

# 35TH SOUTH CORNER

3500 South & 2700 West (SWC)  
West Valley City, Utah



- UTA Trax & Bus Hub
- Heavy Foot Traffic
- 9 Story Office Tower
- Future 4 Story Office Building
- High Density Residential



# RETAIL FOR LEASE

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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: 1,200 to 3,000 SF
- ✓ Lease Rate: \$26 to \$32 PSF\*
- ✓ NNNs: \$6.00 PSF

\*Subject to Term, Credit, Delivery Condition, Allowance, etc.

## 🗨 FEATURES

- 🗨 Hard Corner Location
- 🗨 Great Exposure on 3500 South
- 🗨 Located in Fairbourne Station
- 🗨 Across from Valley Fair Mall
- 🗨 Close to I-215 Freeway
- 🗨 Co-Tenants:



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# 3 MILE DEMOGRAPHICS

2020  
Population



125,628

2020 Average  
Household Income



\$74,776

2020  
Households



40,720

5-Year Projected  
Population Growth



5.7%

2020  
Employees



78,914



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>21,109</b>		<b>125,628</b>		<b>331,912</b>	
	2025	22,414		132,834		352,062	
	2010	20,176		217,804		317,882	
	2000	18,345	%	113,973	%	292,854	%
<b>Households</b>	<b>2020</b>	<b>6,884</b>		<b>40,720</b>		<b>111,215</b>	
	Average household size	3.06		3.01		2.95	
<b>Household income</b>	< \$25,000	612	8.9	3,438	8.4	8,701	7.8
	\$25,000 - \$49,999	1,810	26.3	10,035	24.6	26,309	23.7
	\$50,000 - \$74,999	1,686	24.5	9,440	23.2	24,707	22.2
	\$75,000 - \$99,999	920	13.4	6,583	16.2	18,163	16.3
	\$100,000+	1,257	18.3	8,532	21.0	24,809	22.3
	Median household income	\$55,250		\$60,203		\$61,474	
	<b>Average household income</b>	<b>\$68,083</b>		<b>\$74,776</b>		<b>\$78,185</b>	
<b>Total employees</b>		7,872		78,914		202,089	
<b>Business establishments</b>	<b>2020</b>	<b>635</b>		<b>4,697</b>		<b>14,415</b>	
	Industrial	60	9.4	784	16.7	2,058	14.3
	Manufacturing	11	1.7	299	6.4	749	5.2
	Commercial	288	45.4	1,425	30.3	4,378	30.4
	Office	166	26.1	1,473	31.4	5,161	35.8
	Other	106	16.7	716	15.2	2,071	14.4
<b>Race</b>	White	11,701	55.4	78,352	62.4	220,315	66.4
	Black	717	3.4	4,550	3.6	11,743	3.5
	American Indian	298	1.4	1,413	1.1	3,846	1.2
	Asian & PI	2,175	10.3	12,472	9.9	26,802	8.1
	Other	6,218	29.5	28,843	23.0	69,206	20.9
	<b>Hispanic population</b>		8,814	41.8	40,889	32.5	100,083
<b>Sex</b>	Male	10,632	50.4	63,816	50.8	167,489	50.5
	Female	10,477	49.6	61,812	49.2	164,423	49.5
<b>Median age</b>		31.8		34.1		34.1	

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