

6185 S. Fashion Place Mall, Murray, Utah 84107



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

PROPERTY INFORMATION

- 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

COMMERCIAL REAL ESTATE CONSULTANTS

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130 + Retailers
Including:

NORDSTROM ★ macy's

The Container Store®

H&M



Dillard's

Crate&Barrel

GAP

The Cheesecake Factory



ZARA

URBAN OUTFITTERS

BRIO

SEPHORA

EXPRESS



RED ROCK
BREWERY



FANZZ



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	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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CRYSTAL JOHNSON

M A L L



P L A C E



F A S H I O N

