

# WESTPORT PLAZA

3380 West 3500 South  
West Valley City, UT

1,671 to  
3,490 SF

*Beto's*  
MEXICAN FOOD

1,756 SF  
W/DRIVE-THRU

RETAIL  
FOR LEASE

**Matt Harlin**

RETAIL SPECIALIST

📞 801.838.9632

✉️ mharlin@situsretail.com





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: 1,671 to 3,490 SF
- ✓ Shops Lease Rate: \$10 PSF
- ✓ Drive-Thru Rate: Contact Agent
- ✓ NNNs: \$4.57 PSF
- ✓ Availability: Immediate

## 🗨️ FEATURES

- 🗨️ Access/Visibility from 3500 S.
- 🗨️ Excellent Traffic
- 🗨️ Pylon Signage



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# 3 MILE DEMOGRAPHICS

2020  
Population



130,133

2020 Average  
Household Income



\$78,150

2020  
Households



41,421

5-Year Projected  
Population Growth



5.8%

2020  
Employees



76,562



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>22,520</b>		<b>130,133</b>		<b>309,020</b>	
	2025	23,869		137,712		327,230	
	2010	22,014		126,022		294,292	
	2000	20,028	%	116,971	%	267,482	%
	<b>Average household size</b>	<b>3.26</b>		<b>3.12</b>		<b>3.09</b>	
<b>Households</b>	<b>2020</b>	<b>6,902</b>		<b>41,421</b>		<b>98,761</b>	
	< \$25,000	694	10.1	2,996	7.2	7,403	7.5
	\$25,000 - \$49,999	1,698	24.6	9,897	23.9	23,384	23.7
	\$50,000 - \$74,999	1,624	23.5	9,928	24.0	22,186	22.5
	\$75,000 - \$99,999	1,052	15.2	7,034	17.0	16,674	16.9
	\$100,000+	1,330	19.3	9,110	22.0	22,711	23.0
<b>Median household income</b>	<b>\$58,206</b>		<b>\$62,846</b>		<b>\$63,060</b>		
<b>Average household income</b>	<b>\$68,165</b>		<b>\$78,150</b>		<b>\$79,441</b>		
<b>Total employees</b>		5,845		76,562		184,512	
<b>Business establishments</b>	<b>2020</b>	<b>548</b>		<b>4,247</b>		<b>12,390</b>	
	Industrial	42	7.7	638	15.0	1,874	15.1
	Manufacturing	10	1.8	250	5.9	681	5.5
	Commercial	213	38.9	1,335	31.4	3,840	31.0
	Office	191	34.9	1,369	32.2	4,252	34.3
	Other	93	17.0	656	15.4	1,743	14.1
<b>Race</b>	White	12,653	56.2	81,332	62.5	202,932	65.7
	Black	654	2.9	4,103	3.2	10,347	3.3
	American Indian	257	1.1	1,379	1.1	3,419	1.1
	Asian & PI	2,539	11.3	12,722	9.8	24,986	8.1
	Other	6,418	28.5	30,596	23.5	67,335	21.8
	<b>Hispanic population</b>	<b>9,282</b>	<b>41.2</b>	<b>43,424</b>	<b>33.4</b>	<b>96,816</b>	<b>31.3</b>
<b>Sex</b>	Male	11,243	49.9	65,525	50.4	156,088	50.5
	Female	11,277	50.1	64,608	49.6	152,932	49.5
<b>Median age</b>		33.0		33.7		33.5	

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