

# ROSE PARK DRIVE-THRU

955 West North Temple  
Salt Lake City, Utah



**RETAIL**  
WITH DRIVE-THRU  
FOR LEASE

***Matt Harlin***

RETAIL SPECIALIST

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UTAH STATE  
FAIRPARK



8,300 ADT



RANCHO MARKETS



UTA TRAX  
STATION

NORTH TEMPLE 14,000 ADT

UTA TRAX  
STATION 26,000 ADT

UTA TRAX

**SITE**



900 WEST 13,000 ADT



159,000 ADT

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: 1,330 SF
- ✓ Lease Rate: \$27.00 PSF
- ✓ NN Lease - Tenant responsible for CAM
- ✓ Taxes/Insurance - \$2.30 PSF
- ✓ Availability: Immediate

## 💬 FEATURES

- 📍 Across from State Fairgrounds
- 📍 Nearby Trax Station
- 📍 Drive-Thru
- 📍 Pylon Signage



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# 3 MILE DEMOGRAPHICS

2020  
Population



117,320

2020 Average  
Household Income



\$73,682

2020  
Households



49,215

5-Year Projected  
Population Growth



7.4%

2020  
Employees



121,200



## DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
<b>Population</b>	<b>2020</b>	<b>17,815</b>		<b>117,320</b>		<b>202,541</b>	
	2025	19,224		125,960		217,347	
	2010	14,496		105,798		185,686	
	2000	13,523	%	99,986	%	174,432	%
<b>Households</b>	<b>2020</b>	<b>6,840</b>		<b>49,215</b>		<b>83,694</b>	
	Average household size	2.52		2.33		2.35	
<b>Household income</b>	< \$25,000	700	10.2	4,780	9.7	7,292	8.7
	\$25,000 - \$49,999	1,691	24.7	12,489	25.4	19,475	23.3
	\$50,000 - \$74,999	1,466	21.4	9,766	19.8	15,911	19.0
	\$75,000 - \$99,999	800	11.7	5,694	11.6	9,970	11.9
	\$100,000+	999	14.6	9,825	20.0	20,665	24.7
Median household income	\$45,072		\$53,577		\$61,370		
<b>Average household income</b>	<b>\$59,610</b>		<b>\$73,682</b>		<b>\$85,903</b>		
<b>Total employees</b>		16,988		121,200		253,051	
<b>Business establishments</b>	<b>2020</b>	<b>772</b>		<b>8,205</b>		<b>16,973</b>	
	Industrial	66	8.5	665	8.1	1,626	9.6
	Manufacturing	32	4.1	265	3.2	680	4.0
	Commercial	202	26.2	1,999	24.4	3,687	21.7
	Office	318	41.2	3,766	45.9	8,334	49.1
	Other	154	19.9	1,510	18.4	2,646	15.6
<b>Race</b>	White	11,160	62.6	74,127	63.2	140,253	69.2
	Black	976	5.5	6,187	5.3	8,523	4.2
	American Indian	238	1.3	1,494	1.3	2,231	1.1
	Asian & PI	1,060	6.0	9,484	8.1	16,062	7.9
	Other	4,382	24.6	26,027	22.2	35,471	17.5
	<b>Hispanic population</b>		7,385	41.5	40,117	34.2	53,841
<b>Sex</b>	Male	9,502	53.3	61,044	52.0	104,439	51.6
	Female	8,314	46.7	56,276	48.0	98,101	48.4
<b>Median age</b>		32.4		34.6		35.3	

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