

GRIFOLS

3073 Harrison Blvd, Ogden, UT 84403

Healthcare
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Joshua Jenkins

Associate

(602) 932-5916

joshua.jenkins@matthews.com

License No. BR687098000 (AZ)



Alex DeSoto

SVP & Director

(949) 662-2257

alex.desoto@matthews.com

License No. 02087057 (CA)

Kyle Matthews

Broker of Record

Broker License No. 10074491-PB00 (UT)

Firm License No. 10074529-CN00 (UT)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 10 Financial Overview
- 12 Tenant Overview
- 13 Market Overview

PROPERTY OVERVIEW

Grifols

3073 Harrison Blvd, Ogden, UT 84403



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strong Historical Occupancy:** Biomat USA Plasma Center has operated from the Property since 2012 on a long-term Absolute NNN lease featuring two (2), five-year renewal option periods and attractive 3.00% annual rental escalations.
- **Corporate Lease with Grifols:** Grifols is a global biopharma company focused on plasma-derived medicines, and hospital/pharma services. Grifols is the largest plasma donation network in the world with 400+ centers located across North America, Europe, Africa/Middle East, and China. The company employs over 23,000 worldwide.
- **Strong Global Revenue:** Grifols reported \$8.3 Billion USD in revenue for 2025, a 7.00% year-over-year increase.
- **Strategic Investment in Biomat USA Platform:** In 2021, sovereign wealth fund GIC invested approximately \$1 billion into Biomat USA, validating the value of the U.S. plasma collection platform and supporting long-term growth.
- **Prime Plasma Location:** The Property is positioned less than one mile from Weber State University (an enrollment of over 32,000 students) where the property benefits from a strong and consistent flow of student, faculty, and community traffic.
- **Highly-Trafficked Corridor:** The Property is prominently positioned in a highly trafficked corridor with excellent access and visibility along Harrison Boulevard, a primary north-south arterial roadway in Ogden, featuring approximately 31,000 vehicles per day (VPD).
- **High Ranking Brand:** This location ranks in the top 81st percentile nationwide and 100th percentile in the City.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Essential Healthcare Use with Growing Demand:** Plasma-derived therapies such as immune deficiencies, pulmonary disorders, infectious diseases, and critical care conditions, creating durable global demand for plasma supply.
- **FDA- Regulated Medical Facility:** Plasma collection centers operate under strict FDA regulatory oversight, requiring licensing, quality protocols, and compliance procedures that create significant barriers to entry for new operators.
- **Recession-Resilient Industry:** Demand for plasma-derived therapies remains consistent across economic cycles due to their critical role in treating chronic and life-threatening medical conditions.
- **Strong Industry Fundamentals:** The plasma collection industry benefits from limited competition, regulatory oversight, and high barriers to entry, supporting long-term operational stability.
- **Mission-Critical Healthcare Infrastructure:** Plasma donation centers serve as a critical first step in the manufacturing of plasma-derived therapies used worldwide, making these facilities essential components of the global healthcare supply chain.





Saint Joseph Catholic Schools
±171 Students



Ogden High School
±1,113 Students

Subject Property



St Benedicts Manor
±40 Units



Odyssey Elementary
±484 Students



Yorkshire North Apartments
±20 Units



Mount Ogden Junior High School
±877 Students



Liberty Elementary
±532 Students

Newgate Mall

Dillard's sears HOME SERVICES
 FAMOUS footwear AT&T
 CINEMARK SHOE DEPT. Jockey
 Bath & Body Works
 VICTORIA'S SECRET böhme



The Lofts on 34TH
Complex



Arbor Cove Apartments
±66 Units



Weber State University
±32,400 Students



Woods Rose Townhomes
Complex



Greens by Lotus Townhomes
Complex



Google Earth

Washington Blvd ± 31,500 VPD

Harrison Blvd ± 38,000 VPD

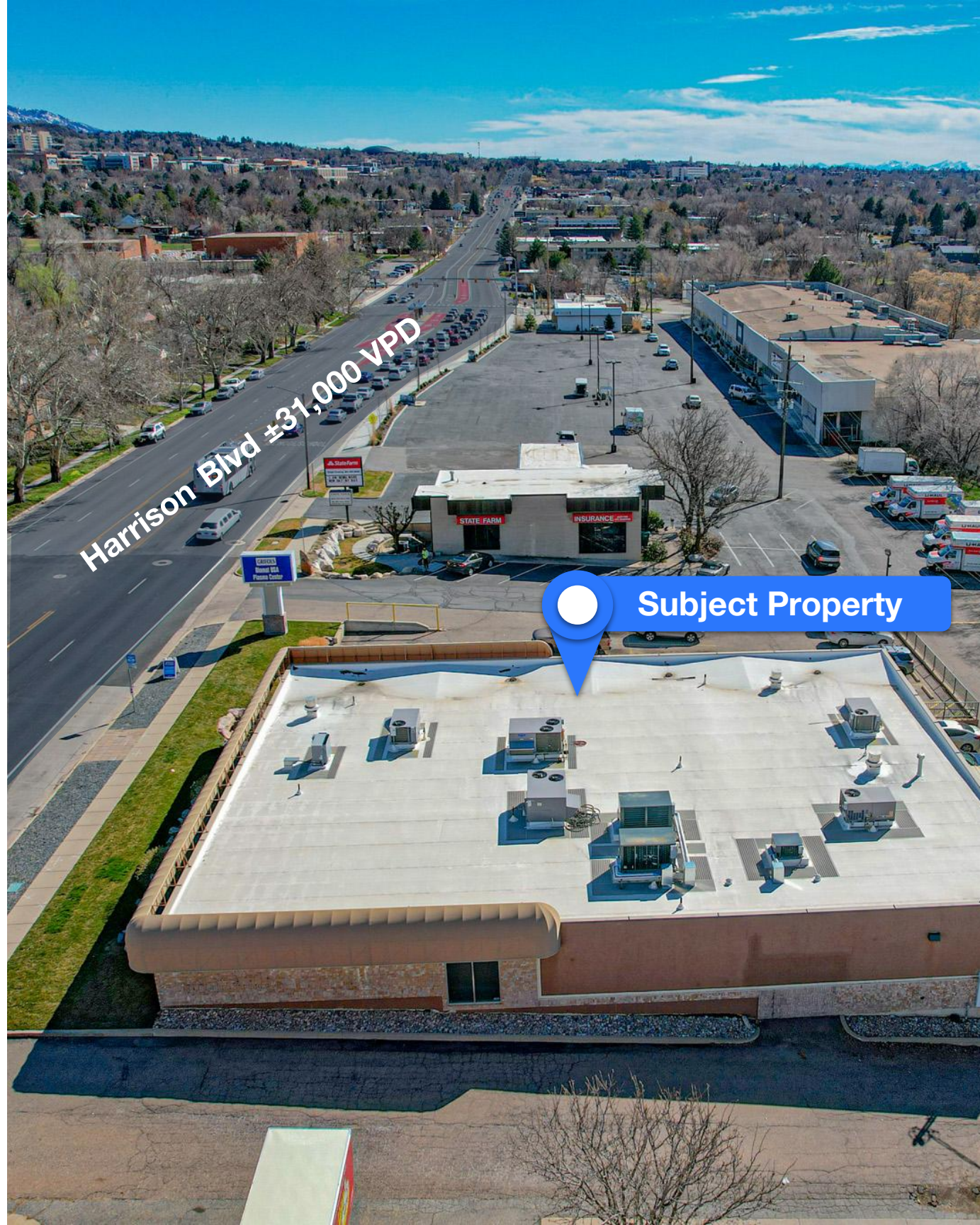
3073 Harrison Blvd
Ogden, UT 84403

±7,286 SF
GLA

1994
Year Built

±31,000
Vehicles Per Day

Absolute NNN
Lease Type



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Grifols

3073 Harrison Blvd, Ogden, UT 84403



FINANCIAL SUMMARY

\$3,300,000

List Price

6.81%

Cap Rate

\$224,645

NOI

±0.43 AC

Lot Size

Property Details

Tenant Trade Name	Grifols
Lease Guarantor	Corporate
Rent Commencement Date	4/9/12
Lease Expiration Date	5/31/27
Original Lease Term	10 Years
Term Remaining on Lease	±1 Year
Annual Rent	\$224,645.20
Increases	3% Annually
Options	Two, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None

Annualized Operating Data

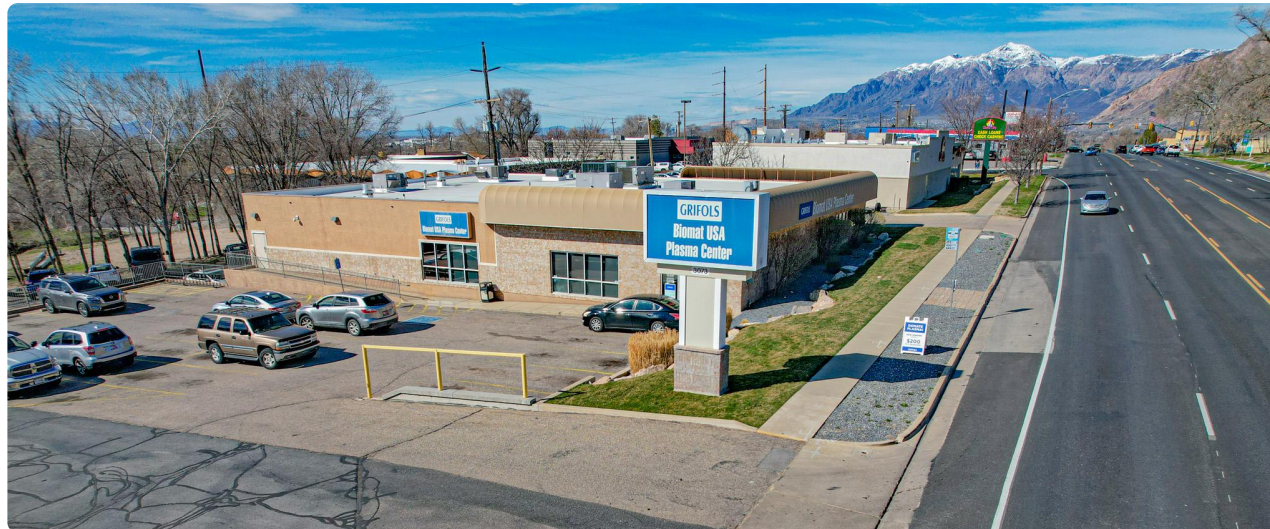
Lease Date	Annual Rent	Cap Rate	Rent/SF
Current-5/31/2027	\$224,645.20	6.81%	\$30.83
Option 2: 6/1/2027-5/31/2028	\$231,384.56	7.01%	\$31.76
6/1/2028-5/31/2029	\$238,326.09	7.22%	\$32.71
6/1/2029-5/31/2030	\$245,475.88	7.44%	\$33.69
6/1/2030-5/31/2031	\$252,840.15	7.66%	\$34.70
6/1/2031-5/31/2032	\$260,425.36	7.89%	\$35.74
Option 3: 6/1/2032-5/31/2033	\$268,238.12	8.13%	\$36.82
6/1/2033-5/31/2034	\$276,285.26	8.37%	\$37.92
6/1/2034-5/31/2035	\$284,573.82	8.62%	\$39.06
6/1/2035-5/31/2036	\$293,111.03	8.88%	\$40.23
6/1/2036-5/31/2037	\$301,904.36	9.15%	\$41.44

TENANT OVERVIEW

GRIFOLS

Tenant Overview

Grifols, S.A. is a global healthcare company and a leading producer of plasma-derived medicines used to treat chronic, rare, and life-threatening conditions. Founded in 1909 in Barcelona, Spain, the company has evolved from a clinical analysis laboratory into one of the world's largest biopharmaceutical firms focused on plasma therapeutics and transfusion medicine. With products distributed in more than 110 countries and a vertically integrated plasma collection and manufacturing network, Grifols maintains a significant presence in the global healthcare supply chain. The company's long standing expertise in plasma science, combined with substantial investment in research and development, positions it as a critical supplier to hospitals, healthcare providers, and laboratories worldwide.



Year Founded
1909

Headquarters
Barcelona, Spain

Ownership Status
NASDAQ: GRFS

Employees
23,800+ Globally

of Countries
110+

MARKET OVERVIEW

Grifols

3073 Harrison Blvd, Ogden, UT 84403



OGDEN, UT

Market Demographics

87,000

Total Population

\$67,000

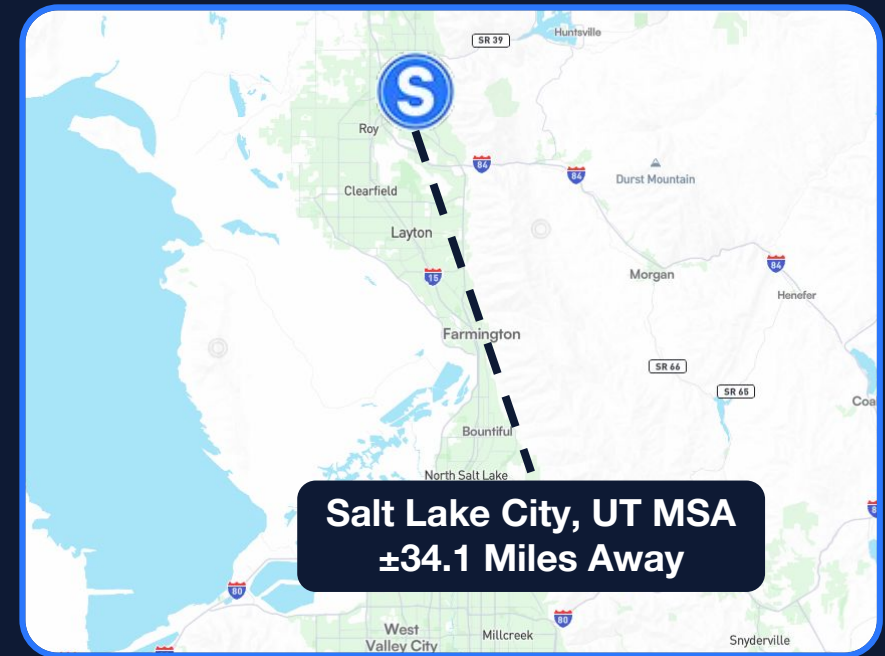
Median HH Income

29,000

of Households

31 Years

Median Age



**Salt Lake City, UT MSA
±34.1 Miles Away**

Local Market Overview

Ogden, Utah is a historic Northern Utah city positioned along the Wasatch Front, approximately 40 miles north of Salt Lake City. The community blends a legacy transportation and manufacturing economy with a growing outdoor recreation and tourism sector driven by its proximity to the Wasatch Mountains. Residents benefit from direct access to major ski resorts, extensive trail systems, and year-round outdoor activities, while also enjoying a revitalized downtown district anchored by dining, entertainment, and cultural venues along Historic 25th Street. The city’s location along Interstate 15 and its established rail infrastructure have historically made it an important logistics hub within the Intermountain West.

Today, Ogden continues to attract residents and businesses seeking a balance of affordability, accessibility, and lifestyle amenities within the greater Salt Lake metropolitan region. Strategic investments in downtown redevelopment, higher education expansion, and outdoor recreation infrastructure have helped support population growth and economic diversification. Weber State University serves as a major institutional presence, contributing to workforce development and innovation in the area. Combined with its mountain setting, expanding employment base, and access to regional transportation networks, Ogden has emerged as a desirable community for both residents and employers across Northern Utah.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,158	79,437	149,252
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,521	30,809	56,940
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,590	\$98,238	\$101,507

SALT LAKE CITY, UT MSA

Salt Lake City is the capital and most populous city of the state, as well as the seat of Salt Lake County, the most populous county in Utah. The city is bordered by the Great Salt Lake and the snow-capped Wasatch Range. Utah's capital is the gateway to five of America's most popular national parks: Zion, Arches, Canyonlands, Capitol Reef, and Bryce Canyon. With its massive red walled canyons and towering sandstone spires, Utah is a land like no other. While Salt Lake City has long been known primarily for being the religious center of the Mormons, and many of the city's top attractions do focus on this aspect, hosting the 2002 Olympic Winter Games added a new dynamic and put the city on the map for international travelers. Salt Lake City has developed a strong tourist industry based primarily on skiing and outdoor recreation. It is known for its diverse cultural and is the industrial banking center of the United States.

\$135B
Gross Domestic Product

1.26M
Total Population



Major Employers in Salt Lake City



GRIFOLS

3073 Harrison Blvd, Ogden, UT 84403

MATTHEWS™

EXCLUSIVELY LISTED BY



Joshua Jenkins

Associate

(602) 932-5916

joshua.jenkins@matthews.com

License No. BR687098000 (AZ)



Alex DeSoto

SVP & Director

(949) 662-2257

alex.desoto@matthews.com

License No. 02087057 (CA)

Kyle Matthews | Broker of Record | Broker Lic. No. 10074491-PB00 (UT) | Firm License No. 10074529-CN00 (UT)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3073 Harrison Blvd, Ogden, UT, Ogden, UT, 84403 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™, is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.