin@crcnationwide.com crystal.johnson@crcnationwide.com

COMMERCIAL REAL ESTATE CONSULTANTS

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
——————————————————————————————————————	11,079	72,312	182,839
Households	4,185	24,807	61,445
Avg. Household Income	\$61,437	\$62,072	\$63,116

TRAFFIC COUNTS

1900 West: 29,039 Annual Average Daily Traffic 4000 South: 8,660 Annual Average Daily Traffic



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

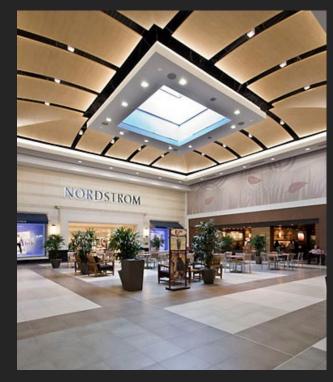
• 130 + Retailers

Retail Space: 965,464 SF

Year Built: 1972

Year Renovated: 2011

- Largest Mix of First-to-Market Stores and Restaurants in Utah
- Unparalleled Shopping, Dining and Entertainment Destination
- Located in the Vibrant and Desirable Community of Salt Lake Valley
- Easily Accessible from I-15 and I-215



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