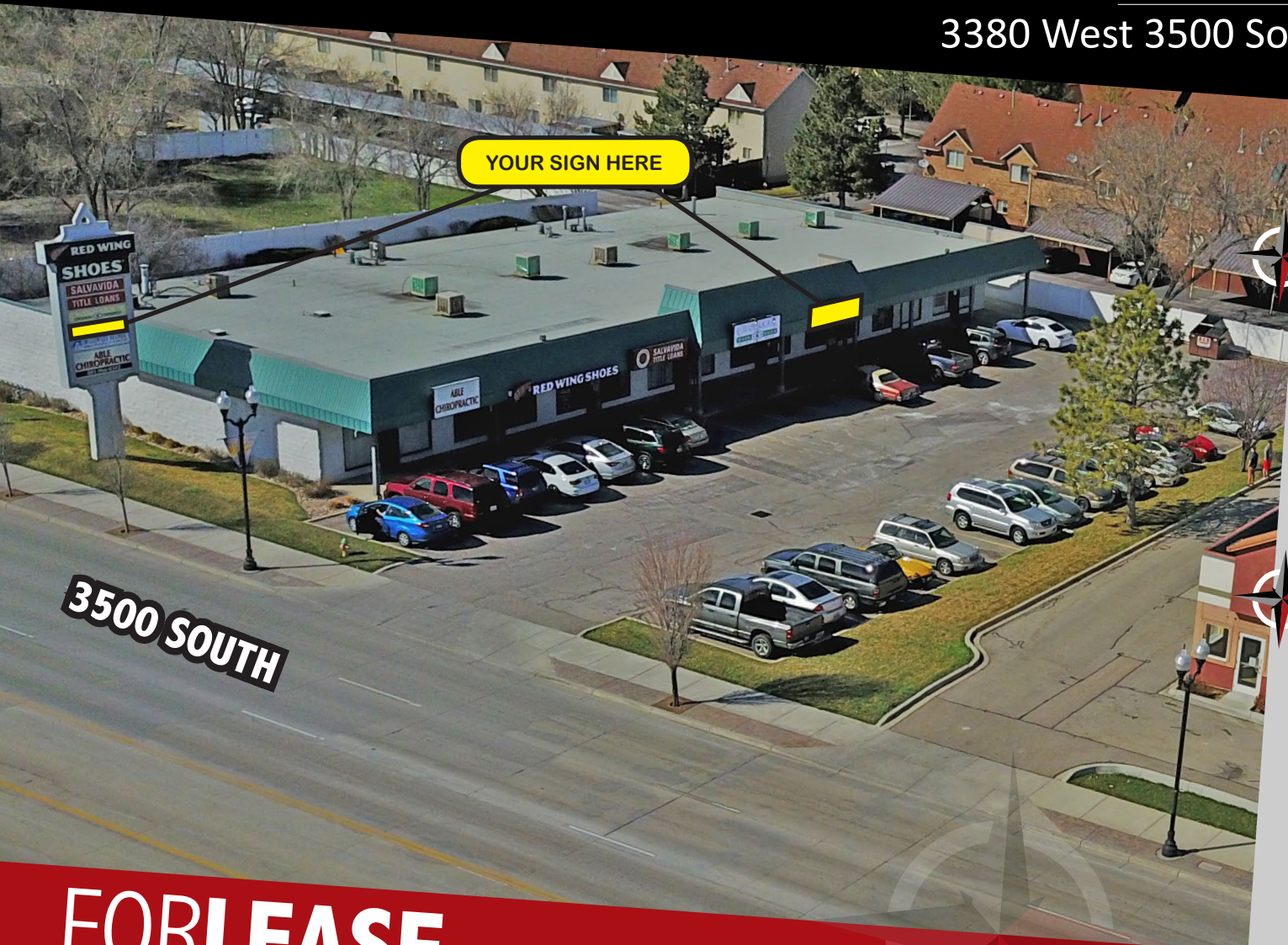


WESTPORT PLAZA

3380 West 3500 South  West Valley City, UT



YOUR SIGN HERE

3500 SOUTH

PROPERTY INFORMATION

- Available Size: 1,819 SF
- Lease Rate: \$10.00 PSF
- NNNs: \$4.10 PSF (est.)
- Availability: Immediate

**Subject to tenant improvements, term, credit, etc.*

FEATURES

- Access/Visibility from 3500 South
- Excellent Traffic
- Co-tenants:



FOR LEASE

Adam Lewis

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801.838.9627

Hunter Todd

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801.838.9630

90 East 7200 South | Suite 102 Midvale | UT | 84047
P: 801.266.1333 | F: 801.266.1303 | www.situsretail.com

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SITUS  **RETAIL GROUP**

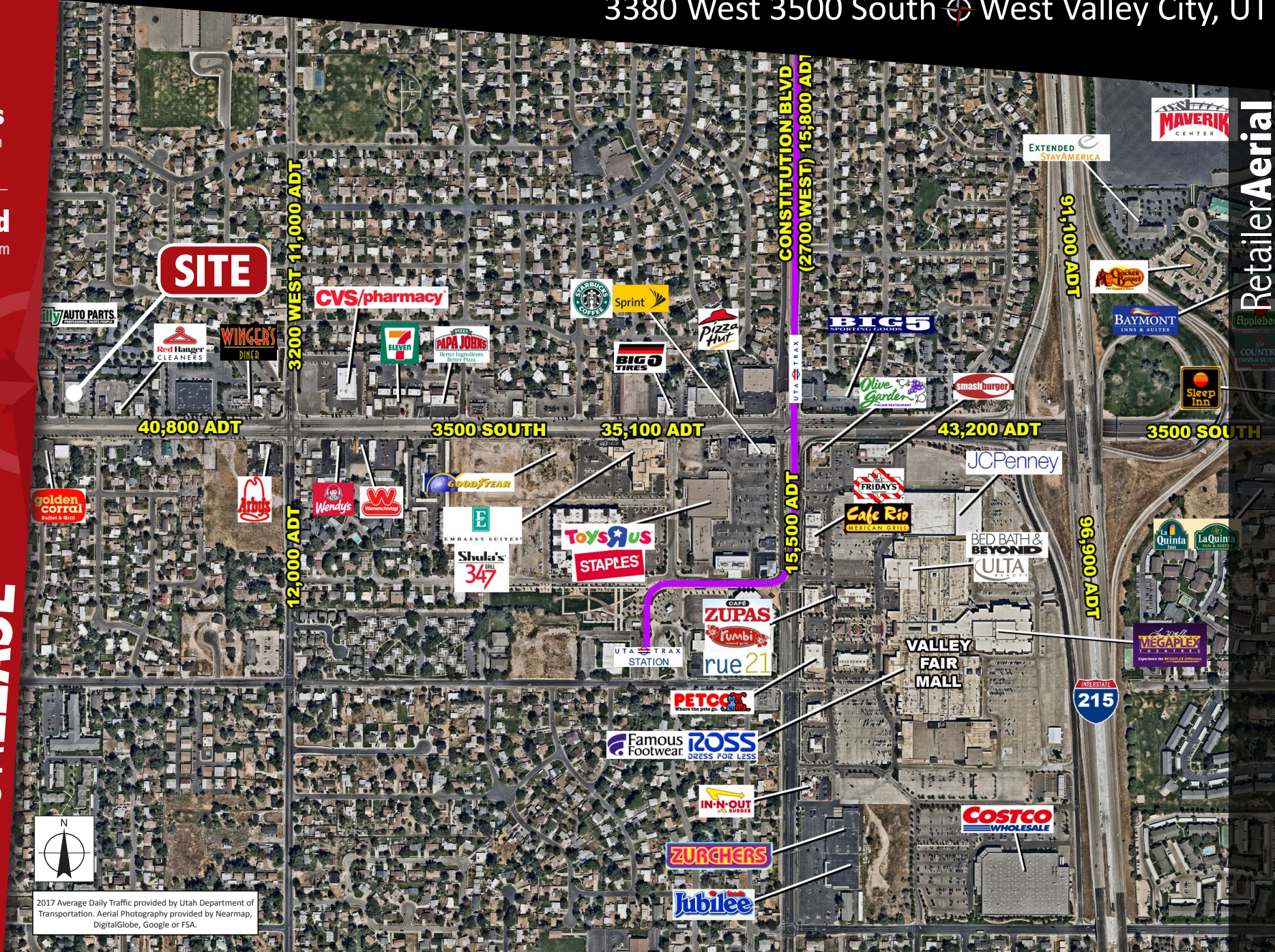
WESTPORT PLAZA

3380 West 3500 South ◉ West Valley City, UT

RetailerAerial

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2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

FORLEASE

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SITUS RETAIL GROUP

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WESTPORT PLAZA

3380 West 3500 South  West Valley City, UT

SitePlan

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SITUS  RETAIL GROUP

WESTPORT PLAZA

3380 West 3500 South  West Valley City, UT

Demographic Report

		1 mi ring		3 mi ring		5 mi ring	
Population	2018	22,913		132,140		311,397	
	2023	24,554		141,628		333,709	
	2010	22,062		126,013		294,350	
	2000	20,066	%	116,879	%	267,586	%
Households		6,801		40,740		96,264	
	Average household size	3.36		3.22		3.20	
Household income	< \$25,000	1,435	21.1	6,634	16.3	15,581	16.2
	\$25,000 - \$49,999	1,947	28.6	10,573	26.0	24,342	25.3
	\$50,000 - \$74,999	1,450	21.3	9,240	22.7	21,381	22.2
	\$75,000 - \$99,999	799	11.7	5,693	14.0	14,288	14.8
	\$100,000+	1,169	17.2	8,599	21.1	20,673	21.5
	Median household income	\$50,147		\$58,109		\$58,837	
Average household income		\$59,842		\$71,269		\$73,418	
Total employees		6,209		82,324		194,659	
Business establishments		530		4,109		11,869	
	Industrial	33	6.2	662	16.1	1,922	16.2
	Manufacturing	11	2.1	264	6.4	726	6.1
	Commercial	234	44.2	1,324	32.2	3,796	32.0
	Office	172	32.5	1,301	31.7	3,815	32.1
	Other	81	15.3	558	13.6	1,610	13.6
Race	White	13,233	57.8	84,724	64.1	208,481	67.0
	Black	570	2.5	3,711	2.8	9,333	3.0
	American Indian	260	1.1	1,369	1.0	3,426	1.1
	Asian & PI	2,400	10.5	11,781	8.9	23,230	7.5
	Other	6,451	28.2	30,554	23.1	66,926	21.5
Hispanic population		9,352	40.8	43,138	32.6	95,524	30.7
Sex	Male	11,406	49.8	66,403	50.3	157,258	50.5
	Female	11,507	50.2	65,736	49.7	154,139	49.5
Median age		32.4		33.1		33.0	
Education	Population 25+	13,644	59.5	80,751	61.1	189,872	61.0
	No high school diploma	3,942	28.9	17,216	21.3	35,199	18.5
	High school graduate	4,395	32.2	26,611	33.0	58,316	30.7
	Some college	3,455	25.3	24,691	30.6	62,662	33.0
	College graduate	1,315	9.6	8,777	10.9	23,615	12.4
	Graduate/professional degree	537	3.9	3,456	4.3	10,080	5.3

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