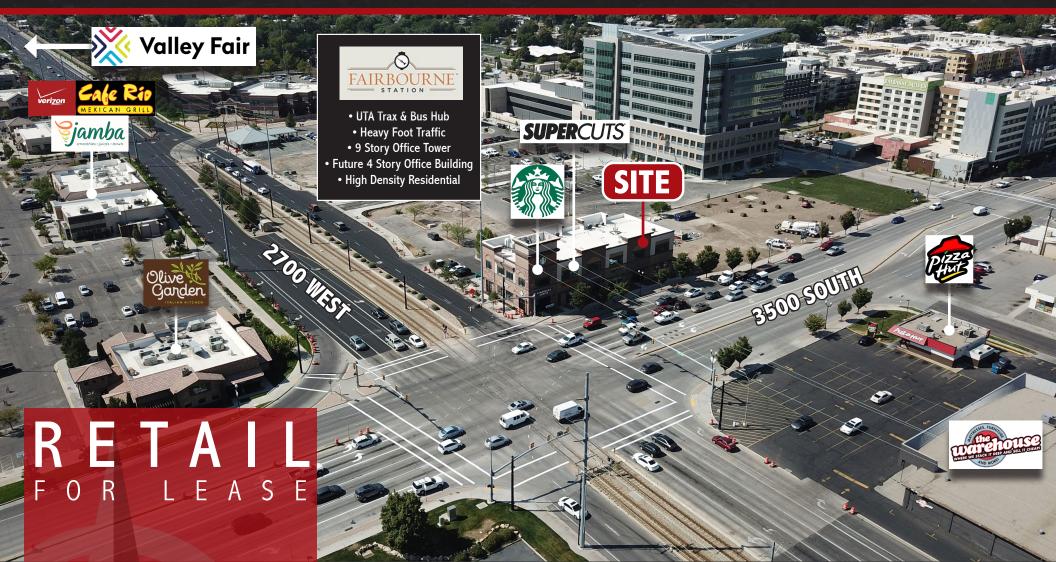
# **35TH SOUTH CORNER**

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



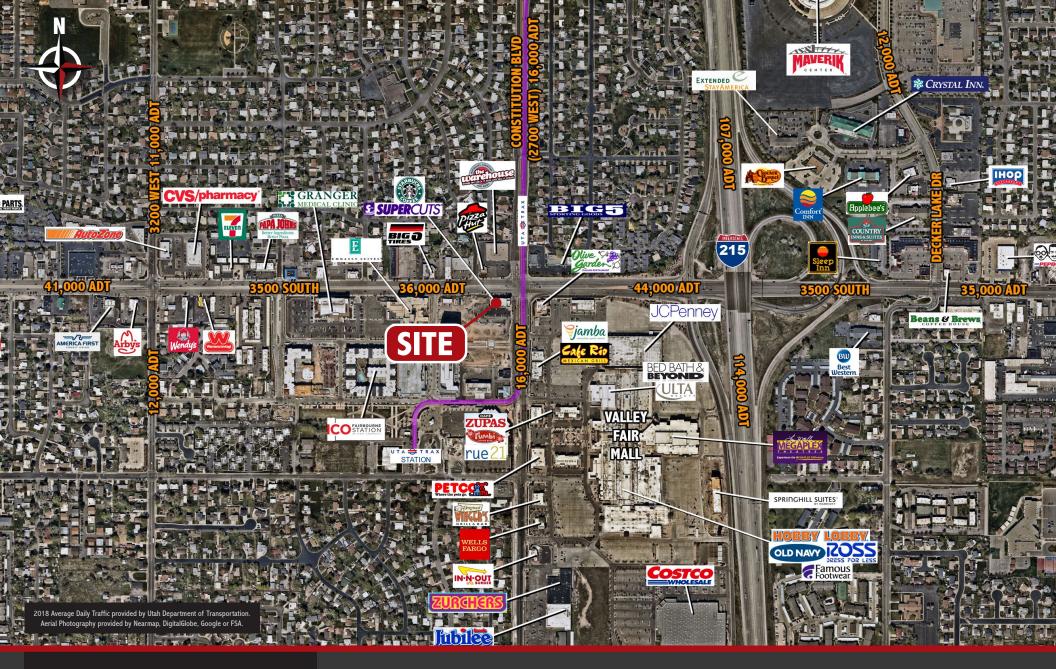
Eric Durham RETAIL SPECIALIST 801.838.9621 801.230.9406 hunter@situsretail.com Hunter Todd RETAIL SPECIALIST 801.838.9630 801.808.8146 hunter@situsretail.com

## Connor DeBry

RETAIL SPECIALIST 801.557.9119 connor@situsretail.com



Situs Retail Group, PLLC | 90 East 7200 South | Suite 102 | Midvale, UT 84047 | 801.266.1333 | www.situsretail.com





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#### SUMMARY 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
- $\bigtriangledown$  Great Exposure on 3500 South
- $\bigtriangledown$  Located in Fairbourne Station
- $\bigtriangledown$  Across from Valley Fair Mall
- □ Close to I-215 Freeway
- $\square$  Co-Tenants:





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## 3 MILE DEMOGRAPHICS





#### DEMOGRAPHIC REPORT

		1 mi ring	1 mi ring		3 mi ring		5 mi ring	
Population	<b>2020</b> 2025 2010 2000	<b>21,109</b> 22,414 20,176 18,345	%	<b>125,628</b> 132,834 121,804 113,973	%	<b>331,912</b> 352,062 317,882 292,854	%	
Households		6,884		40,720		111,215		
	Average household size	3.06		3.01		2.95		
Household income	< \$25,000 \$25,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000+ Median household income Average household income	612 1,810 1,686 920 1,257 \$55,250 \$68,083	8.9 26.3 24.5 13.4 18.3	3,438 10,035 9,440 6,583 8,532 \$60,203 <b>\$74,776</b>	8.4 24.6 23.2 16.2 21.0	8,701 26,309 24,707 18,163 24,809 \$61,474 <b>\$78,185</b>	7.8 23.7 22.2 16.3 22.3	
Tetel emula	•	7.872		78,914		202.089		
Total emplo	•	'		,		,		
Business es	stablishments Industrial Manufacturing Commercial Office Other	635 60 11 288 166 106	9.4 1.7 45.4 26.1 16.7	4,697 784 299 1,425 1,473 716	16.7 6.4 30.3 31.4 15.2	14,415 2,058 749 4,378 5,161 2,071	14.3 5.2 30.4 35.8 14.4	
Race	White Black American Indian Asian & Pl Other	11,701 717 298 2,175 6,218	55.4 3.4 1.4 10.3 29.5	78,352 4,550 1,413 12,472 28,843	62.4 3.6 1.1 9.9 23.0	220,315 11,743 3,846 26,802 69,206	66.4 3.5 1.2 8.1 20.9	
Hispanic population		8,814	41.8	40,889	32.5	100,083	30.2	
Sex	Male Female	10,632 10,477	50.4 49.6	63,816 61,812	50.8 49.2	167,489 164,423	50.5 49.5	
Median age		31.8		34.1		34.1		

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