

# SINGLE TENANT NN

Investment Opportunity



5 Years Remaining | Potential QSR/Restaurant



2577 N Highway 162

**EDEN** UTAH

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



**JACK CORNELL**

**Vice President**

**National Net Lease**

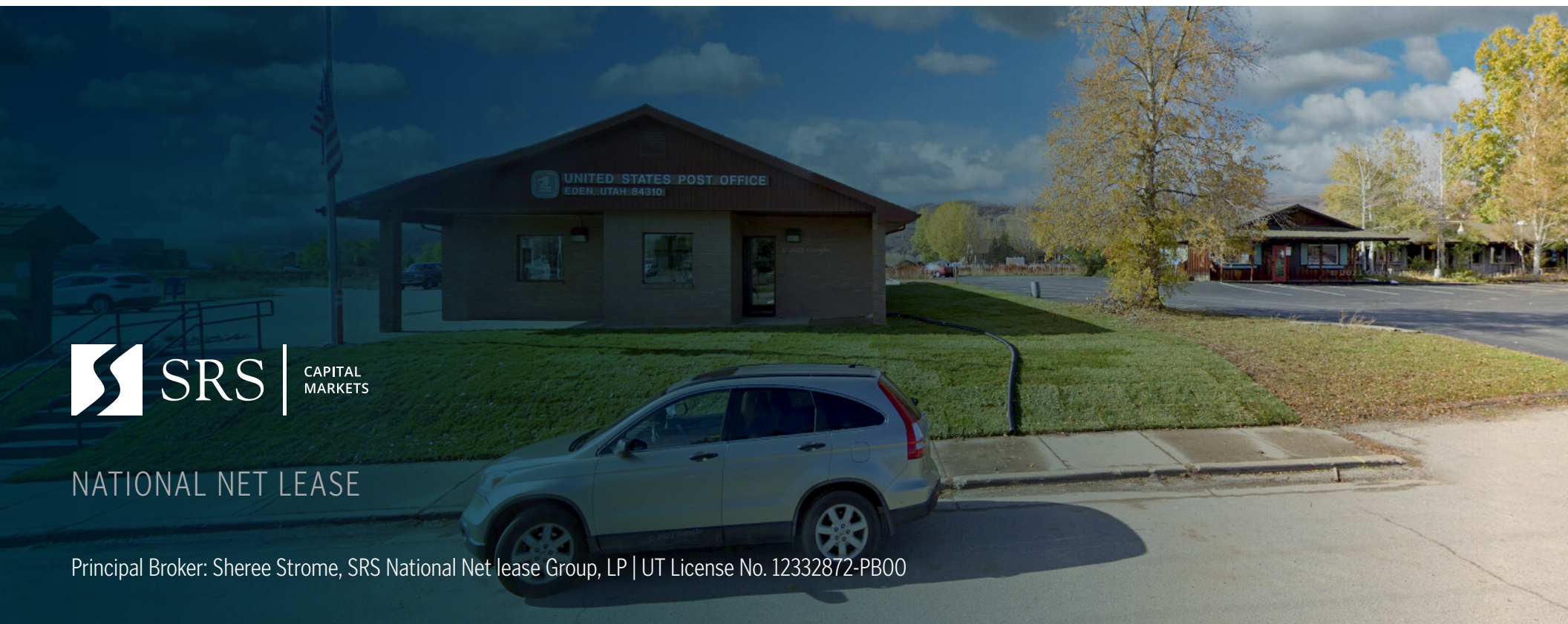
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132 S. State Street

Salt Lake City, Utah 84111

UT License No. 9518385-SA00



**NATIONAL NET LEASE**

Principal Broker: Sheree Strome, SRS National Net lease Group, LP | UT License No. 12332872-PB00



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Pricing Summary  
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SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NN leased, USPS investment property located in Eden, UT. The tenant, USPS, has exercised their last option to extend the initial lease through 6/30/2029 with no options remaining. Subject property has a potential use for a QSR/Restaurant property. The lease is NN with limited landlord responsibilities including roof and structure making it an ideal, low-management investment opportunity for a passive investor.

The USPS is located along State Hwy 162, which averages 5,300 vehicles passing by daily. The site is directly across the street from Powder Mountain, which gets over a million skier per year, further increasing consumer traffic to the site. More than 6,000 residents and 1,000 employees support the trade area. The 5-mile trade area boasts an affluent average household income of \$156,621



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$950,000
<b>Net Operating Income</b>	\$35,500
<b>Cap Rate</b>	3.73%
<b>Tenant</b>	USPS
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Structure
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	2,277 SF
<b>Land Area</b>	0.76 Acres
<b>Property Address</b>	2577 N. Highway 162 Eden, Utah 84310
<b>Year Built</b>	1989
<b>Parcel Number</b>	22-046-0068
<b>Ownership</b>	Fee Simple (Land & Building Ownership)
<b>Zoning</b>	General Commercial
<b>Parking Spaces</b>	34



### 5 Years Remaining on Lease | Potential QSR/Restaurant

- USPS has exercised their last option to extend the initial lease through 6/30/2029 with no options remaining
- Subject property has a potential use for a QSR/Restaurant property

### NN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

### Located Along State Hwy 162 (5,300 VPD) | Powder Mountain

- The subject property is located along State Hwy 162, which averages 5,300 vehicles passing by daily
- The site is directly across the street from Powder Mountain, which gets over a million skier per year, further increasing consumer traffic to the site

### Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 6,000 residents and 1,000 employees support the trade area
- An affluent average household income of \$156,621





# PROPERTY OVERVIEW



## LOCATION



Eden, Utah  
Weber County  
Ogden-Clearfield MSA

## ACCESS



State Highway 162: 1 Access Point(s)

## TRAFFIC COUNTS



State Highway 162: 5,600 VPD  
E. 2550 N Street: N/A  
N. Wolf Creek Drive/State Highway 158: 5,400 VPD

## IMPROVEMENTS



There is approximately 2,277 SF of existing building area

## PARKING



There are approximately 34 parking spaces on the owned parcel.  
The parking ratio is approximately 14.93 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 22-046-0068  
Acres: 0.76  
Square Feet: 33,152 SF

## CONSTRUCTION



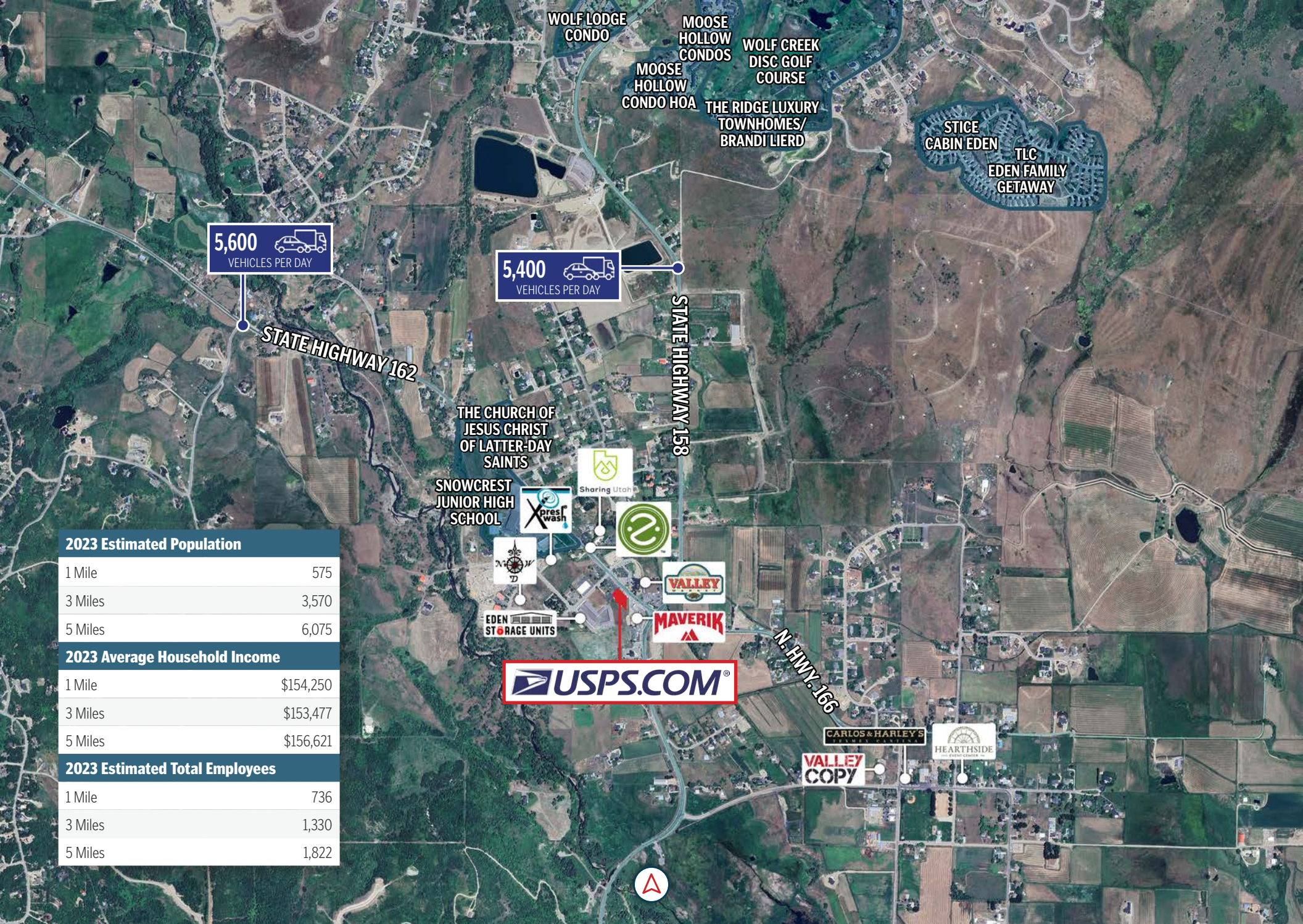
Year Built: 1989

## ZONING



General Commercial





WOLF LODGE CONDO

MOOSE HOLLOW CONDOS

WOLF CREEK DISC GOLF COURSE

MOOSE HOLLOW CONDO HOA

THE RIDGE LUXURY TOWNHOMES/ BRANDI LIERD

STICE CABIN EDEN

TLC EDEN FAMILY GETAWAY

5,600  
VEHICLES PER DAY

5,400  
VEHICLES PER DAY

STATE HIGHWAY 162

STATE HIGHWAY 158

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SNOWCREST JUNIOR HIGH SCHOOL



EDEN STORAGE UNITS



N. HWY. 166

CARLOS & HARLEY'S



VALLEY COPY

**2023 Estimated Population**

1 Mile	575
3 Miles	3,570
5 Miles	6,075

**2023 Average Household Income**

1 Mile	\$154,250
3 Miles	\$153,477
5 Miles	\$156,621

**2023 Estimated Total Employees**

1 Mile	736
3 Miles	1,330
5 Miles	1,822





EATS OF EDEN

UTAH LODGING



5,300  
VEHICLES PER DAY

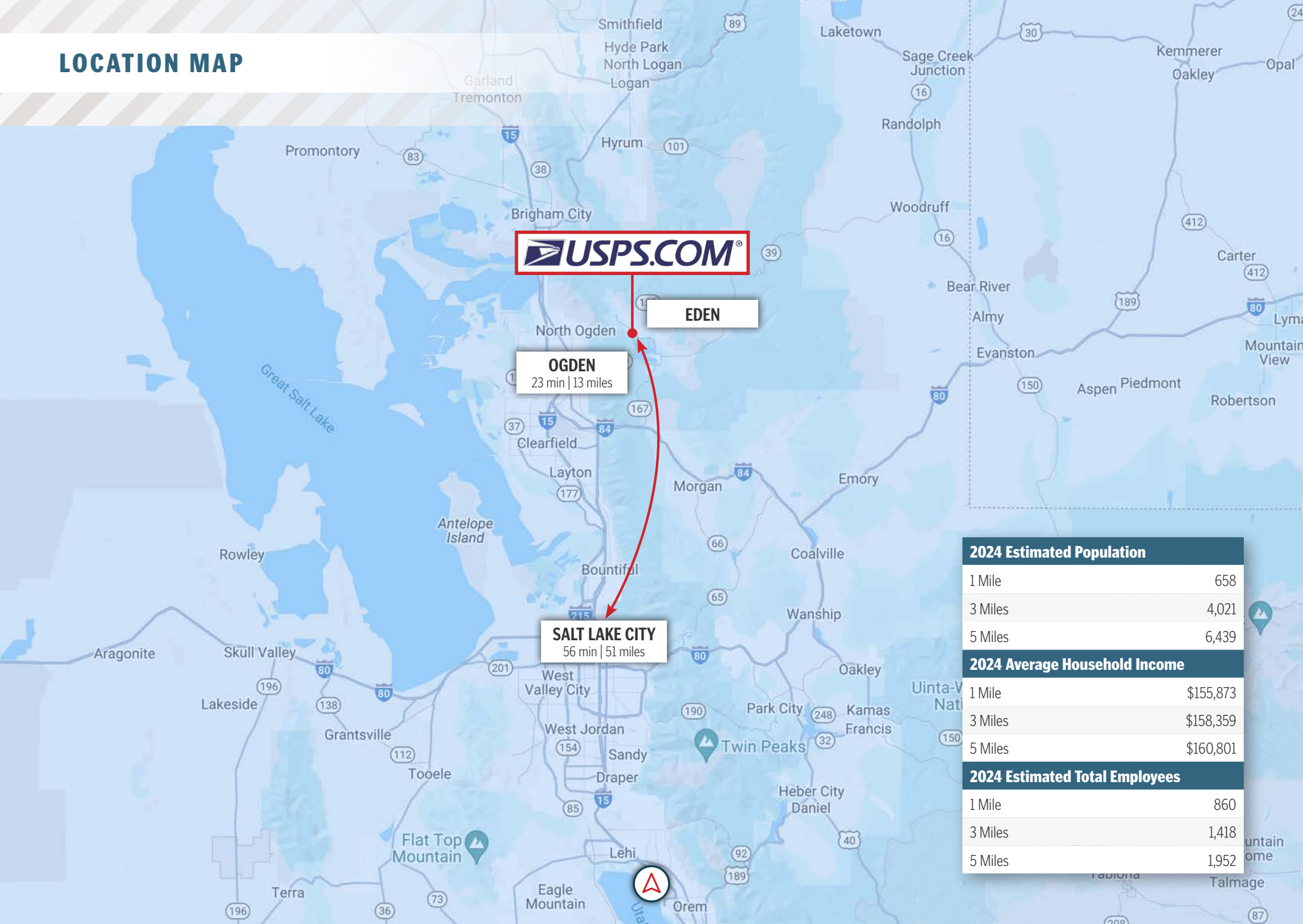
 **USPS.COM**

**MAVERIK**  






# LOCATION MAP



**EDEN**

**OGDEN**  
23 min | 13 miles

**SALT LAKE CITY**  
56 min | 51 miles

### 2024 Estimated Population

1 Mile	658
3 Miles	4,021
5 Miles	6,439

### 2024 Average Household Income

1 Mile	\$155,873
3 Miles	\$158,359
5 Miles	\$160,801

### 2024 Estimated Total Employees

1 Mile	860
3 Miles	1,418
5 Miles	1,952





### EDEN, UTAH

Eden is located in Ogden Valley, surrounded by the Wasatch Mountains. The area is known for its scenic beauty, including nearby Pineview Reservoir and several ski resorts. Eden was settled in the mid-19th century by Mormon pioneers. The community has grown steadily, maintaining its rural charm while attracting visitors and new residents seeking outdoor recreation and a peaceful lifestyle. The Eden CDP had a population of 640 as of July 1, 2023.

Eden, UT, nestled in the picturesque Ogden Valley and surrounded by the Wasatch Mountains, has a diversified economy primarily driven by tourism, outdoor recreation, agriculture, and small businesses. Agriculture plays a crucial role in Eden's economy. Local farms and ranches produce a variety of crops and livestock, contributing to both the local and regional markets. Eden has a range of small businesses, including restaurants, cafes, shops, and service providers. These businesses cater to both residents and tourists, contributing to the local economy.

Eden, UT, is a charming community in Ogden Valley, surrounded by the beautiful Wasatch Mountains. Its natural beauty and outdoor recreational opportunities make it a popular destination for visitors. Here are some of the top attractions in and around Eden: Powder Mountain is renowned for its vast ski terrain and excellent powder conditions. It offers a variety of runs for skiers and snowboarders of all levels. Nordic Valley is another great spot for skiing and snowboarding, known for its family-friendly atmosphere and affordable prices. Pineview Reservoir is a popular destination for boating, fishing, swimming, and paddleboarding. The surrounding beaches and picnic areas make it perfect for a day out. Ben Lomond Trail: This challenging hike offers incredible views of the Ogden Valley and the Great Salt Lake from the summit of Ben Lomond Peak. Ogden Valley Balloon Festival is held in Eden, this festival features hot air balloon launches, live music, food vendors, and family-friendly activities. It's a highlight of the summer season.

Eden is served by Weber School District, with nearby schools in the surrounding Ogden Valley area. The closest higher education institutions are Weber State University in Ogden and other colleges in the greater Salt Lake City area.



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	658	4,021	6,439
2029 Projected Population	721	4,404	6,991
2010 Census Population	551	3,011	4,947
Projected Annual Growth 2024 to 2029	1.85%	1.84%	1.66%
Historical Annual Growth 2010 to 2020	1.84%	1.79%	1.66%
<b>Households &amp; Growth</b>			
2024 Estimated Households	213	1,443	2,287
2029 Projected Households	238	1,608	2,524
2010 Census Households	156	1,017	1,658
Projected Annual Growth 2024 to 2029	2.24%	2.19%	1.99%
Historical Annual Growth 2010 to 2020	2.36%	2.27%	2.11%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	95.06%	94.91%	95.12%
2024 Estimated Black or African American	0.46%	0.40%	0.34%
2024 Estimated Asian or Pacific Islander	0.76%	0.80%	0.73%
2024 Estimated American Indian or Native Alaskan	0.61%	0.57%	0.47%
2024 Estimated Other Races	1.37%	1.37%	1.44%
2024 Estimated Hispanic	4.71%	4.80%	4.86%
<b>Income</b>			
2024 Estimated Average Household Income	\$155,873	\$158,359	\$160,801
2024 Estimated Median Household Income	\$124,564	\$125,631	\$127,290
2024 Estimated Per Capita Income	\$57,002	\$57,960	\$57,596
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	63	113	166
2024 Estimated Total Employees	860	1,418	1,952





Tenant Name	Square Feet	LEASE TERM		Begin	Increase	RENTAL RATES			Recovery Type	Options	
		Lease Start	Lease End			Monthly	PSF	Annually			
USPS	2,277	7/01/2019	6/30/2029	Current	-	\$2,958	\$1.30	\$35,500	\$15.59	NN	None

## FINANCIAL INFORMATION

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Cap Rate	3.73%
Lease Type	NN

## PROPERTY SPECIFICATIONS

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Land Area	0.76 Acres
Address	2577 N. Highway 162 Eden, Utah 84310



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## UNITED STATES POSTAL SERVICE

**USPS.com**

**Company Type:** Independent Government Agency

**Locations:** 31,123

The United States Postal Service is an independent federal establishment, mandated to be self-financing and to serve every American community through the affordable, reliable and secure delivery of mail and packages to 167 million addresses six and often seven days a week. Overseen by a bipartisan Board of Governors, the Postal Service is implementing a 10-year transformation plan, Delivering for America, to modernize the postal network, restore long-term financial sustainability, dramatically improve service across all mail and shipping categories, and maintain the organization as one of America's most valued and trusted brands. The Postal Service generally receives no tax dollars for operating expenses and relies on the sale of postage, products and services to fund its operations. There are 31,123 Postal Service-managed retail offices in the United States. Including contract offices, there are 33,904 offices.

*Source: [about.usps.com](https://about.usps.com), [facts.usps.com](https://facts.usps.com)*



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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