

Pleasant View School and Excess Land

3885 N. Highway 89
Pleasant View, Utah 84414

NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE or LEASE



Offering
Memorandum

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Property Overview

NAI Premier is pleased to offer this high-level finish educational facility. The building is 2 stories and is in new condition. The property only operated two school years before closing. The property has additional available land to the north, which can be utilized as a parking lot, sports fields, or additional space for higher education such as a satellite campus for one of the surrounding universities, tech colleges, corporate training facilities, or medical facilities.

- **Sales price:** \$8,500,000.00 School including excess land
\$7,500,000.00 School excluding excess land
- **Lease rate:** \$15.00/SF NNN

HIGHLIGHTS

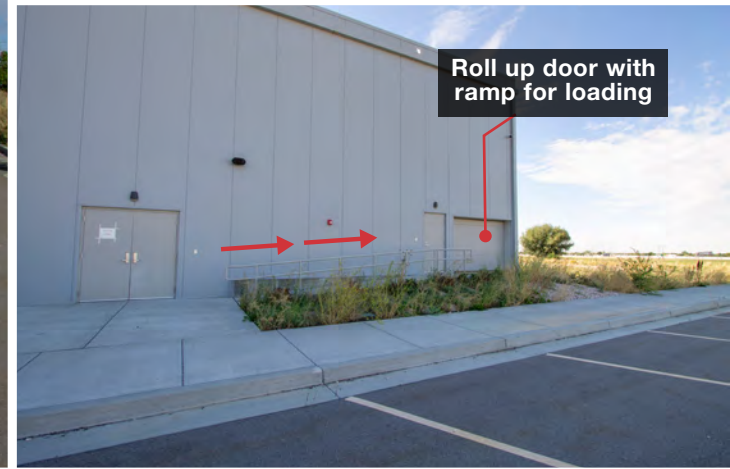
- Former Charter School
- 35,000 SF
- Total land available: 12.18 AC
School land: 5.76 AC
Adjacent vacant land: 6.42 AC
- New construction
- Above market finishes with AV equipment included
- Built for 500+ students
- High growth area
- Built in 2017 / 2018
- 14 Classrooms
- Roll up door with ramp for loading
- Below replacement cost
- Can be used for a treatment center, medical facility, government building, or community center

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Property Photos

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Property Photos

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FRONT ENTRY



Property Photos

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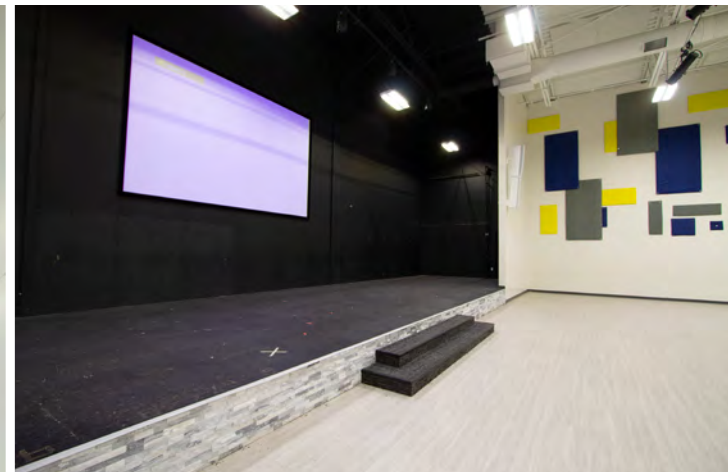


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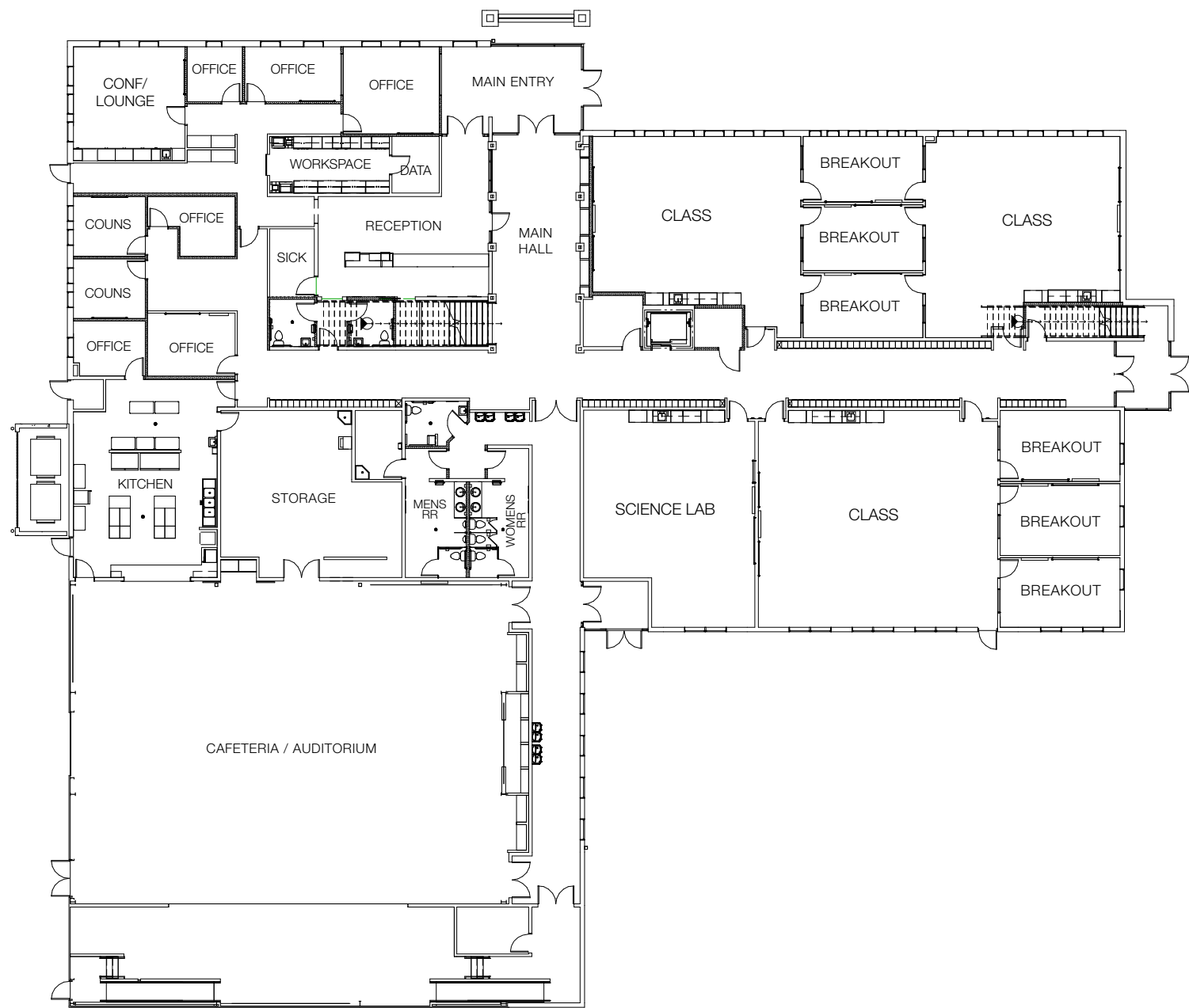
CAFETERIA / AUDITORIUM





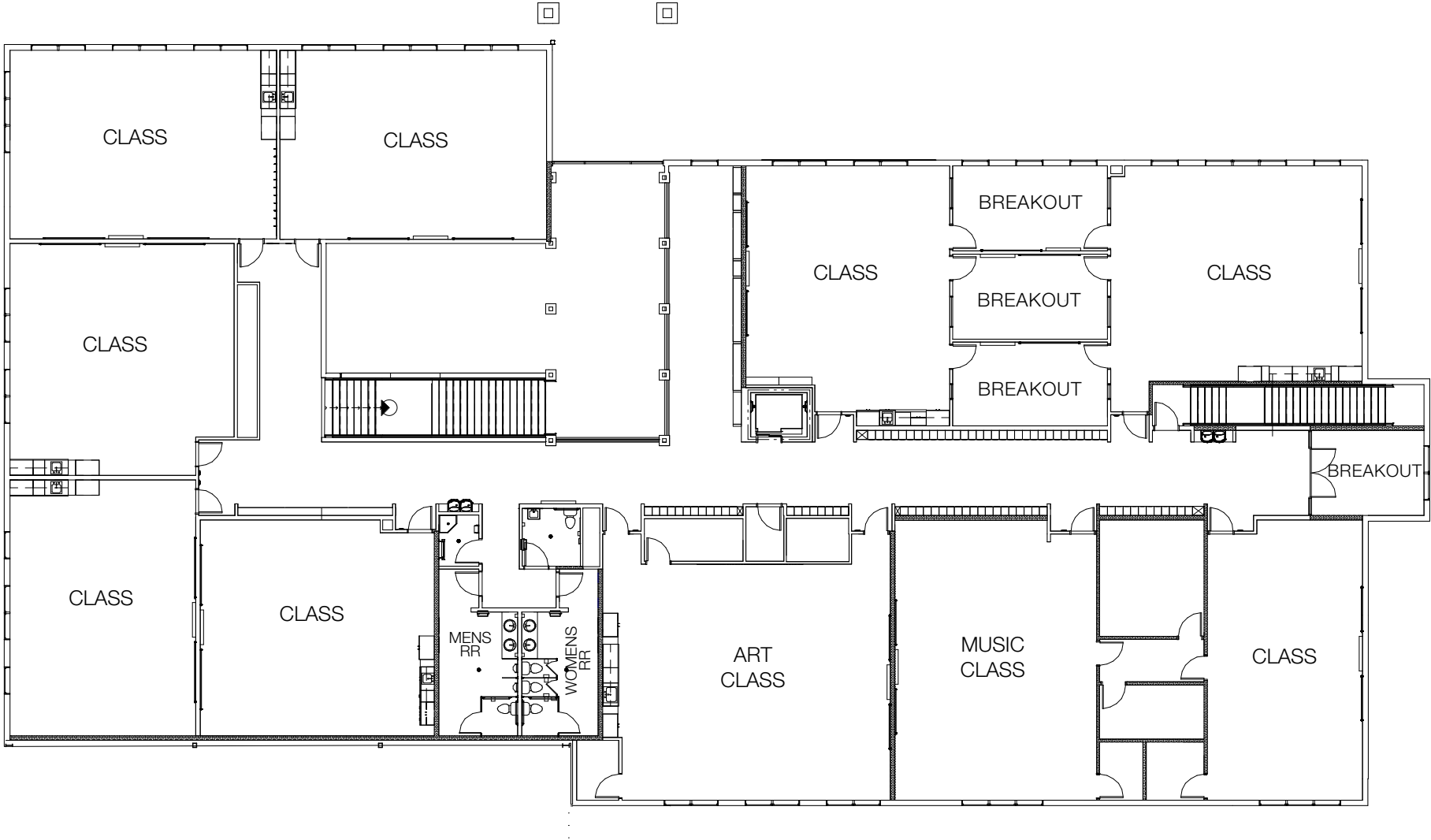
Floor Plan - **First Floor**

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Floor Plan - **Second Floor**

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Site Plan

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19-015-0009
6.42 AC

EXCESS LAND

19-403-0001
4.81 AC

19-403-0002
0.46 AC

19-403-0003
0.49 AC

1715 W

1715 W

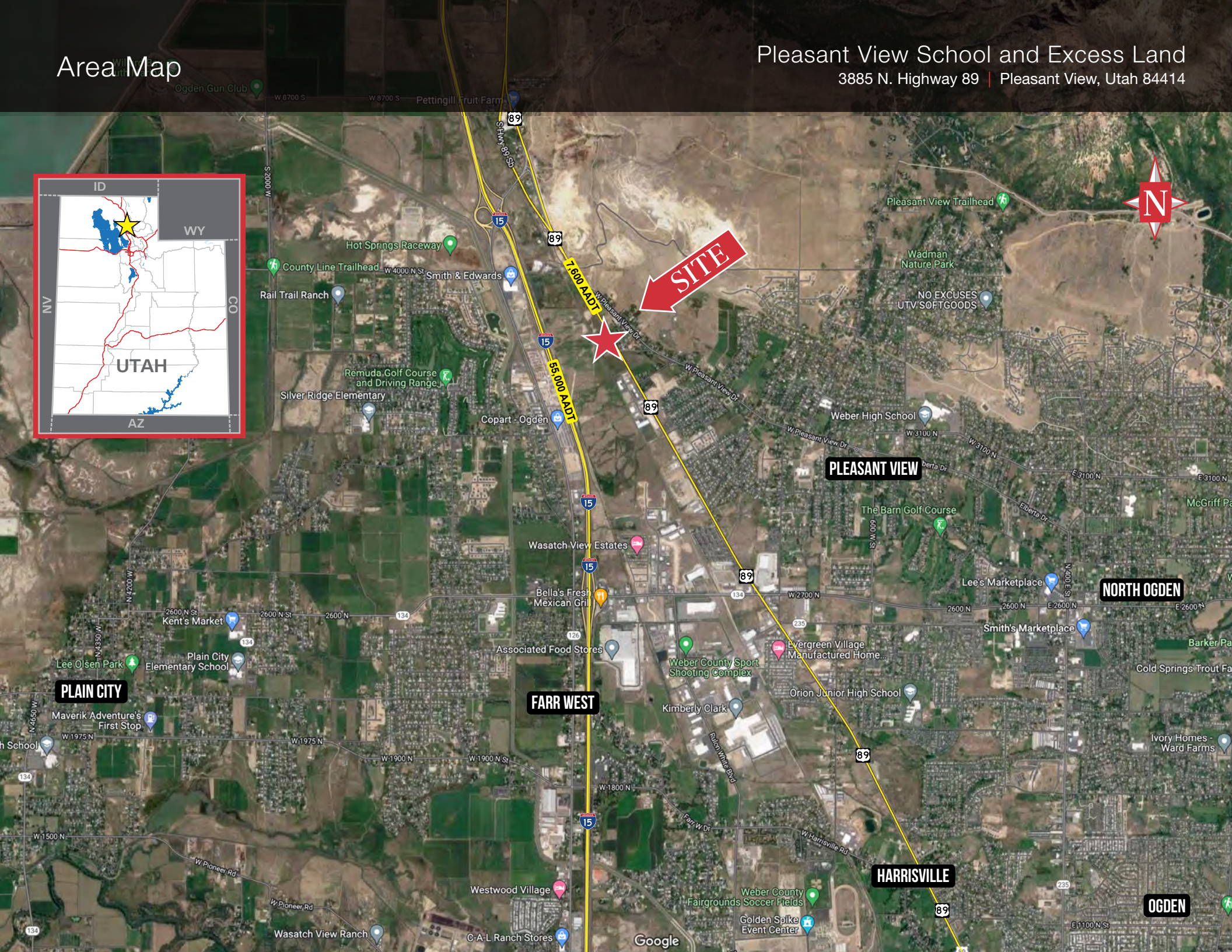
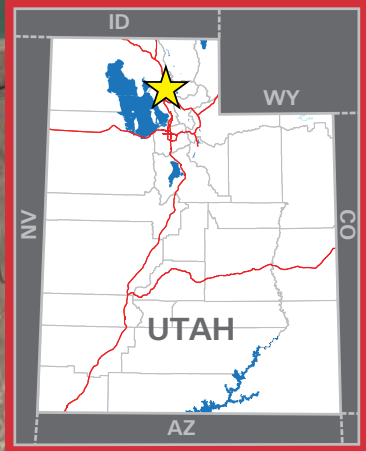
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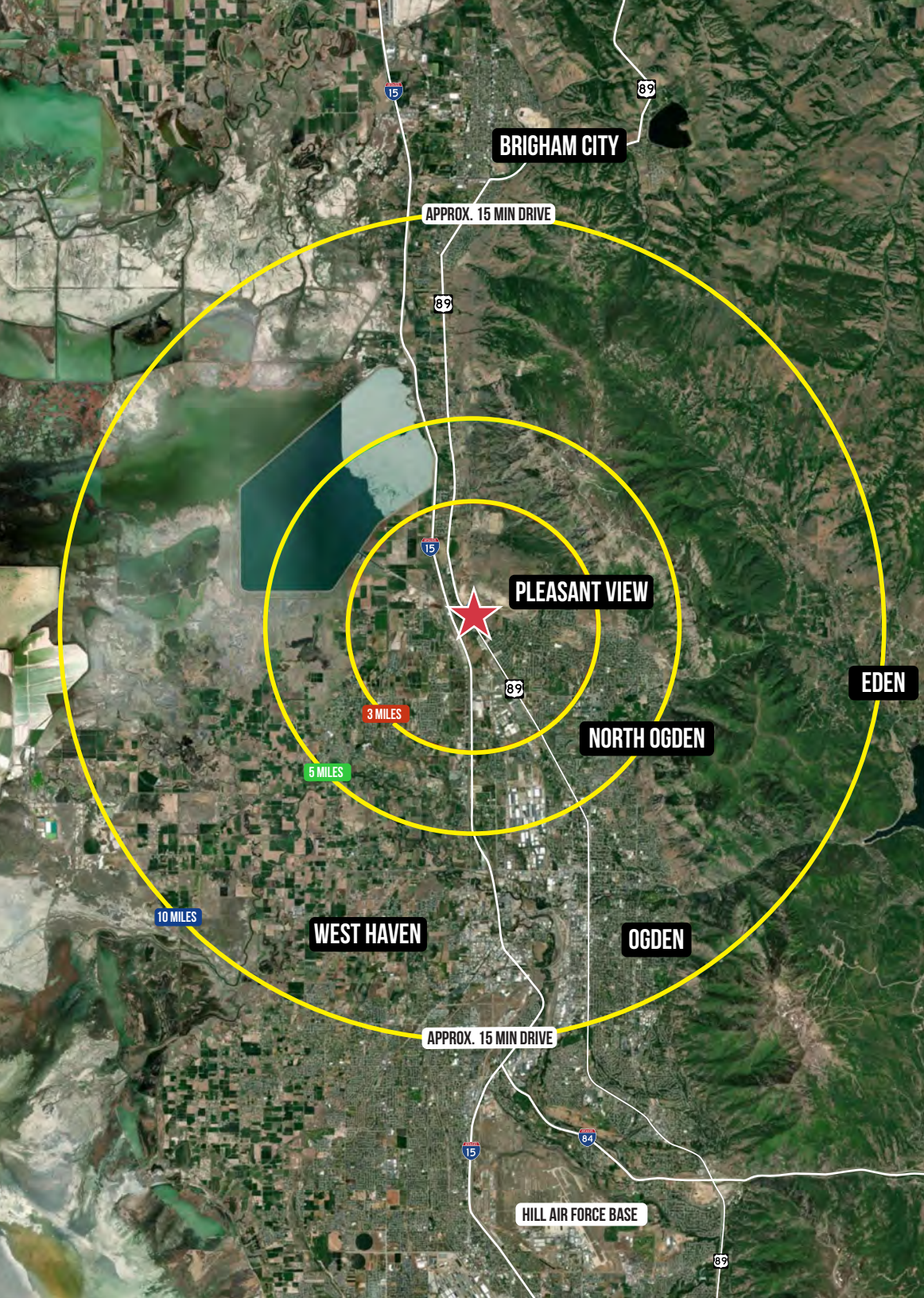
N 1725 W

1710 W

Area Map

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DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

POPULATION

2022 EST	28,460	66,323	181,077
2027 PROJ	30,429	69,719	189,997

HOUSEHOLDS

2022 EST	8,550	20,820	62,061
2027 PROJ	9,174	21,959	65,298

INCOME

2022 AVG	\$119,088	\$109,291	\$93,728
2022 MED	\$101,265	\$90,447	\$75,684

Source: Esri 2022

2022 POPULATION RATE BY AGE

<18: 29.5%

18+: 70.5%

21+: 66.6%

TRAFFIC COUNTS

I-15 - **55,000 AADT**

SR-89 - **7,600 AADT**

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PLEASANT VIEW

Nestled at the base of Mount Ben Lomond in northern Weber County, the city is best known for its beautiful mountain views and highly desirable residential areas. With several hundred acres of undeveloped land positioned in ideal locations throughout the city, Pleasant View also offers tremendous opportunities for commercial and industrial development. Due to its unique layout, the city's desirable residential areas and prime commercial areas are protected from encroaching on one another. The city's scenic beauty and "pleasant view" are enhanced by its sense of community and commitment to provide consistent, high-quality public services for residents, businesses and visitors.

GROWTH

- **26% population growth** in less than 10-years – Current population of 10,460 for Pleasant View City with similar growth in surrounding cities.
- **Eight new housing subdivisions** within the city in the past five years – resulting in the construction of dozens of new homes.
- Creation of the **mixed-use west zone** to allow for additional multi-family housing.
- **800 new homes** coming in unincorporated Weber County within a 5-mile radius.

Information provided by: City Administrator, Pleasant View City

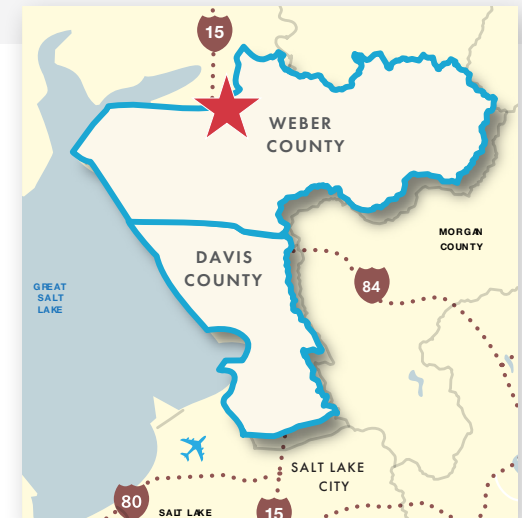
2022 ECONOMIC PROFILE OF WEBER AND DAVIS COUNTIES (NORTHERN UTAH)

- Population Total: 624,900
- Labor Force Participation: 317,697
- Labor Force Participation Rate: 70.6%
- Average Household Size: 3.0
- Median Age: 31
- Unemployment Rate: 3.1%
- Mean Household Income: \$77,135

UNIVERSITY & TECHNICAL COLLEGES

- Weber State University
- Davis Technical College - Kaysville
- Ogden-Weber Technical College - Ogden

Information provided by: Northern Utah Economic Alliance (NUEA)



For more information, please contact

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VIEW FULL LISTING

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