

CANYON CENTER

9400 S. & Highland Dr. (SEC) Sandy, UT



PROPERTY INFORMATION

- Available Sizes: 1,340 to 1,650 SF
 - Lease Rate: \$15 to \$17 PSF*
 - NNNs: \$4.33 PSF (est.)
 - Availability: Immediate
- *Subject to tenant improvements, term, credit, etc.*



FEATURES

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

FOR LEASE

Hunter Todd
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90 East 7200 South | Suite 102 Midvale | UT | 84047
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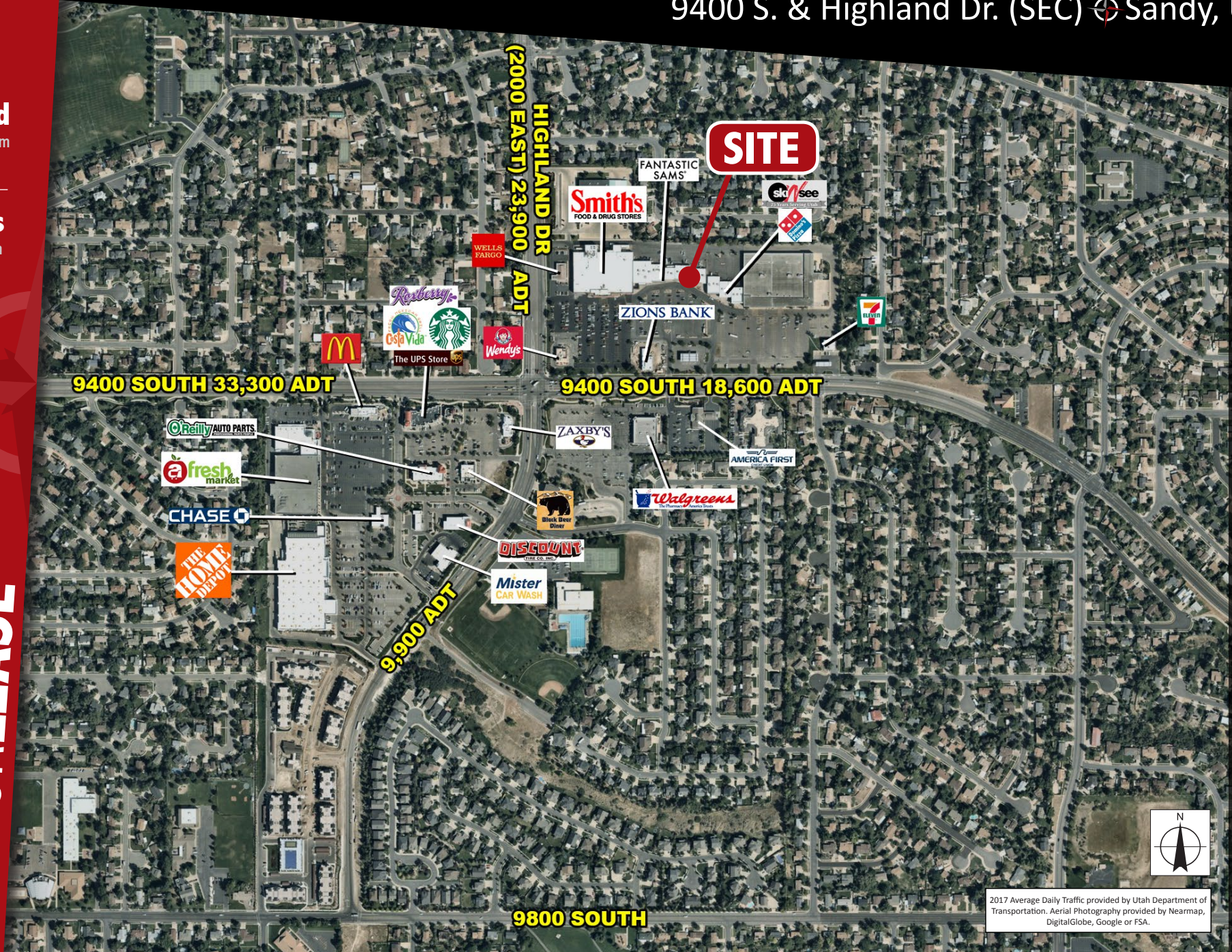
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



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RetailerAerial



2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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SITUS RETAIL GROUP

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SitePlan



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	Golden Tan Salon	1,820
2055	Fantastic Sams	2,600	2093	Available	1,625
2061	Davis Chiropractic	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	Sushi Time	2,250	2125	Available	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

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9400 S. & Highland Dr. (SEC)  Sandy, UT

Demographic Report

Hunter Todd

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FORLEASE

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	17,237		115,034		223,733	
	2023	18,489		123,228		240,458	
	2010	16,430		107,318		203,769	
	2000	17,599	%	111,940	%	201,263	%
Households		5,402		38,183		77,833	
Average household size		3.19		3.00		2.87	
Household income	< \$25,000	308	5.7	3,275	8.6	8,389	10.8
	\$25,000 - \$49,999	660	12.2	5,313	13.9	12,623	16.2
	\$50,000 - \$74,999	916	17.0	6,870	18.0	14,568	18.7
	\$75,000 - \$99,999	895	16.6	5,926	15.5	11,686	15.0
	\$100,000+	2,625	48.6	16,800	44.0	30,569	39.3
	Median household income	\$98,415		\$94,434		\$86,518	
Average household income		\$125,877		\$121,575		\$113,698	
Total employees		3,108		28,590		116,862	
Business establishments		406		3,145		10,889	
Industrial		45	11.1	308	9.8	1,024	9.4
Manufacturing		5	1.2	44	1.4	185	1.7
Commercial		121	29.8	886	28.2	3,016	27.7
Office		173	42.6	1,448	46.0	5,138	47.2
Other		62	15.3	457	14.5	1,524	14.0
Race	White	15,613	90.6	102,736	89.3	193,806	86.6
	Black	174	1.0	1,145	1.0	3,356	1.5
	American Indian	44	0.3	379	0.3	962	0.4
	Asian & PI	776	4.5	4,832	4.2	9,750	4.4
	Other	630	3.7	5,944	5.2	15,860	7.1
Hispanic population		859	5.0	8,075	7.0	23,179	10.4
Sex	Male	8,635	50.1	57,267	49.8	111,161	49.7
	Female	8,602	49.9	57,767	50.2	112,572	50.3
Median age		39.6		40.3		39.2	
Education	Population 25+	11,464	66.5	77,356	67.2	149,100	66.6
	No high school diploma	266	2.3	3,209	4.1	8,508	5.7
	High school graduate	2,111	18.4	14,764	19.1	29,427	19.7
	Some college	3,594	31.4	26,565	34.3	51,996	34.9
	College graduate	3,272	28.5	20,574	26.6	36,910	24.8
	Graduate/professional degree	2,221	19.4	12,244	15.8	22,259	14.9