35TH SOUTH CORNER

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



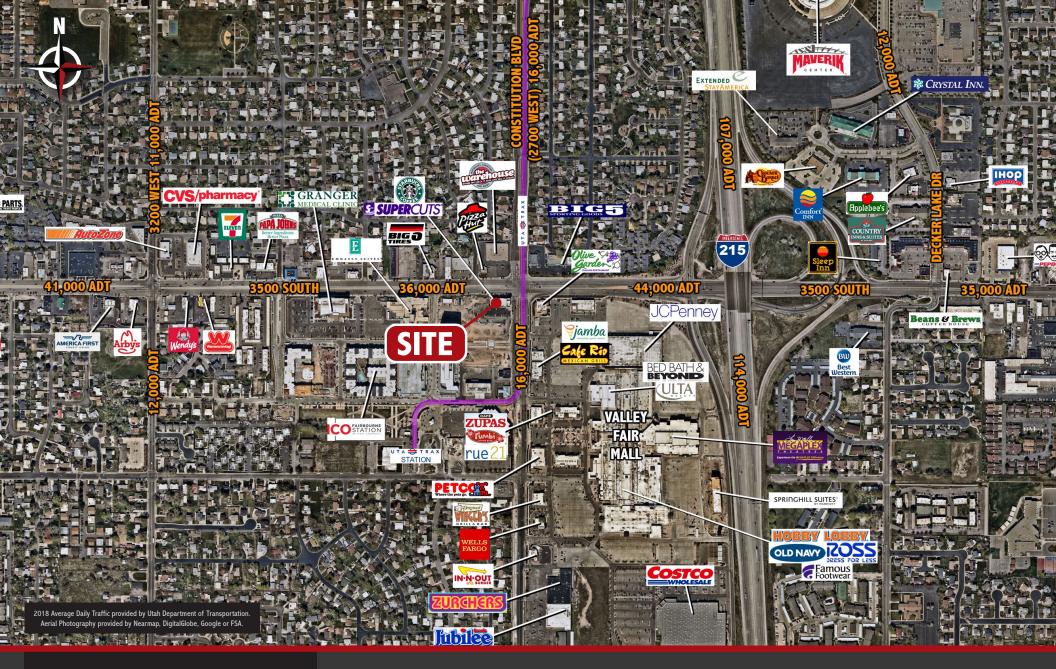
Eric Durham RETAIL SPECIALIST 6 801.838.9621 2 801.230.9406 6 hunter@situsretail.com Hunter Todd RETAIL SPECIALIST 8 801.838.9630 8 801.808.8146 9 hunter@situsretail.com

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	2020 2025 2010 2000	21,109 22,414 20,176 18,345	%	125,628 132,834 121,804 113,973	%	331,912 352,062 317,882 292,854	%	
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	612 1,810 1,686 920	8.9 26.3 24.5 13.4	3,438 10,035 9,440 6,583	8.4 24.6 23.2 16.2	8,701 26,309 24,707 18,163	7.8 23.7 22.2 16.3	
	\$100,000+ Median household income Average household income	1,257 \$55,250 \$68,083	18.3	8,532 \$60,203 \$74,776	21.0	24,809 \$61,474 \$78,185	22.3	
Total emplo	Total employees			78,914		202,089		
Business es	stablishments	635		4,697		14.415		
	Industrial Manufacturing Commercial Office Other	60 11 288 166 106	9.4 1.7 45.4 26.1 16.7	784 299 1,425 1,473 716	16.7 6.4 30.3 31.4 15.2	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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