

CALIFORNIA CROSSING

California Ave & Redwood Rd (NWC)
Salt Lake City, Utah

5,920 SF
Quietly Marketed



RETAIL
FOR LEASE



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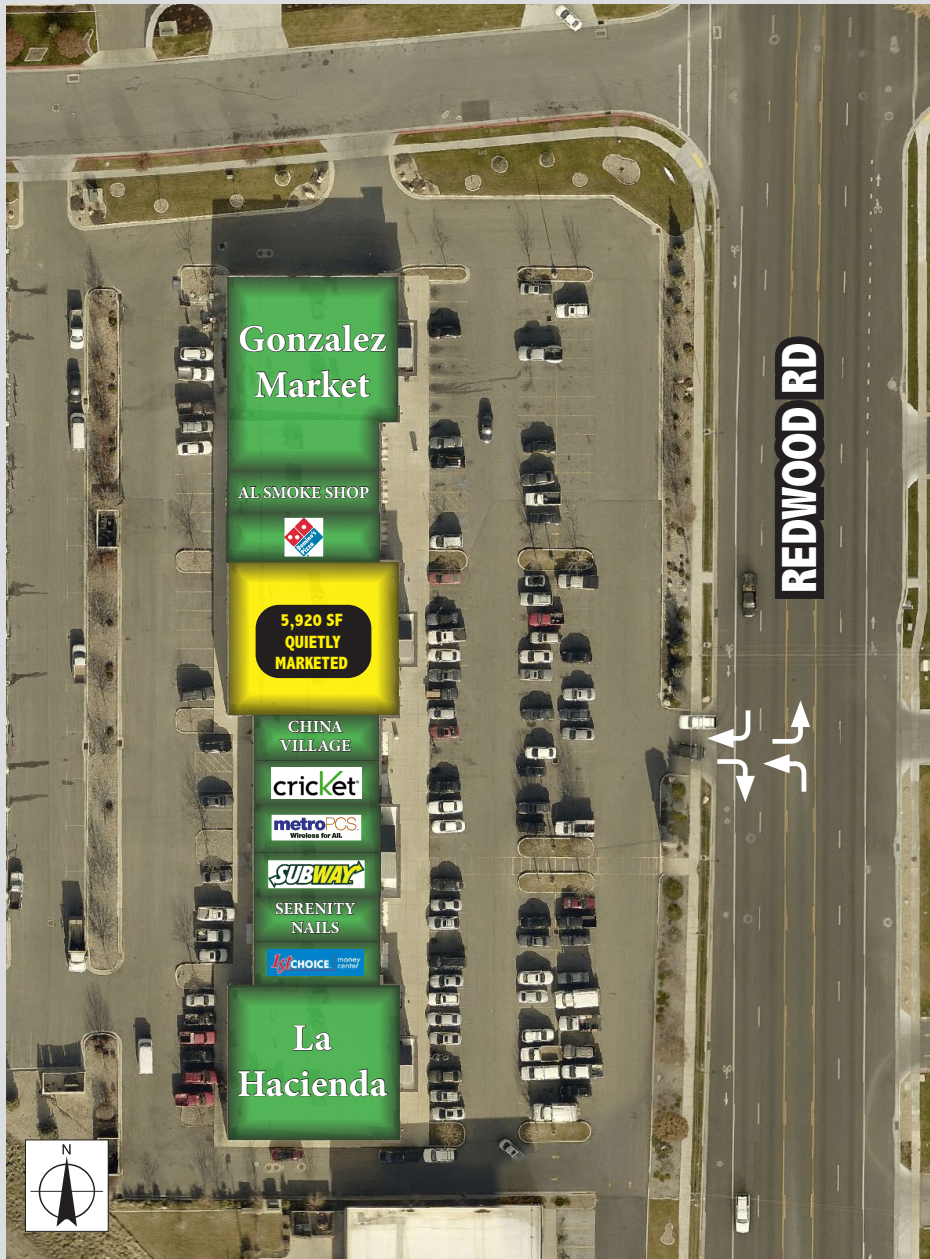
2018 Average Daily Traffic provided by Utah Department of Transportation.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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✓ SUMMARY

- ✓ Size: 5,920 SF
- ✓ Lease Rate: \$14.00 PSF
- ✓ NNNs: \$4.27 PSF
- ✓ Availability: To be determined

🗨 FEATURES

- 🗨 Access/Visibility from Redwood Rd
- 🗨 Over 130K Employees in 3 Miles
- 🗨 Pylon Signage



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3 MILE DEMOGRAPHICS

2020
Population



75,609

2020 Average
Household Income



\$64,254

2020
Households



27,036

5-Year Projected
Population Growth



7.1%

2020
Employees



127,853



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020	10,336		75,609		287,869	
	2025	11,026		80,966		307,623	
	2010	10,471		67,315		265,575	
	2000	9,521	%	58,775	%	250,241	%
Households	2,839		27,036		113,923		
	Average household size	3.60		2.72		2.47	
Household income	< \$25,000	248	8.7	3,006	11.1	10,238	9.0
	\$25,000 - \$49,999	774	27.3	7,052	26.1	28,071	24.6
	\$50,000 - \$74,999	515	18.1	5,720	21.2	23,042	20.2
	\$75,000 - \$99,999	503	17.7	3,379	12.5	15,051	13.2
	\$100,000+	580	20.4	3,964	14.7	24,590	21.6
Median household income	\$60,874		\$47,986		\$57,264		
Average household income	\$79,458		\$64,254		\$77,476		
Total employees	9,987		127,853		265,305		
Business establishments	563		7,092		17,519		
	Industrial	107	19.0	1,127	15.9	2,097	12.0
	Manufacturing	41	7.3	504	7.1	804	4.6
	Commercial	161	28.6	2,057	29.0	5,011	28.6
	Office	163	29.0	2,234	31.5	6,680	38.1
	Other	89	15.8	1,170	16.5	2,926	16.7
Race	White	4,336	42.0	42,587	56.3	189,540	65.8
	Black	682	6.6	4,145	5.5	12,621	4.4
	American Indian	152	1.5	1,115	1.5	3,503	1.2
	Asian & PI	1,250	12.1	6,096	8.1	24,708	8.6
	Other	3,915	37.9	21,666	28.7	57,497	20.0
Hispanic population	5,562	53.8	33,097	43.8	85,934	29.9	
Sex	Male	5,363	51.9	39,583	52.4	147,652	51.3
	Female	4,973	48.1	36,026	47.6	140,217	48.7
Median age		30.6		33.3		34.3	



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