

CANYON CENTER

9400 South & Highland Drive (NEC)
Sandy, Utah



RETAIL
FOR LEASE



Hunter Todd

RETAIL SPECIALIST

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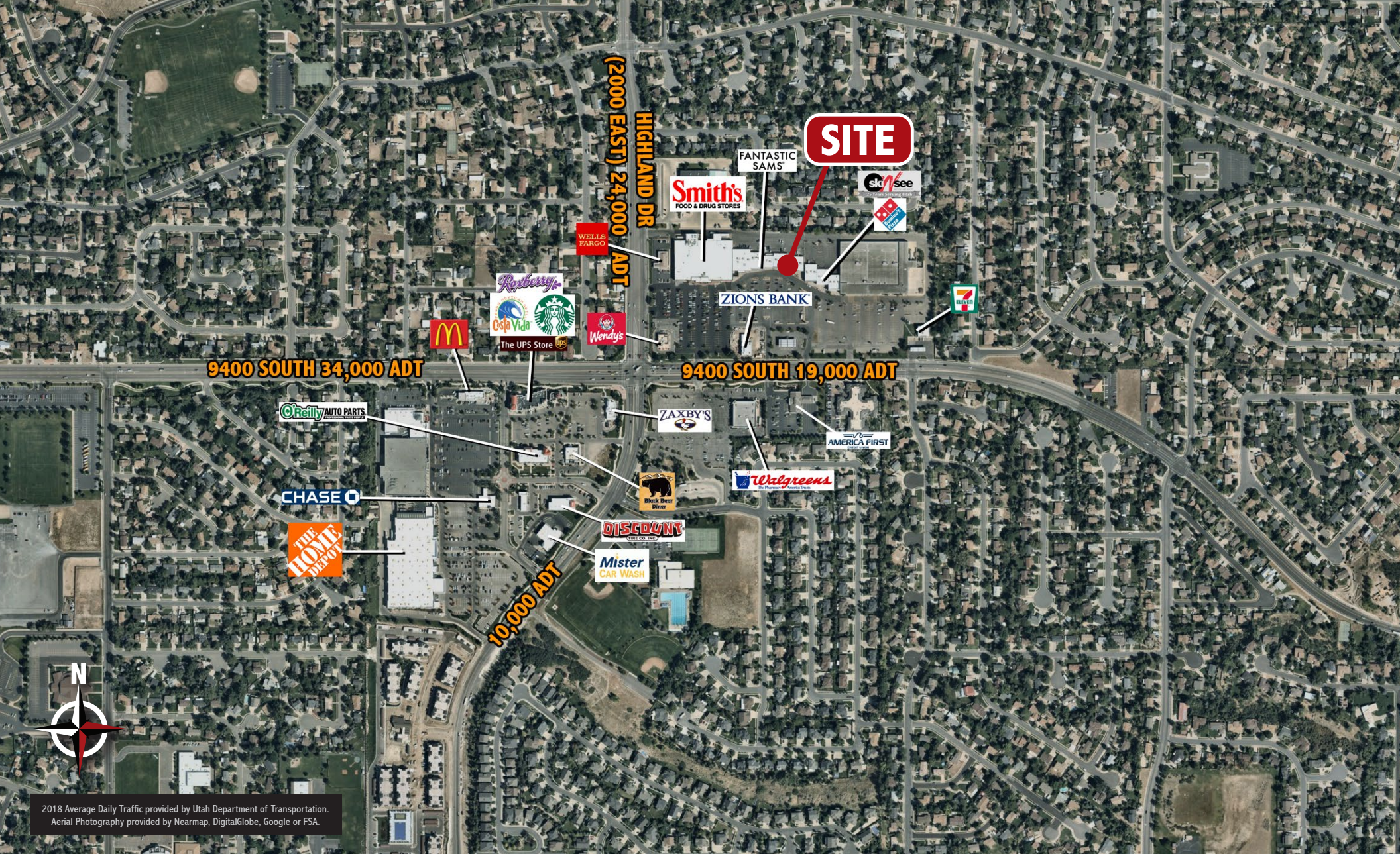
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2018 Average Daily Traffic provided by Utah Department of Transportation.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

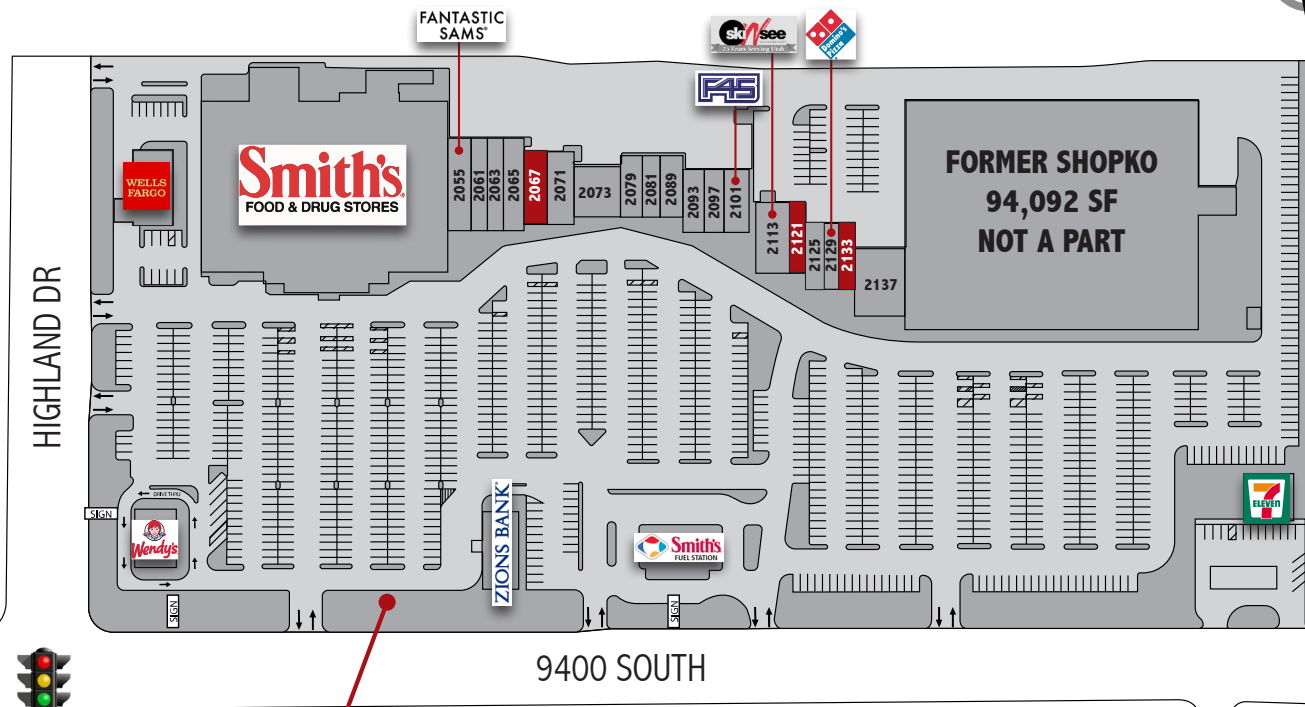


✓ SUMMARY

- ✓ Sizes: 1,340 to 1,650 SF
- ✓ Lease Rate: \$15 to \$17 PSF
- ✓ NNNs: \$4.33 PSF (est.)
- ✓ Availability: Immediate

🗨 FEATURES

- 🗨 Access/Visibility from 9400 South & Highland Drive
- 🗨 Excellent Demographics
- 🗨 Pylon Signage Available
- 🗨 Co-tenants:



Suite	Tenant	Square Feet	Suite	Tenant	Square Feet
2025	Wendy's	3,094	2081	Pella Nails	1,200
2039	Smith's Gas	3,000	2089	Golden Tan Salon	1,820
2055	Fantastic Sams	2,600	2093	M Soaps	1,625
2061	Davis Chiropractic	1,800	2097	Chef Ming	1,650
2063	Kibbles and Cuts	2,000	2101	F45	1,950
2065	Chocolate Covered Wagon	2,100	2113	Ski 'N See	3,000
2067	Available	1,650	2121	Available	1,340
2071	Sushi Time	2,250	2125	Rainbow Massage	1,447
2073	Salt Cycles Bike Shop	3,000	2129	Domino's	1,400
2079	Club Pilates	1,855	2133	Available	1,382
			2137	Tiger Rock Fit.	3,900



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3 MILE DEMOGRAPHICS

2019
Population



111,213

2019 Average
Household Income



\$121,285

2019
Households



38,401

5-Year Population
Growth



5.5%

2019
Employees



28,074



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2019	16,320		111,213		218,234	
	2024	17,230		117,318		231,224	
	2010	16,413		106,972		203,823	
	2000	17,584	%	111,667	%	201,303	%
Households		5,300		38,401		79,010	
	Average household size	3.07		2.89		2.75	
Household income	< \$25,000	284	5.4	3,095	8.1	7,921	10.0
	\$25,000 - \$49,999	586	11.1	4,917	12.8	11,810	14.9
	\$50,000 - \$74,999	803	15.2	6,805	17.7	14,917	18.9
	\$75,000 - \$99,999	942	17.8	6,374	16.6	12,722	16.1
	\$100,000+	2,685	50.7	17,210	44.8	31,640	40.0
	Median household income	\$102,027		\$96,139		\$87,904	
	Average household income	\$127,430		\$121,285		\$114,040	
Total employees		3,650		28,074		116,989	
Business establishments		417		3,154		10,710	
	Industrial	34	8.2	282	8.9	1,000	9.3
	Manufacturing	6	1.4	44	1.4	181	1.7
	Commercial	115	27.6	883	28.0	3,030	28.3
	Office	177	42.4	1,434	45.5	4,853	45.3
	Other	80	19.2	508	16.1	1,647	15.4
Race	White	14,732	90.3	98,603	88.7	188,085	86.2
	Black	170	1.0	1,275	1.1	3,418	1.6
	American Indian	43	0.3	373	0.3	960	0.4
	Asian & Pl	768	4.7	5,000	4.5	9,994	4.6
	Other	606	3.7	5,961	5.4	15,777	7.2
	Hispanic population	816	5.0	8,182	7.4	23,154	10.6
Sex	Male	8,172	50.1	55,324	49.7	108,432	49.7
	Female	8,148	49.9	55,888	50.3	109,801	50.3
Median age		40.2		40.5		39.5	



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