

POP'S SINCLAIR GAS STATION

1972 E. 700 S
CLEARFIELD, UT 84015



NNN INVESTMENT OR
OWNER-USER OPPORTUNITY

1972 E. 700 S
CLEARFIELD, UT 84015

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

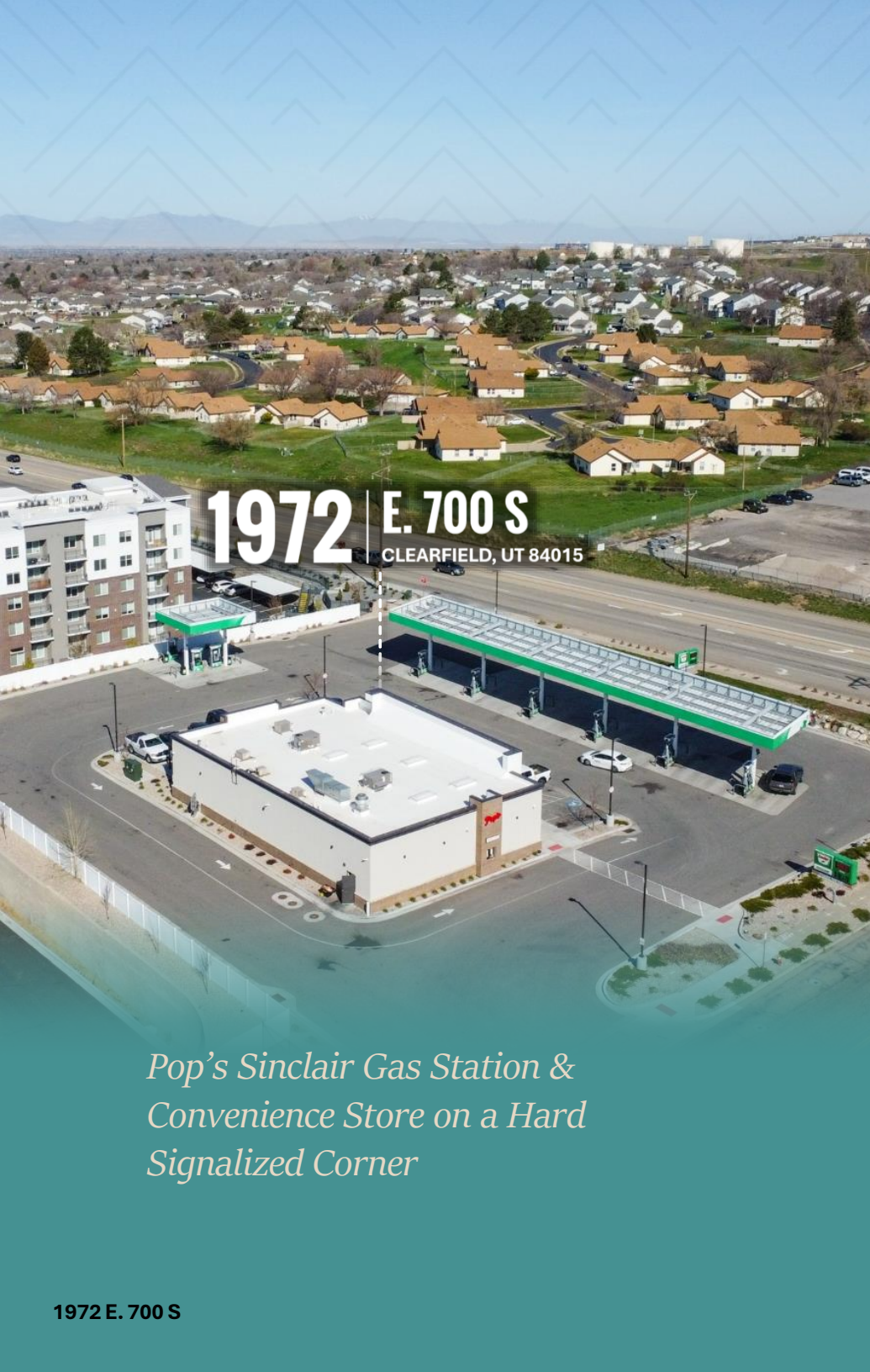
All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



EXECUTIVE SUMMARY

1972 E. 700 S



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*Pop's Sinclair Gas Station &
Convenience Store on a Hard
Signalized Corner*

1972 E. 700 S

PROPERTY SUMMARY

PRICING

OFFERING PRICE	\$6,850,000
CAP RATE	5.53%
NOI	\$379,091.16

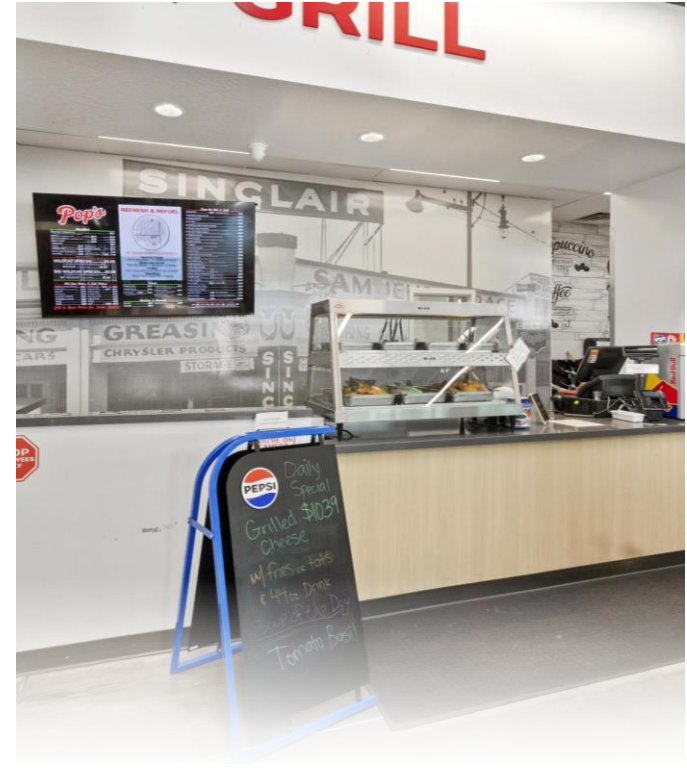
THE ASSET

TYPE	Gas Station/C-Store
YEAR BUILT	2020
BUILDING SF	4,845
LAND AC	1.48
ZONING	C-2
FUEL PROVIDER	Sinclair
GAS PUMPS	20
TANKS	3 Double Walled
TANK CAPACITY	20,000 Each



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INTERIOR GALLERY





INVESTMENT HIGHLIGHTS

Pop's Sinclair Gas Station & Convenience Store

Hard Signalized Corner Featuring High Traffic Counts along 193

20 Gas Pumps with (3) 20,000 Gallon Tanks

Property is neighbored by 193 Bravada Luxury Apartments, Westpoint Residential Tract, and the Utah Department of Transportation

Premier Location Nestled Between Hill Airforce Base with over 22,000 personnel and Weber State University with more than 30,000 students

Large 1.48 Acre Lot featuring a 4,845 Square Foot Improvement built in 2020

Less than 30 Minutes to Salt Lake City Utah

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ROY
UTAH

HILL
AIR FORCE BASE

PATRIOT HILLS
PARK

WESTPOINT
RESIDENTIAL

UTAH DEPARTMENT OF
TRANSPORTATION

193 BRAVADA
NEW APARTMENTS

1972 E. 700 S
CLEARFIELD, UT 84015

E 700 S

UNIVERSITY PARK BLVD

1972 E. 700 S



LOCATION OVERVIEW

1972 E. 700 S

Clearfield City

we've got it made



Clearfield, Utah, is a city in north-central Davis County. The city is bordered to the north by Clinton and Sunset, to the west by Syracuse and West Point, to the south by West Layton and Layton, and to the east by Hill Air Force Base and Layton. The area was settled in 1877, making it one of the last communities to be settled in Davis County. For many years, Clearfield--originally known as "Sandridge"--remained a quiet farming community. However, the city's population boomed with the creation of Hill Field and the Clearfield Naval Supply Depot in the early 1940s. Hill Field became Hill Air Force Base, while the Naval Supply Depot was phased out in the 1960s. It is now known as the Freeport Center and is a major hub for manufacturing, warehousing, and distribution.

LOCATION SNAPSHOT

Clearfield offers many wonderful amenities to its residents, including numerous public parks and walking trails, a skate park, two fishing ponds, and the Clearfield Aquatic Center, which houses a swimming pool complete with a water slide and play area, a weight room and fitness center, and basketball courts.



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Clearfield City
we've got it made

WEBER STATE UNIVERSITY

As of fall 2023, the student population reached 30,536 students, consisting of 16,020 undergraduate students, 1,002 graduate students and 13,514 concurrent enrollment students, making it the third-largest public university in the state. Weber State University has over 225 degree programs and seven colleges, including the Dr. Ezekiel R. Dumke College of Health Professions and the College of Engineering, Applied Science & Technology. Weber State is regionally accredited through the Northwest Commission on Colleges and Universities, and many programs are accredited through national organizations.



HILL AIR FORCE BASE

Hill Air Force Base operates one of the busiest airfields in the Air Force with approximately 45,000 operations annually. Various U.S. and international military aircraft transit the base for mission requirements, including depot maintenance with the Ogden Air Logistics Complex and participating in flying activity at the nearby Utah Test and Training Range. Hill's 388th and 419th Fighter Wings execute the bulk of flight operations at Hill AFB as they train to remain combat ready with the F-16 Fighting Falcon and F-35 Lightning II that are used to defend the United States and our allies.

COMMAND SNAPSHOT

22,000

**MILITARY & CIVILIAN
EMPLOYEES**

6TH

**LARGEST EMPLOYER IN
UTAH**

Hill Air Force Base (IATA: HIF, ICAO: KHIF, FAA LID: HIF) is a major U.S. Air Force (USAF) base located in Davis County, Utah, just south of the city of Ogden, and bordering the Cities of Layton, Clearfield, Riverdale, Roy, and Sunset with its largest border immediately adjacent to Clearfield and Layton. It is about 30 miles (48 km) north of Salt Lake City. Hill AFB is the home of the Air Force Materiel Command's (AFMC) Ogden Air Logistics Complex (OO-ALC) which is the worldwide manager for a wide range of aircraft, engines, missiles, software, avionics, and accessories components.

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75th Medical Group - Hill
Air Force Base



WEBER STATE UNIVERSITY
DAVIS

Parkway Village
Townhouse Complex

Weber State Center for
Continuing Education



NORTHERN
UTAH ACADEMY
FOR MATH, ENGINEERING & SCIENCE

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UNIVERSITY PARK BLVD

E700 S

Sinclair

APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**

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PRESIDENT

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