

PRICE REDUCED

# BANK BRANCH BUILDING

Multi-Tenant Office Investment Opportunity

## HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank Tenant to leaseback 5,226 sf for 7 years
- **Occupancy & WALT:** Fully occupied following Bank Tenant's proposed leaseback and features 3.84 years of WALT
- **Credit Tenant:** Bank Tenant National Association is rated A+
- **Location:** Prime visibility and strategically located on Hill Field Road
- **Strong Area Demographics:** Within a 3-mile radius, there are 32,948 households featuring average annual income of \$119,130 with daytime population of 103,314

## INVESTMENT SUMMARY

Address:	849 West Hill Field Road Layton, Utah
Building Size:	13,186 sq. ft. (Buyer to verify)
Occupancy:	100% (Bank tenant to Lease back 5,226 sf)
Site Size:	1.08 acres
Parcel Numbers:	100670049
Age:	1992
Zoning:	Commercial
Parking:	51 spaces (3.87/1,000 sf ratio)
Sales Price:	\$1,700,000 (\$128.92 psf)
Cap Rate:	6.40% (In-place income/estimated expenses)

## Exclusive Advisors

### JT Redd

Director  
Investment Sales  
801-303-5569  
jt.redd@cushwake.com

### James Hunsinger

Associate  
Investment Sales  
801-303-5449  
james.hunsinger@cushwake.com

### Kip Paul

Vice Chairman  
Investment Sales  
801-303-5555  
kip.paul@cushwake.com

### Michael King

Senior Director  
Investment Sales  
801-303-5421  
michael.king@cushwake.com





Demographics	1 Mile	3 miles	5 miles
<b>Population</b>			
2024 Estimated	12,447	103,314	190,524
2029 Projected	13,040	108,849	201,089
<b>Households</b>			
2024 Estimated	4,512	32,948	58,820
2029 Projected	4,784	35,186	62,933
<b>Income</b>			
Average Household Income	\$83,213	\$119,130	\$130,428
Median Household Income	\$66,666	\$93,486	\$103,260
Per Capita Income	\$29,589	\$38,000	\$40,214

**Exclusive Advisors**

**JT Redd**  
 Director - Investment Sales  
 801-303-5569  
 jt.redd@cushwake.com

**James Hunsinger**  
 Associate - Investment Sales  
 801-303-5449  
 james.hunsinger@cushwake.com

**Kip Paul**  
 Vice Chairman - Investment Sales  
 801-303-5555  
 kip.paul@cushwake.com

**Michael King**  
 Senior Director - Investment Sales  
 801-303-5421  
 michael.king@cushwake.com

**BANK BRANCH BUILDING | Multi-Tenant Office Investment Opportunity**



Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.