



# Retail Corner Suite for Sale in Sandy UT

867 East 9400 South, Sandy, UT 84094



eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Michelle Pauley**

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867 East 9400 South, Sandy, UT 84094

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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DEMOGRAPHICS	16	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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## PROPERTY INFORMATION

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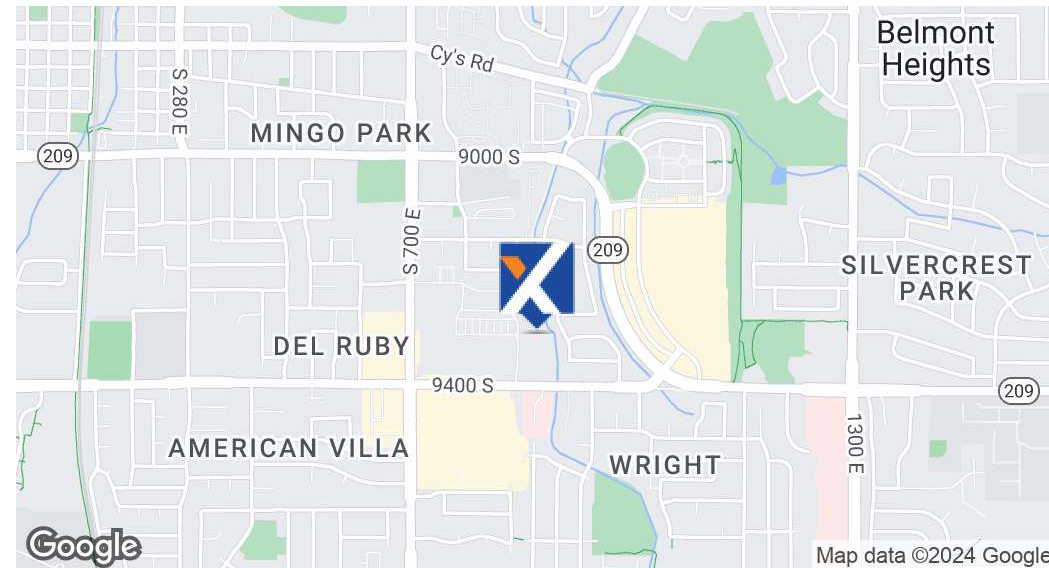
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# FOR SALE | Executive Summary

867 East 9400 South, Sandy, UT 84094



## OFFERING SUMMARY

Sale Price:	\$1,997,531
Building Size:	6,632 SF
Price / SF:	\$301.20
Year Built:	1985
Renovated:	2021
Zoning:	CC
Market:	Salt Lake
Submarket:	Sandy
Traffic Count:	18,454

## PROPERTY OVERVIEW

At 867 East 9400 South, Sandy, UT, 84094, discover this remarkable 6,632 SF retail property. This condo is a beautiful modernized space, with a recent 2021 renovation. This prime investment opportunity offers a strategic location in the Salt Lake area, with coveted CC zoning. Currently owner occupied and set up as an office, this condo is prime for a retail user! Because of its corner location the ideal usage would be a med spa or salon suites to utilize the layout of the condo with the private office space along the exterior of the building and leveraging the quite corner location. Don't miss your chance to own a great retail condo in a thriving retail strip center with ample parking. Built in 1985, this property is tailor-made for investors seeking a lucrative retail/strip center in an established, high-traffic locale. Don't miss the chance to add this premier property to your portfolio.

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# FOR SALE | Property Description

867 East 9400 South, Sandy, UT 84094



## PROPERTY DESCRIPTION

At 867 East 9400 South, Sandy, UT, 84094, discover this remarkable 6,632 SF retail property. This condo is a beautiful modernized space, with a recent 2021 renovation. This prime investment opportunity offers a strategic location in the Salt Lake area, with coveted CC zoning. Currently owner occupied and set up as an office, this condo is prime for a retail user! Because of its condo's corner location the ideal usage would be a med spa or salon suites to utilize the layout of the condo with the private office space along the exterior of the building and leveraging the quite corner location. Don't miss your chance to own a great retail condo in a thriving retail strip center with ample parking. Built in 1985, this property is tailor-made for investors seeking a lucrative retail/strip center in an established, high-traffic locale. Don't miss the chance to add this premier property to your portfolio.

## LOCATION DESCRIPTION

Ideally located in Sandy, UT, Aspen Plaza is at the center of it all for this Salt Lake City suburb. On the main thoroughfare in Sandy, Aspen Plaza is uniquely situated for its convenience factor and accessibility. This retail strip center has a great mixture of retail, restaurant, and office condos with a low vacancy rate for the entire retail center. The high ratio of food service/restaurants businesses in this center lends itself to historically easy parking for the other tenants, customers, and staff during the daylight hours.

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# FOR SALE | Complete Highlights

867 East 9400 South, Sandy, UT 84094



## PROPERTY HIGHLIGHTS

- - 6,632 SF modernized retail space
- - Renovated in 2021 for contemporary appeal
- - Prime location in the Salt Lake area
- - Zoned CC for retail/strip center potential
- - Built in 1985, offering established infrastructure
- - High-traffic locale for maximum visibility
- - Ideal investment opportunity for retail/strip center investors
- - Ideally set up for a med-spa or salon suites.



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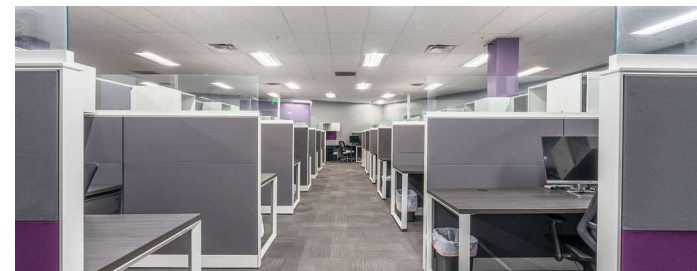
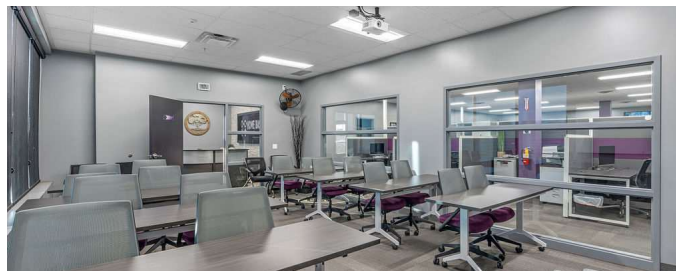
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# FOR SALE | Additional Photos

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## LOCATION INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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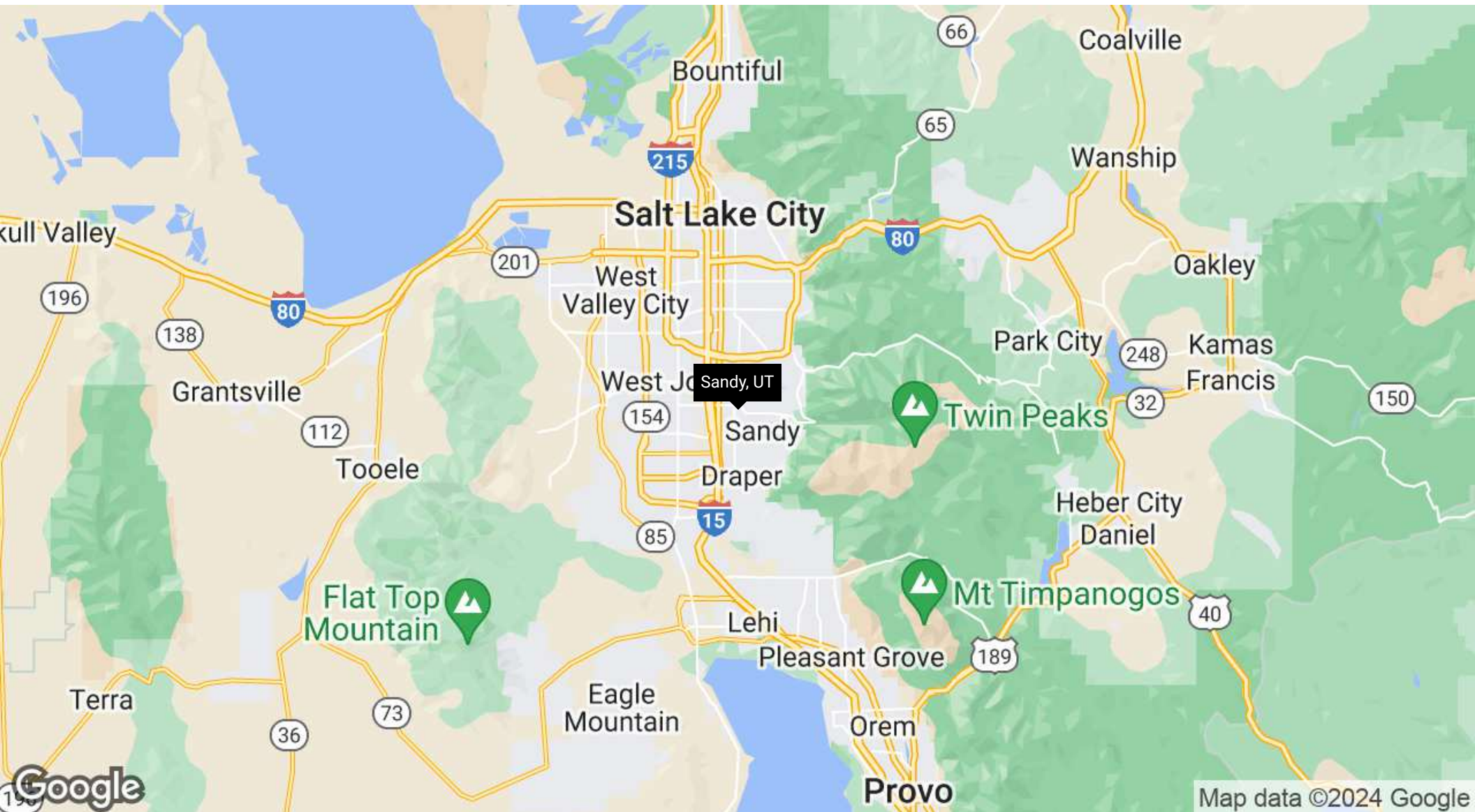
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# FOR SALE | Regional Map

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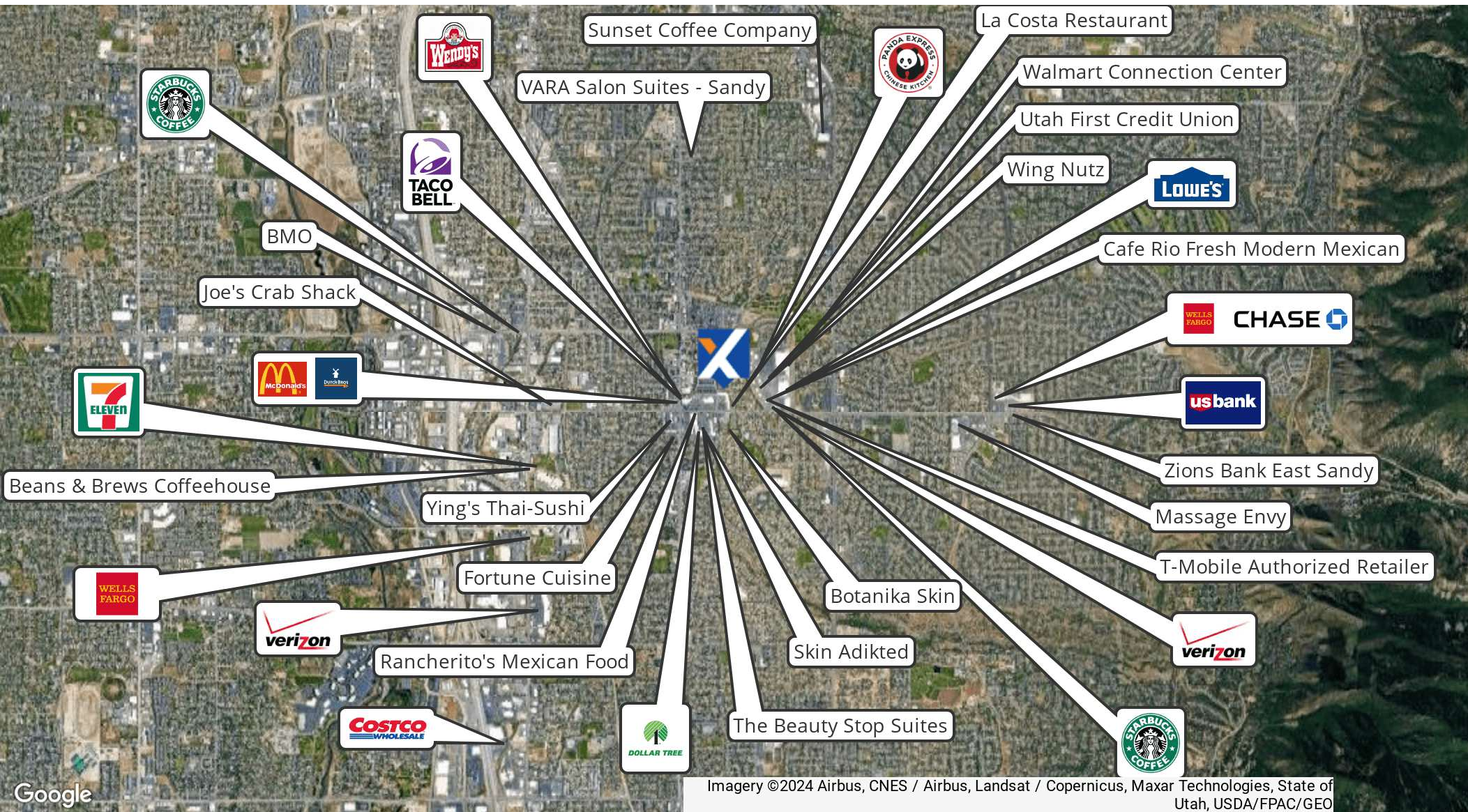
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# FOR SALE | Retailer Map

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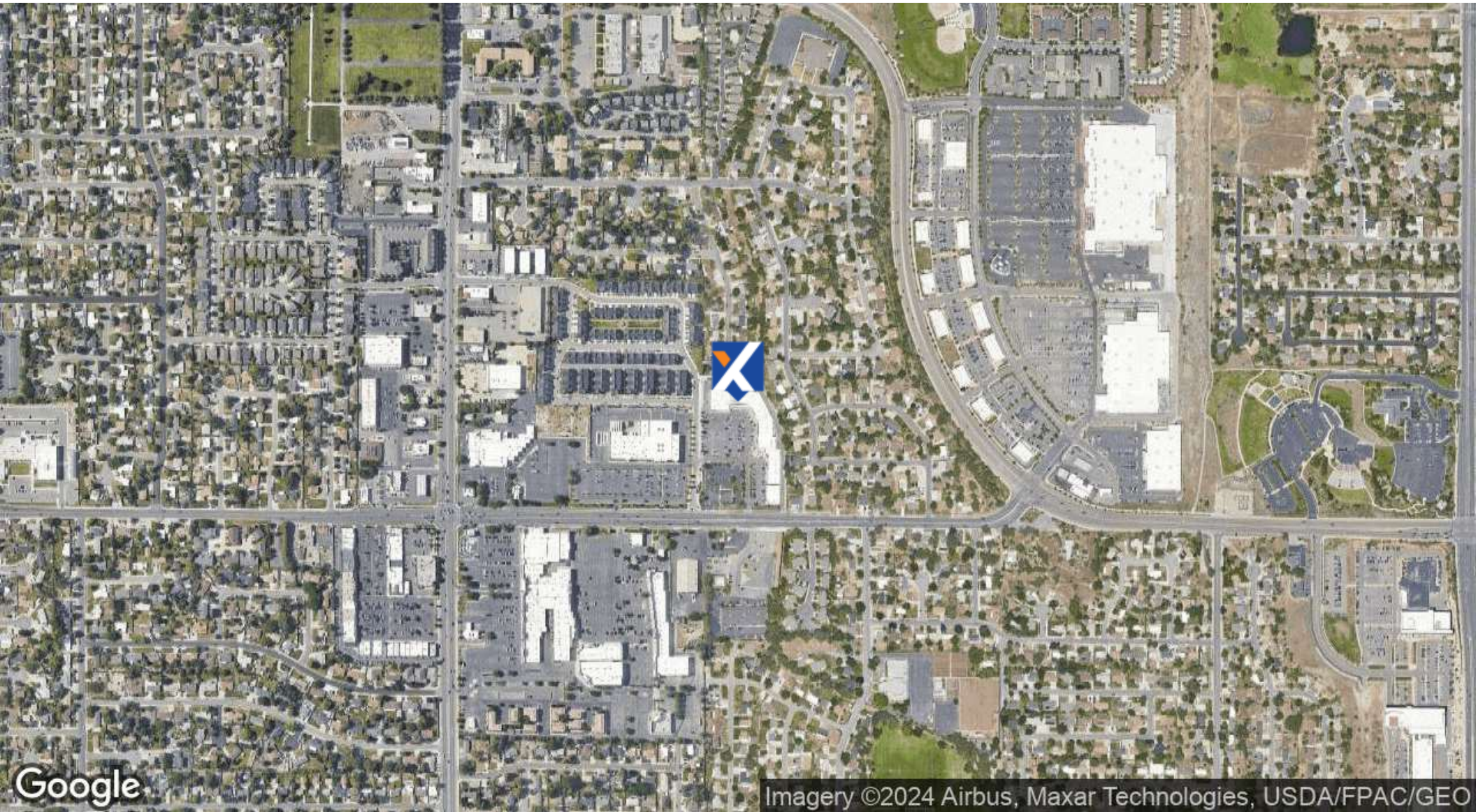
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# FOR SALE | Aerial Map

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# 3

## SALE COMPARABLES

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# FOR SALE | Sale Comps

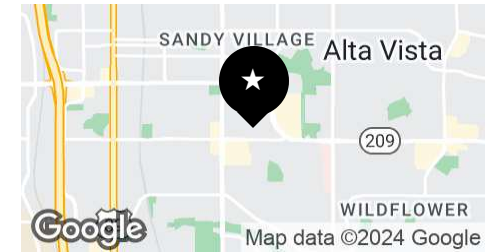
867 East 9400 South, Sandy, UT 84094



## RETAIL CORNER SUITE FOR SALE IN SANDY UT

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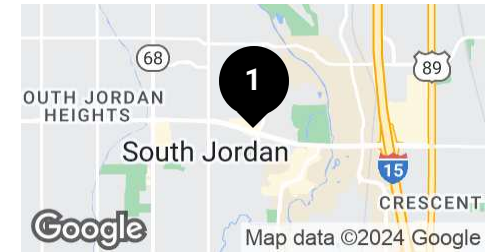
Price: \$1,997,531 Bldg Size: 6,632 SF  
Year Built: 1985



## 1086 W SOUTH JORDAN PARKWAY UNIT 102

South Jordan, UT 84095

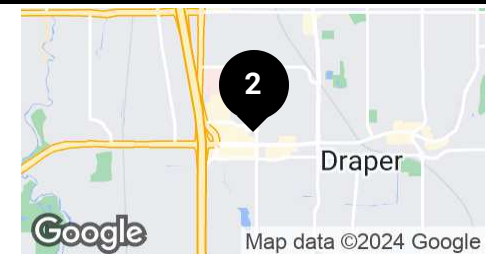
Price: \$590,000 Bldg Size: 2,236 SF  
Lot Size: 113,692 SF Year Built: 2008



## 282 EAST 12200 SOUTH

Draper, UT 84020

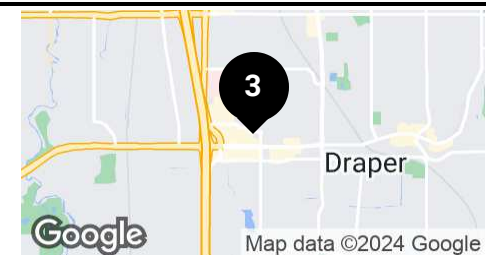
Price: \$1,550,000 Bldg Size: 4,896 SF  
Lot Size: 84,942 SF Year Built: 2007



## 258 E 12200 SOUTH

Draper, UT 84020

Price: \$700,000 Bldg Size: 2,160 SF  
Lot Size: 84,942 SF Year Built: 2007



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# FOR SALE | Sale Comps

867 East 9400 South, Sandy, UT 84094



## 9476 S UNION SQUARE #3

Sandy, UT 84070

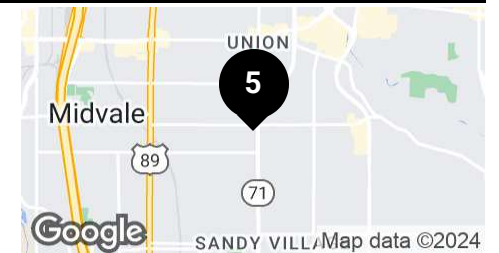
Price:	\$415,463	Bldg Size:	1,155 SF
Lot Size	343,993 SF	Year Built:	1979



## 7840 SOUTH 700 EAST

Sandy, UT 84070

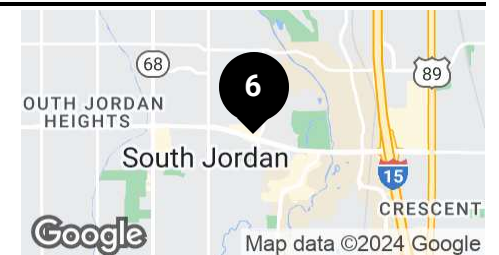
Price:	\$1,200,000	Bldg Size:	4,366 SF
Lot Size	16,117 SF	Year Built:	1991



## 1086 W. SOUTH JORDAN PARKWAY

South Jordan, UT 84095

Price:	\$599,999	Bldg Size:	2,334 SF
Lot Size	113,692 SF	Year Built:	1963



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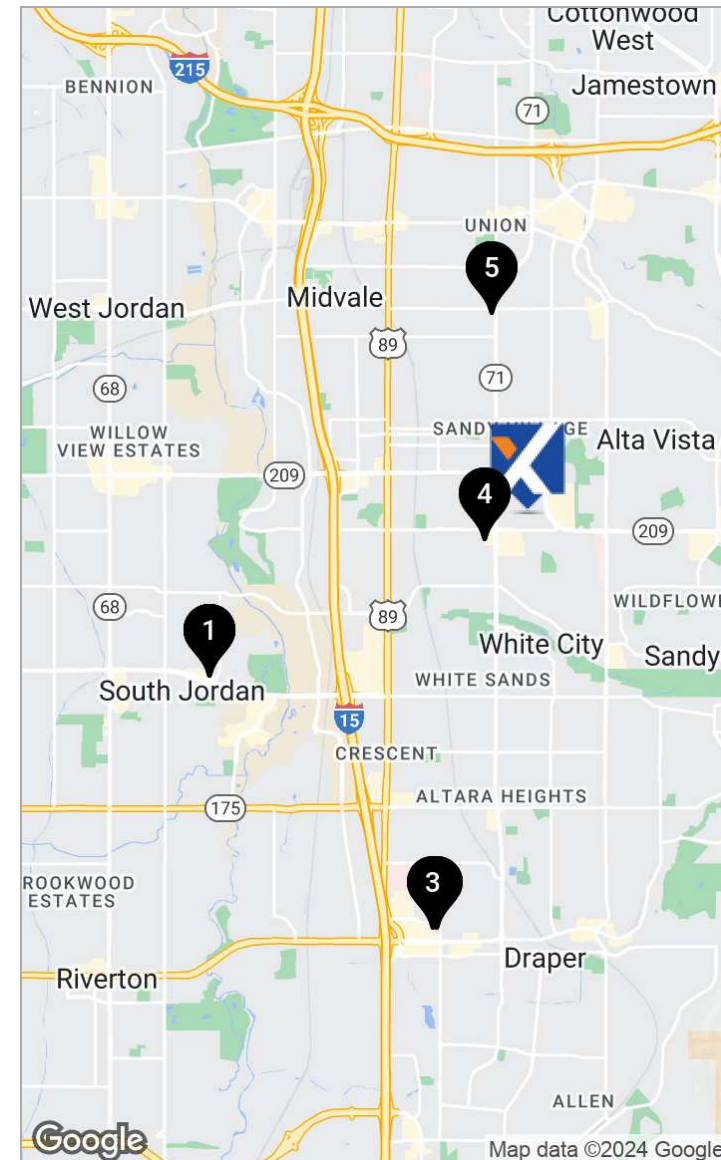
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# FOR SALE | Sale Comps Map & Summary

867 East 9400 South, Sandy, UT 84094

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	<b>Retail Corner Suite for Sale in Sandy UT</b> 867 East 9400 South Sandy, UT	\$1,997,531	6,632 SF	-
1	<b>1086 W south Jordan Parkway Unit 102</b> South Jordan, UT	\$590,000	2,236 SF	113,692 SF
2	<b>282 East 12200 South</b> Draper, UT	\$1,550,000	4,896 SF	84,942 SF
3	<b>258 E 12200 South</b> Draper, UT	\$700,000	2,160 SF	84,942 SF
4	<b>9476 S union Square #3</b> Sandy, UT	\$415,463	1,155 SF	343,993 SF
5	<b>7840 South 700 East</b> Sandy, UT	\$1,200,000	4,366 SF	16,117 SF
6	<b>1086 W. South Jordan Parkway</b> South Jordan, UT	\$599,999	2,334 SF	113,692 SF
	<b>AVERAGES</b>	<b>\$842,577</b>	<b>2,858 SF</b>	<b>126,230 SF</b>



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# 4

## DEMOGRAPHICS

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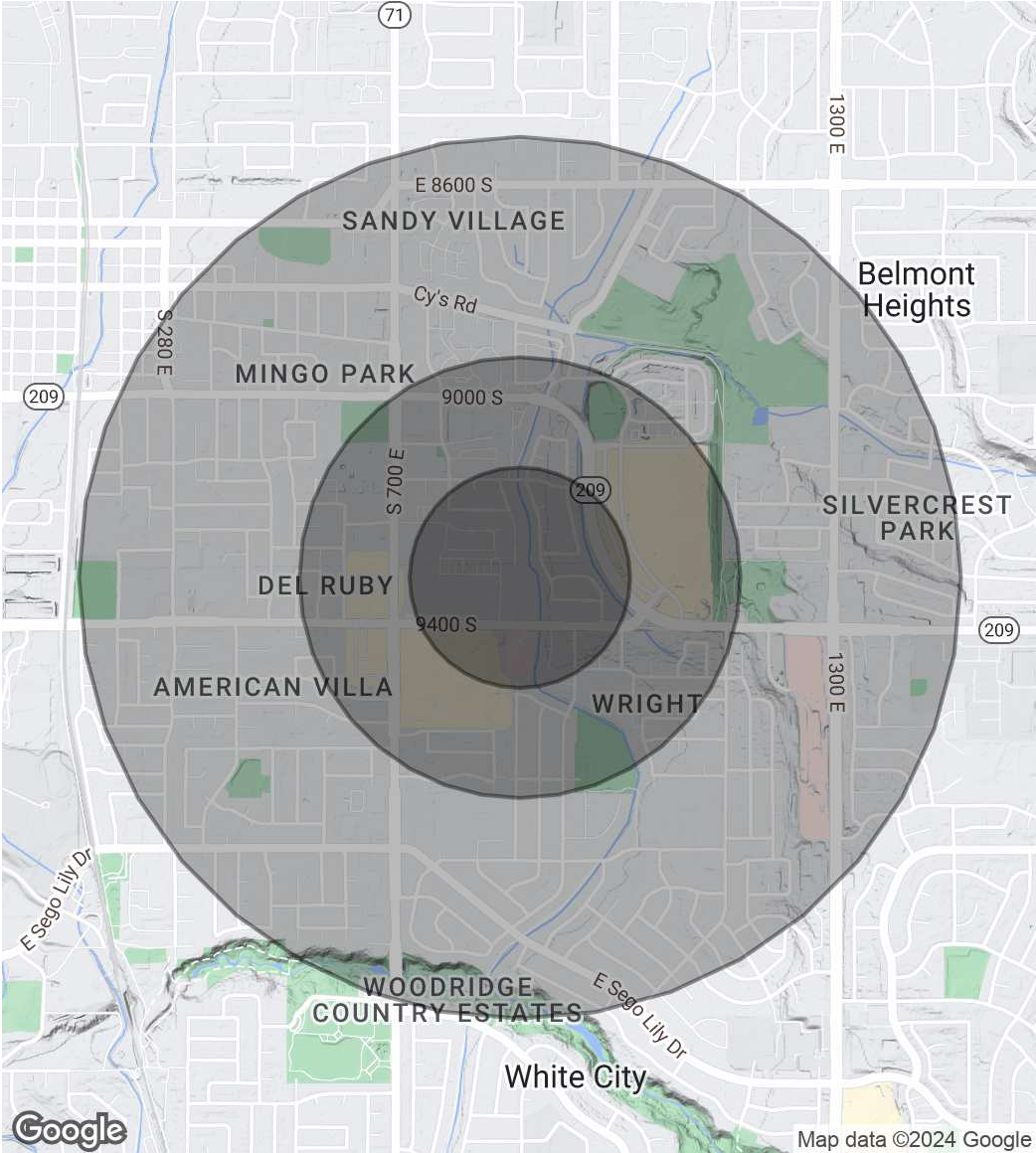
# FOR SALE | Demographics Map & Report

867 East 9400 South, Sandy, UT 84094

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,068	3,881	15,113
Average Age	32.1	32.9	34.1
Average Age (Male)	30.6	30.0	31.4
Average Age (Female)	34.4	36.5	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	404	1,388	5,317
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$81,554	\$86,270	\$84,424
Average House Value	\$292,088	\$293,697	\$293,920

2020 American Community Survey (ACS)



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