

# CANYON CENTER

9400 South & Highland Drive (NEC)  
Sandy, Utah



RETAIL  
FOR LEASE



**Hunter Todd**

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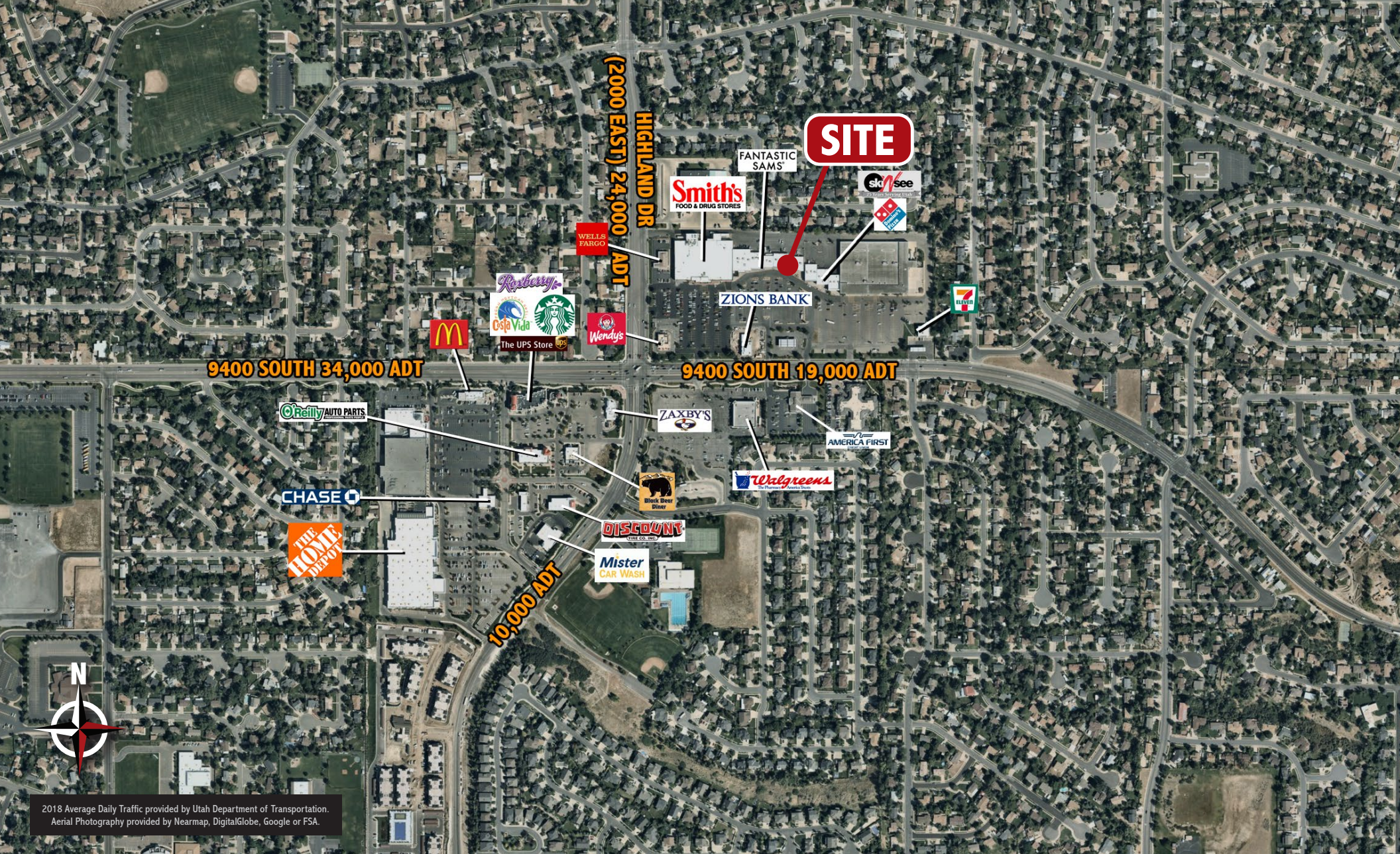
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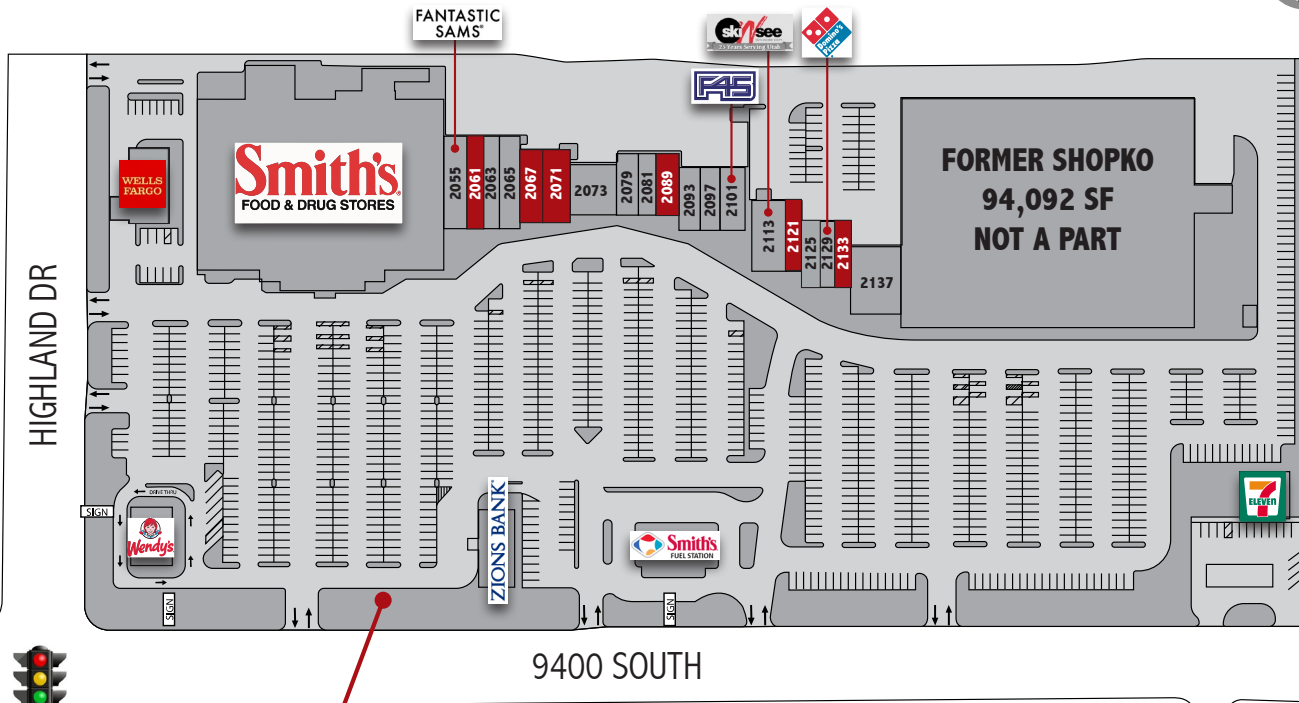
2018 Average Daily Traffic provided by Utah Department of Transportation.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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Suite	Tenant	Square Feet	Suite	Tenant	Square Feet
2025	Wendy's	3,094	2081	Pella Nails	1,200
2039	Smith's Gas	3,000	2089	Available	1,820
2055	Fantastic Sams	2,600	2093	M Soaps	1,625
2061	Available	1,800	2097	Chef Ming	1,650
2063	Kibbles and Cuts	2,000	2101	F45	1,950
2065	Chocolate Covered Wagon	2,100	2113	Ski 'N See	3,000
2067	Available	1,650	2121	Available	1,340
2071	Available	2,250	2125	Rainbow Massage	1,447
2073	Salt Cycles Bike Shop	3,000	2129	Dominos	1,400
2079	Club Pilates	1,855	2133	Available	1,382
			2137	Tiger Rock Fit.	3,900

## ✓ SUMMARY

- ✓ Sizes: 1,340 to 3,900 SF
- ✓ Lease Rate: \$15 to \$17 PSF
- ✓ NNNs: \$4.33 PSF (est.)
- ✓ Availability: Immediate

## 🗨️ FEATURES

- 🗨️ Access/Visibility from 9400 South & Highland Drive
- 🗨️ Excellent Demographics
- 🗨️ Pylon Signage Available
- 🗨️ Co-tenants:



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# 3 MILE DEMOGRAPHICS

2020  
Population



112,144

2020 Average  
Household Income



\$128,297

2019  
Households



38,529

5-Year Projected  
Population Growth



5.9%

2019  
Employees



27,669



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>16,158</b>		<b>112,144</b>		<b>221,104</b>	
	2025	17,166		118,712		234,785	
	2010	16,402		107,287		203,820	
	2000	17,574	%	111,918	%	201,346	%
<b>Households</b>	<b>5,224</b>		<b>38,529</b>		<b>79,740</b>		
	Average household size	3.09		2.90		2.76	
<b>Household income</b>	< \$25,000	127	2.4	1,785	4.6	4,391	5.5
	\$25,000 - \$49,999	639	12.2	4,995	13.0	12,292	15.4
	\$50,000 - \$74,999	747	14.3	6,610	17.2	14,168	17.8
	\$75,000 - \$99,999	779	14.9	5,783	15.0	11,621	14.6
	\$100,000+	2,829	54.2	17,882	46.4	33,297	41.8
Median household income	\$106,449		\$96,893		\$89,207		
<b>Average household income</b>	<b>\$138,890</b>		<b>\$128,297</b>		<b>\$121,314</b>		
<b>Total employees</b>	3,842		27,669		114,783		
<b>Business establishments</b>	<b>439</b>		<b>3,235</b>		<b>10,738</b>		
	Industrial	35	8.0	287	8.9	976	9.1
	Manufacturing	8	1.8	44	1.4	184	1.7
	Commercial	114	26.0	907	28.0	3,078	28.7
	Office	198	45.1	1,438	44.5	4,824	44.9
	Other	82	18.7	561	17.3	1,675	15.6
<b>Race</b>	White	14,478	89.6	98,601	87.9	188,717	85.4
	Black	183	1.1	1,419	1.3	3,991	1.8
	American Indian	41	0.3	375	0.3	969	0.4
	Asian & PI	847	5.2	5,729	5.1	11,463	5.2
	Other	610	3.8	6,020	5.4	15,964	7.2
	<b>Hispanic population</b>	846	5.2	8,529	7.6	23,766	10.7
<b>Sex</b>	Male	8,090	50.1	55,818	49.8	109,775	49.6
	Female	8,068	49.9	56,326	50.2	111,329	50.4
<b>Median age</b>	40.5		40.7		39.7		



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