



TAYLORSVILLE | UT
OFFERING MEMORANDUM

Marcus & Millichap



\$92K+
Ave HHI 3-Miles



Utah's #1
Health Club Operator



1.2 Million+
Salt Lake City MSA Population



Healthy Rent
Only \$9.58/SF

INVESTMENT OVERVIEW

\$6,691,612

Purchase Price

8.25 %

Cap Rate

2.75 Yrs

Term Remaining

OFFERING DETAILS

ADDRESS	5345 S 4015 W
CITY, STATE	Taylorsville, UT
TOTAL GLA	57,574 SF
LOT SIZE	4.87 AC
PARKING	±308 Spaces
YEAR BUILT / RENOVATED	1988 / 2015
TENANT	VASA Fitness



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Google Map](#)



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Street View](#)

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LEASE DETAILS

RENT COMMENCEMENT	3/1/2015
LEASE EXPIRATION	2/29/2028
LEASE TYPE	NNN
NOI	\$552,058*
RENT PSF	\$9.58
PRICE PSF	\$116.22
OPTIONS	(3) 5 Years
INCREASES	2% Annual

*As of rent increase 3/1/2026.

Strategic Location in VASA's Core Market

VASA Fitness, Utah's leading health club operator with over 26 locations statewide, holds a dominant presence in the Salt Lake Valley. The Taylorsville facility fills a critical geographic gap, with the nearest VASA clubs approximately 15 miles to the north and south. Situated in a high-barrier submarket with limited buildable land to the east and west, this location is essential to VASA's regional network, reinforcing its long-term commitment to the area.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
03/01/2026 - 2/28/2027	\$552,058
03/01/2027 - 02/29/2028	\$563,099
Option 1	\$574,361
Option 2	\$634,141
Option 3	\$700,143

Central Salt Lake Valley Location

Strategically positioned in Taylorsville, this VASA Fitness benefits from proximity to major thoroughfares like Bangerter Highway and I-215, ensuring easy access for members from across the Salt Lake Valley.

Established Retail Corridor

Located along a well-trafficked retail corridor, the facility is surrounded by a mix of national and local businesses, enhancing visibility and attracting consistent foot traffic.

AERIAL MAP

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SOUTH VALLEY
REGIONAL AIRPORT

HARMONS



SOUTH KEARNS
ELEMENTARY SCHOOL

KEARNS HIGH SCHOOL

ExtraSpace
Storage



RANCHO MARKETS
your grocery store

WALGREENS



5400 S || 36,322 VPD

4015 W || 3,012 VPD

Public
Storage



VASA
FITNESS
SUBJECT PROPERTY

154

BANGERter HWY || 63,862 VPD

SITE MAP

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57,574 SF GLA ⋮ 4.87 AC LOT SIZE ⋮ 1988/2015 YEAR BUILT/RENOV.



TENANT SUMMARY

VASA Fitness


VASA Fitness is a leading operator in the high-value, low-price (HVLP 2.0) market which is the fastest-growing segment in the industry. VASA Fitness is among one of the top 20 largest health club operators in the country. VASA offers its members in 50+ operating locations, an incredible value proposition with large, full-service clubs for as low as \$9.99 a month. VASA offers top-of-the-line equipment, exercise machines, free weights and a wide variety of group fitness classes including STUDIO RED (HIIT) and many other amenities to help members customize their personal fitness plans. VASA headquarters are in Denver, Colorado with club locations across Colorado, Utah, Oklahoma, Arizona, Illinois, Indiana and Wisconsin.

VASA Fitness opened its first club in Nebraska in 2023 as it plans to expand to 60 locations.

WWW.VASAFITNESS.COM

**HVLP 2.0**
Market Leader

**35+ YRS**
In the Industry

**50+**
Locations in the U.S.

**TOP 20**
U.S. Health Club Operators



AERIAL MAP

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CENTRALLY LOCATED IN THE SALT LAKE VALLEY

Taylorsville offers excellent regional access, situated just 10 miles south of Downtown Salt Lake City with direct connections to I-215, Bangerter Highway, and Redwood Road—key commuter and commercial corridors.

DENSELY POPULATED WITH STABLE DEMOGRAPHICS

With over 60,000 residents in a compact area and strong middle-income households, Taylorsville supports steady demand for essential retail, fitness, dining, and healthcare services.

ACTIVE REDEVELOPMENT & COMMUNITY INVESTMENT

The city is undergoing revitalization efforts—including the new Mid-Valley Performing Arts Center and town center projects—bringing fresh energy and foot traffic to key commercial zones.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	23,013	167,567	362,953
2029 Projection	23,614	169,930	367,048



HOUSEHOLDS			
2024 Households	6,818	49,573	110,670
2029 Projection	6,986	50,250	111,883



HOUSEHOLD INCOME			
Avg. Household Income	\$79,495	\$92,606	\$92,536
Median Household Income	\$68,467	\$79,815	\$78,744



EDUCATION			
Some College, No Degree	4,632	37,633	80,464
Associate Degree	1,037	6,094	14,210
Bachelor's Degree	1,686	15,200	36,001
Advanced Degree	492	5,448	12,857



EMPLOYMENT			
Civilian Employed	12,228	90,723	199,957
Civilian Unemployed	490	2,889	6,126
U.S. Armed Forces	26	277	415

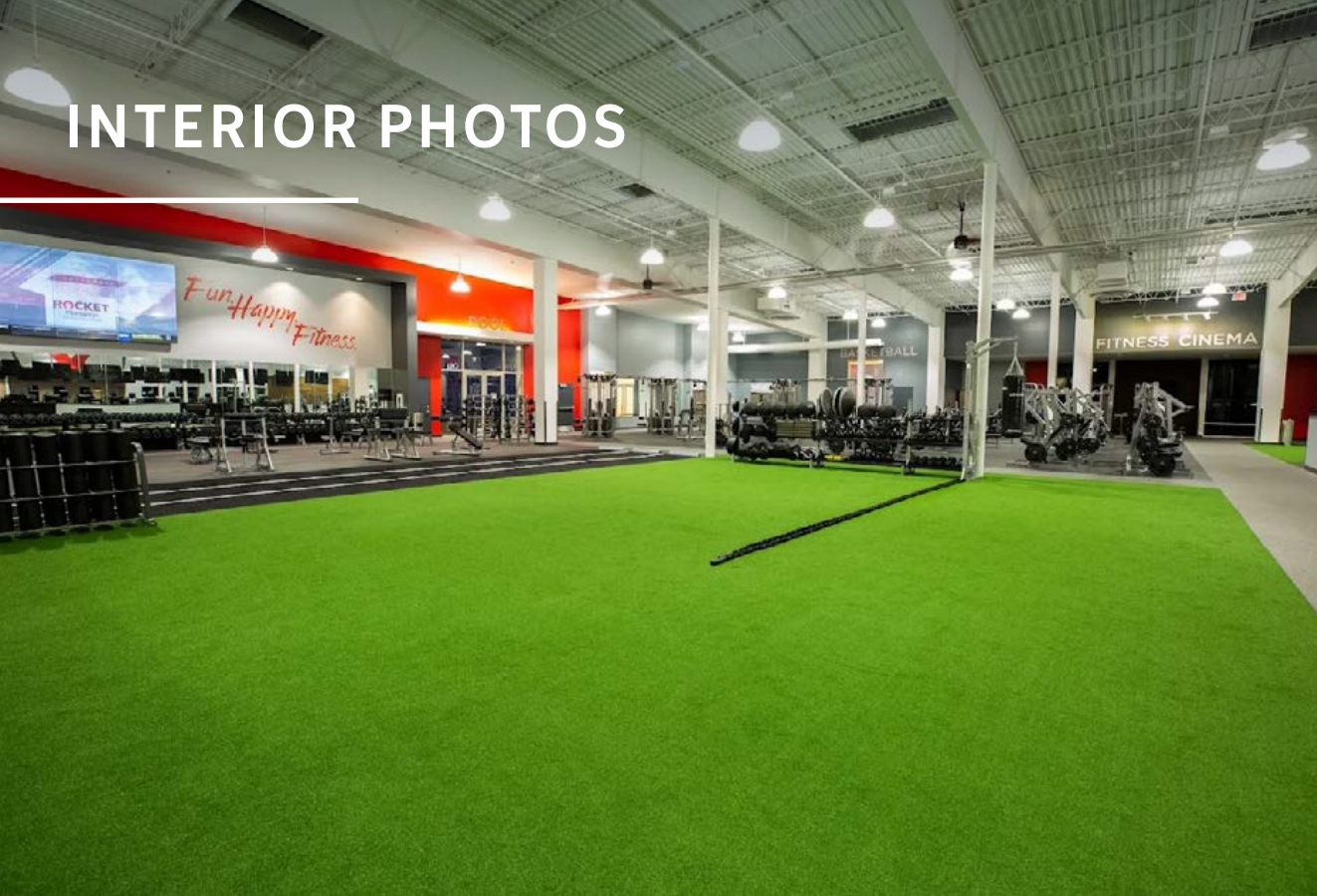
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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OFFERING MEMORANDUM

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