

REDWOOD VILLAGE

7000 South & Redwood Rd (SWC)
West Jordan, Utah



RETAIL
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

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Matt Harlin

RETAIL SPECIALIST

☎ 801.838.9632

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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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✓ SUMMARY

- ✓ Size: 786 to 11,841 SF
- ✓ Lease Rate: \$9 to \$18 PSF
- ✓ NNNs: \$4.72 PSF
- ✓ Availability: Immediate

☞ FEATURES

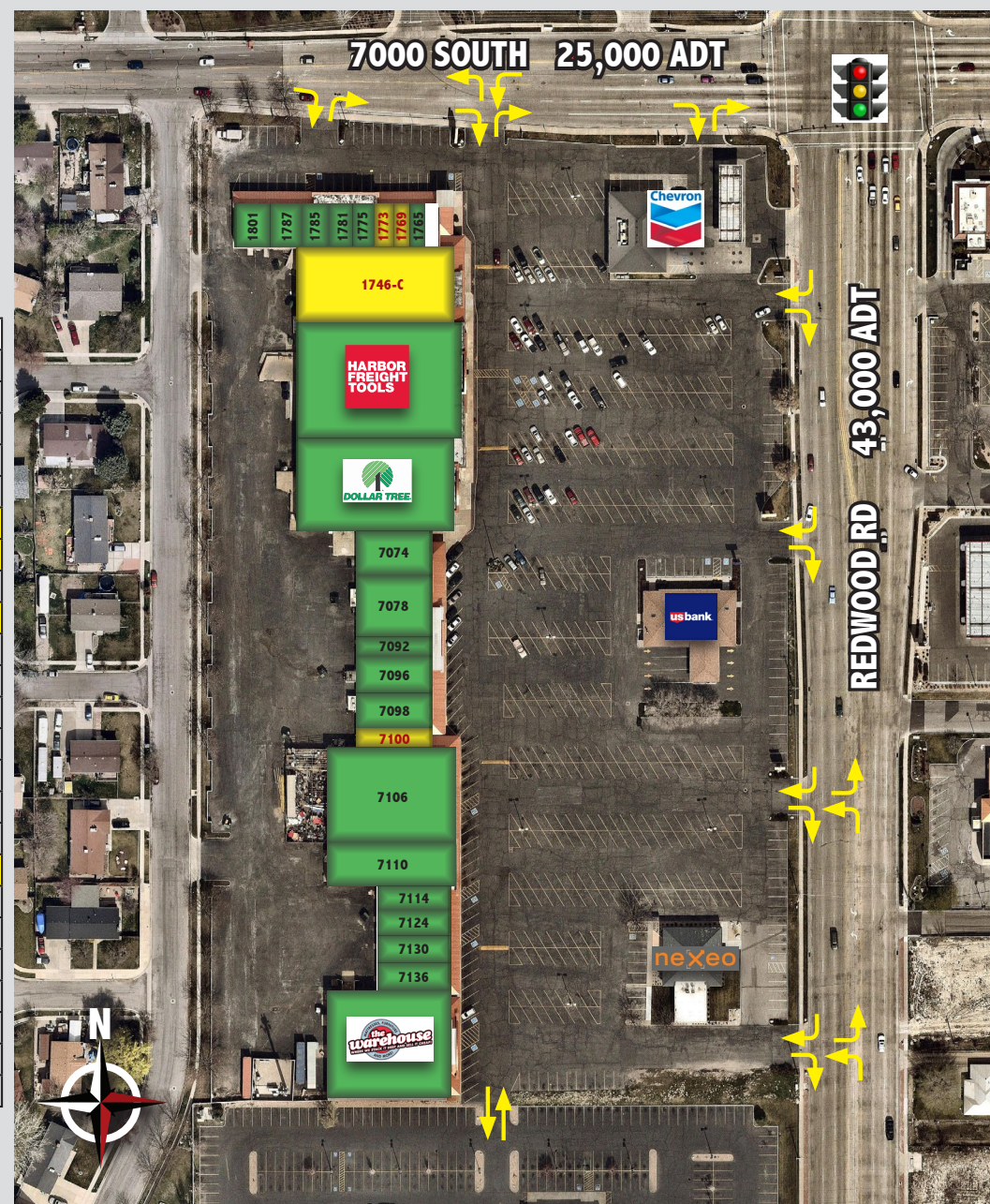
- ☞ Great Visibility & Access
- ☞ Excellent Traffic Counts
- ☞ Anchored by:

**HARBOR
FREIGHT
TOOLS**



 Available
 Proposed
 Existing

SUITE	TENANT
1801	Sit Means Sit
1787	High Country Health & Wellness
1785	Chong's Dry Cleaning
1781	Metro PCS
1775	Intermountain Staffing
1773	786 SF AVAILABLE
1769	786 SF AVAILABLE
1765	Allstate Insurance
1746-C	11,841 SF AVAILABLE
1746-B	Harbor Freight Tools
1746-A	Dollar Tree
7074	Baraka Hair & Nail
7078	Good Spirits
7092	You and I Kitchen
7096	Taqueria El Rey
7098	Dee Garden Thai Kitchen
7100	1,575 SF AVAILABLE
7106	Xtreme Pawn
7110	Degrees Above
7114	Herbalife Group
7124	Vivian Salon
7130	Rios Computer Designs
7136	West Jordan Thrift
7144	The Warehouse



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3 MILE DEMOGRAPHICS

2020
Population



133,301

2020 Average
Household Income



\$90,766

2020
Households



45,165

5-Year Projected
Population Growth



6.0%

2020
Employees



58,934



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020	16,184		133,301		399,843	
	2025	17,136		141,350		423,469	
	2010	15,707		122,333		364,163	
	2000	15,206	%	116,117	%	335,422	%
Households	Average household size	5,400		45,165		137,306	
		2.97		2.94		2.90	
Household income	< \$25,000	198	3.7	2,972	6.6	8,863	6.5
	\$25,000 - \$49,999	1,239	22.9	9,083	20.1	27,898	20.3
	\$50,000 - \$74,999	973	18.0	10,132	22.4	29,318	21.4
	\$75,000 - \$99,999	1,053	19.5	7,710	17.1	22,860	16.6
	\$100,000+	1,746	32.3	13,046	28.9	40,759	29.7
Median household income	\$76,680		\$69,987		\$70,870		
Average household income	\$97,943		\$90,766		\$91,399		
Total employees		4,289		58,934		173,984	
Business establishments	Business establishments	428		5,378		15,845	
	Industrial	37	8.6	590	11.0	1,606	10.1
	Manufacturing	3	0.7	135	2.5	338	2.1
	Commercial	135	31.5	1,707	31.7	4,509	28.5
	Office	188	43.9	2,164	40.2	7,064	44.6
	Other	64	15.0	783	14.6	2,327	14.7
Race	Race						
	White	13,106	81.0	103,814	77.9	308,013	77.0
	Black	255	1.6	2,893	2.2	9,714	2.4
	American Indian	104	0.6	911	0.7	3,016	0.8
	Asian & PI	896	5.5	7,619	5.7	23,901	6.0
	Other	1,824	11.3	18,065	13.6	55,198	13.8
Hispanic population		2,927	18.1	27,020	20.3	81,167	20.3
Sex	Sex						
	Male	8,063	49.8	66,295	49.7	198,546	49.7
Female	8,122	50.2	67,006	50.3	201,297	50.3	
Median age		36.1		35.6		35.7	

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