ATC Auto Glass

179 S Main St, Brigham City, UT 84302

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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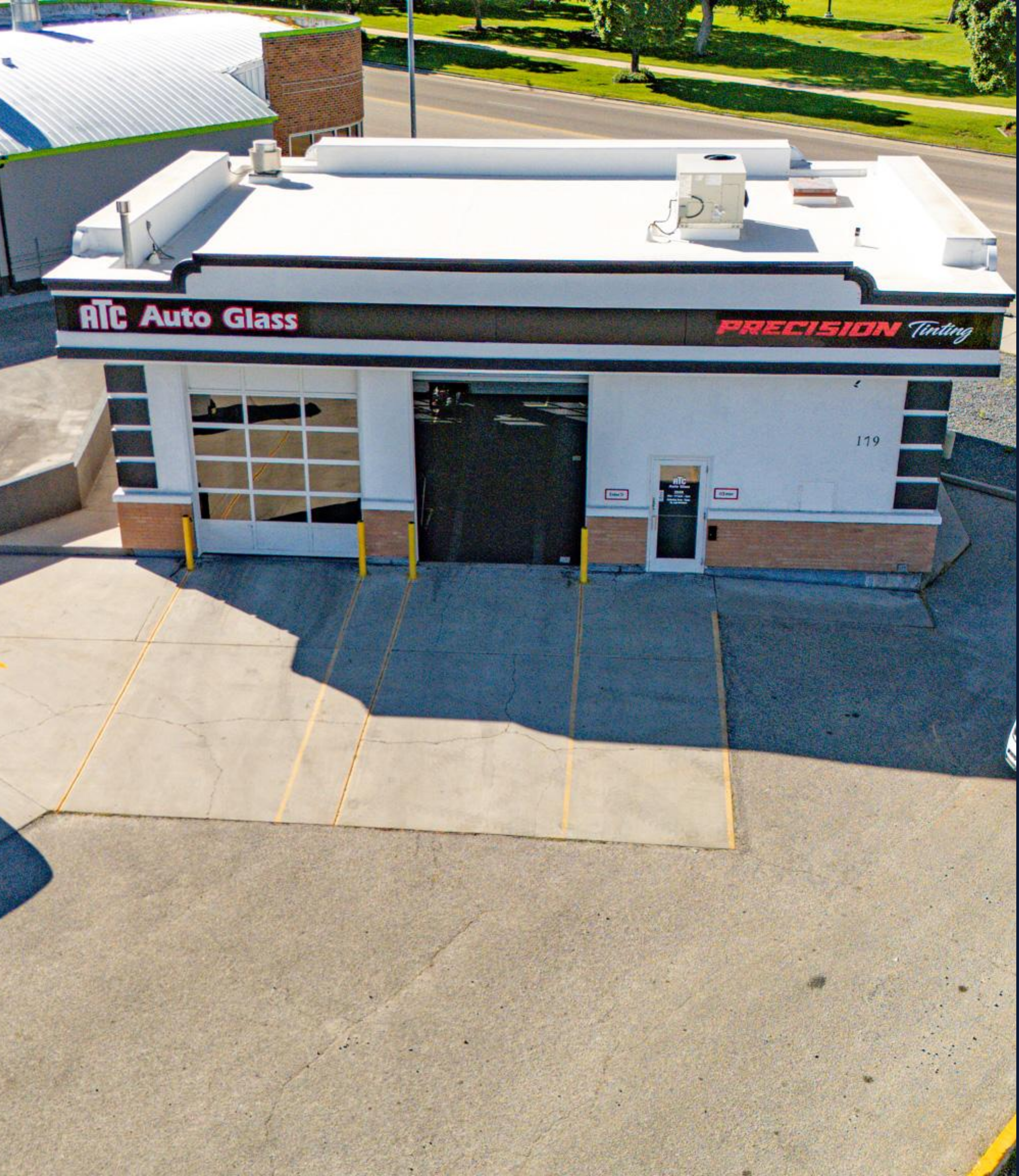

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Property Overview

ATC Auto Glass
179 S Main St, Brigham City, UT 84302

Property Highlights

$600,000
Sale Price

- **Strategic Brigham City Location -** Located at 179 S Main St, the property offers convenient access to Brigham City's primary commercial corridors and regional transportation routes, providing excellent accessibility for customers and service vehicles.
- **Automotive Service Facility -** The property is configured for automotive-related uses, including auto glass installation, vehicle service operations, window tinting, and other complementary automotive services.
- **Established Operating Location -** Currently occupied by an active automotive service business, the property has a proven operating history and demonstrated functionality within the local market.
- **Flexible Industrial & Service Commercial Use -** The property can accommodate a variety of users, including auto repair businesses, contractors, service providers, light industrial operators, and owner-occupants.
- **Low-Maintenance Ownership -** Tenant responsibility for snow and ice removal helps reduce ownership maintenance obligations and ongoing management requirements.
- **Strong Market Fundamentals -** Brigham City continues to benefit from Wasatch Front growth and strong demand for small industrial and service-commercial properties, supporting long-term value and occupancy.

Investment Highlights

- **Stable In-Place Tenant -** The property is leased to ATC Auto Glass, an established automotive service operator utilizing the facility for auto glass repair, replacement, and window tinting services. The existing tenancy provides immediate and reliable cash flow from day one, eliminating lease-up risk and offering investors the benefit of a proven occupant already operating successfully at the site.

- **Landlord-Favorable Expense Structure -** The lease is structured to minimize ownership responsibilities and operating expenses, with the tenant responsible for utilities, HVAC maintenance, machinery maintenance, overhead door maintenance, and snow and ice removal. This expense structure reduces management burden while helping preserve net operating income.

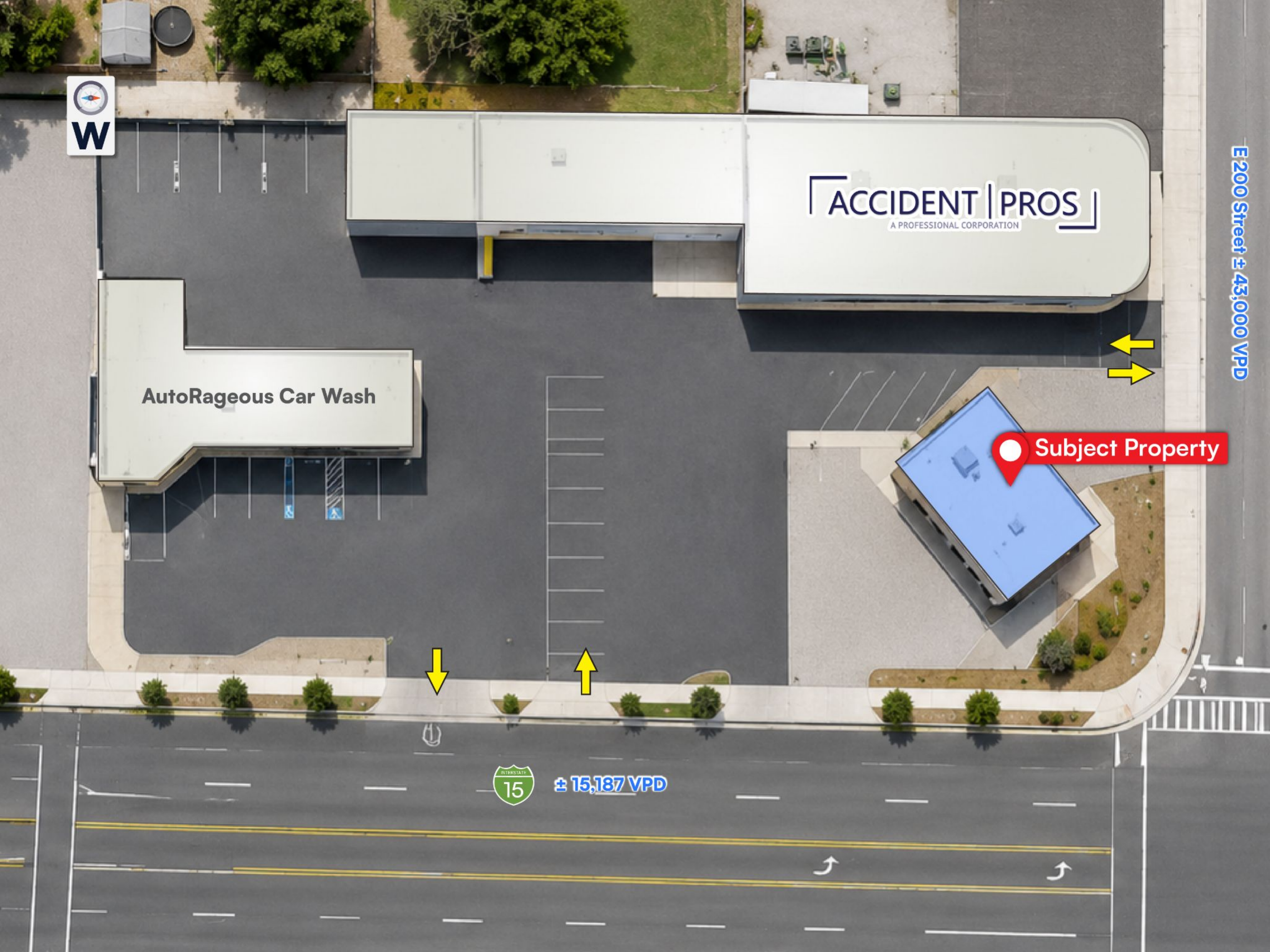
- **Flexible Future Repositioning -** The current lease term consists of an initial one-year commitment followed by a month-to-month tenancy, providing future ownership with significant flexibility. This structure allows an owner to adjust rental rates to market, pursue redevelopment plans, occupy the property for its own operations, re-tenant the asset, or implement expansion and repositioning strategies as market conditions evolve.

- **Essential Service Industry Tenant -** ATC Auto Glass operates within the automotive repair sector, providing essential services that are necessity-based and less vulnerable to e-commerce disruption than traditional retail businesses. Demand for auto glass repair and replacement remains closely tied to vehicle ownership and maintenance needs, supporting long-term occupancy stability.

- **Attractive Small-Bay Industrial Asset -** The property represents a desirable small-bay industrial/flex asset, a product type that continues to experience strong demand from local service providers, contractors, automotive users, and owner-occupants. With limited inventory of comparable facilities in many markets, these assets are well-positioned for long-term value preservation and sustained tenant demand.

- **Potential Value-Add Opportunity -** The existing lease contains no fixed rental escalations, creating a clear opportunity for future ownership to capture market rent growth through lease renegotiation. As rental rates continue to rise, investors have the potential to increase income and enhance asset value through strategic lease restructuring and tenant retention efforts.

W
Eagle Mountain
Golf Course
Golden Spike Elementary
±900 Students and Teachers
Subject Property
Eagle Ridge Townhomes
±172 Units
Utah State University Brigham City
±1,050 Students and Faculty
± 15,187 VPD
Flats on Main
±26 Units
Discovery Elementary School
±550 Students and Teachers
Box Elder High School
±1,850 Students and Teachers
Rees Pioneer Park
±1 Miles Away
Brigham City Community Hospital
±50 Beds
± 9,241 VPD
± 23,759 VPD
Brigham City Municipal Airport
Google Earth


W
ACCIDENT | PROS
A PROFESSIONAL CORPORATION
AutoRageous Car Wash
Subject Property
E 200 Street ± 43,000 VPD
15
± 15,187 VPD

179 S Main St
Brigham City, UT 84302

±1,610 SF
GLA

1997
Year Built

±15,187
Vehicles Per Day

NN
Lease Type

$373
Price Per SF

Financial Summary

$600,000	7.07%	$373	$42,400
List Price	Cap Rate	Price Per SF	NOI

Property Details

Tenant	ATC Auto Glass
Lease Guarantor	Corporate
Lease Commencement Date	12/1/2025
Lease Expiration Date	11/30/2026
Lease Term Remaining	±0.5 years
Annual Rent	$48,000
Rent Increases	None
Option Periods	Lease Converts to Month to Month
Lease Type	NN
Parking Lot / CAM	Tenant Responsibilities
Property Tax	Landlord Responsibilities ($3,600)
Insurance	Landlord Responsibilities ($2,000)
Roof/Structure	Landlord Responsibilities
Address	179 S Main St, Brigham City, UT 84302
Gross Leasable Area	±1,610 SF
Lot Size	±0.25 AC
Year Built	1997

Annualized Rental Table

Years	Monthly Rent	Annual Rent	$$/SF	Cap Rate
Current - 11/30/2026	$4,000.00	$48,000.00	$29.81	8.00%

Tenant Summary

Year Founded
2023

Headquarters
Brigham City, UT

Ownership Status
Privately Held

Employees
10

Locations
1

Tenant Overview

ATC Auto Glass is a locally owned and operated automotive glass repair and replacement company serving Northern Utah and Southern Idaho. TC Auto Glass is known for its commitment to safety, quality workmanship, and customer-focused service, helping drivers maintain the structural integrity and performance of their vehicles. The company works with all major insurance providers and offers both in-shop and on-site service, delivering reliable solutions backed by experienced technicians and modern installation practices.

Why Invest in ATC Auto Glass?

- **Consistent Demand:** Auto glass repair and replacement services are essential, creating steady demand from accidents, road debris, and weather-related damage.
- **Strong Regional Presence:** Well-established reputation across Northern Utah and Southern Idaho.
- **Convenient Mobile Service:** Mobile repair and replacement capabilities enhance customer satisfaction and support repeat business.
- **Growth in ADAS Services:** Increasing demand for windshield recalibration on modern vehicles creates opportunities for higher-value service offerings.
- **Diverse Customer Base:** Serves retail, commercial, fleet, and insurance customers, providing stable and diversified revenue streams.
- **Trusted Quality and Safety:** Commitment to professional workmanship and safety standards strengthens customer loyalty and long-term growth potential.

Market Overview

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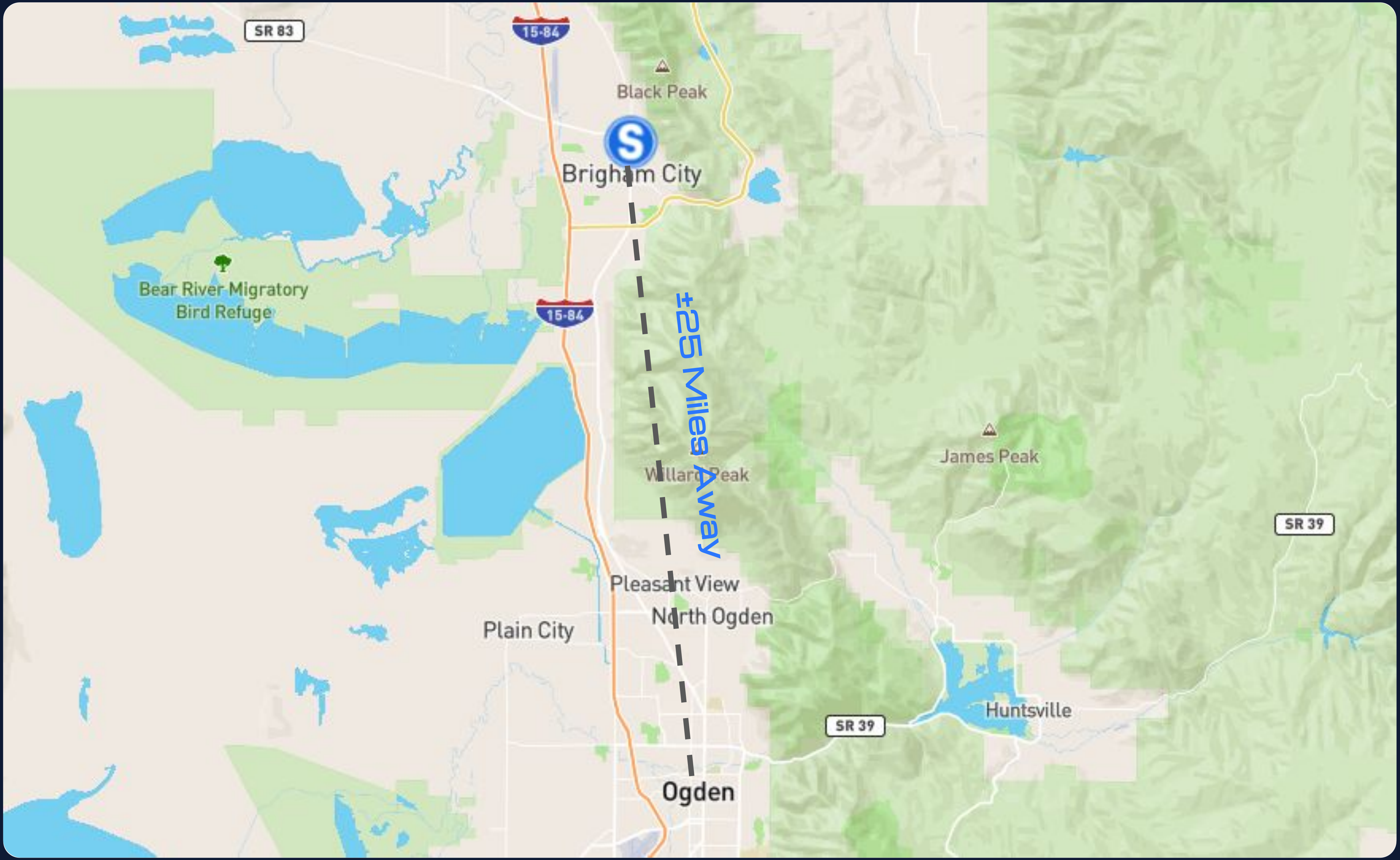


Brigham City , UT

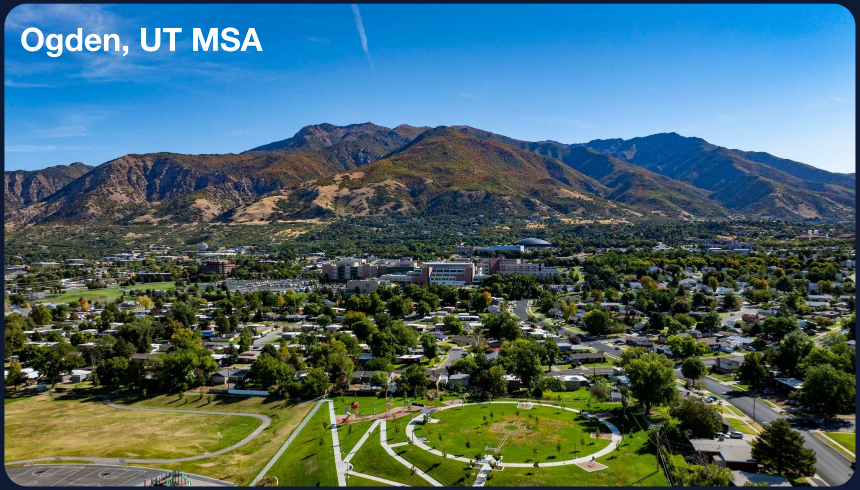
Market Demographics

20,633
Total Population

$71,308
Median HH Income

8,900
Employed Population

33.4
Median Age



Local Market Overview

Brigham City continues to serve as an important commercial and residential hub for Box Elder County, offering a diverse mix of housing options, retail services, and employment opportunities. Its strategic location along Interstate 15 provides convenient access to larger markets while maintaining the affordability and community atmosphere that attract both residents and businesses. Strong local amenities, quality schools, and proximity to outdoor recreation continue to support demand for housing throughout the area.

The local economy benefits from a combination of manufacturing, agriculture, healthcare, education, and retail sectors. Retail development remains an important component of the market, with national retailers, grocery stores, restaurants, and locally owned businesses serving both residents and visitors traveling through Northern Utah. Continued investment in commercial corridors has helped strengthen the area's economic base while providing additional shopping, dining, and service options for the growing population.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,163	25,127	29,971
Current Year Estimate	11,666	24,237	28,772
2020 Census	10,828	22,574	26,758
Growth Current Year-Five-Year	4.26%	3.67%	4.17%
Growth 2020-Current Year	7.73%	7.37%	7.53%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,497	9,045	10,591
Current Year Estimate	4,186	8,466	9,870
2020 Census	3,875	7,710	8,931
Growth Current Year-Five-Year	7.43%	6.84%	7.31%
Growth 2020-Current Year	8.02%	9.81%	10.51%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$86,716	$99,659	$106,123

Ogden, UT MSA

Total Population
89,510

Annual Visitors
3 Million

Tourism Economic Impact
$9.3 Billion

GDP
$12+ Billion

Local Market Overview

Ogden, Utah continues to benefit from its strategic location along the Wasatch Front, offering a combination of affordability, outdoor recreation, and economic diversity that attracts both residents and businesses. Located approximately 40 miles north of Salt Lake City, Ogden serves as a regional employment center for Weber County and the broader Ogden-Clearfield metropolitan area.

Ogden's retail landscape is anchored by established shopping destinations including Newgate Mall and The Junction, a mixed-use entertainment and retail district in downtown Ogden. While traditional enclosed malls continue to face challenges nationwide, Ogden has experienced growing demand for neighborhood retail centers, grocery-anchored developments, quick-service restaurants, medical retail, and experiential uses.

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