

WEST VALLEY DRIVE-THRU

3336 West 3500 South
West Valley City, UT



RETAIL
WITH DRIVE-THRU
FOR LEASE

Matt Harlin

RETAIL SPECIALIST

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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.



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

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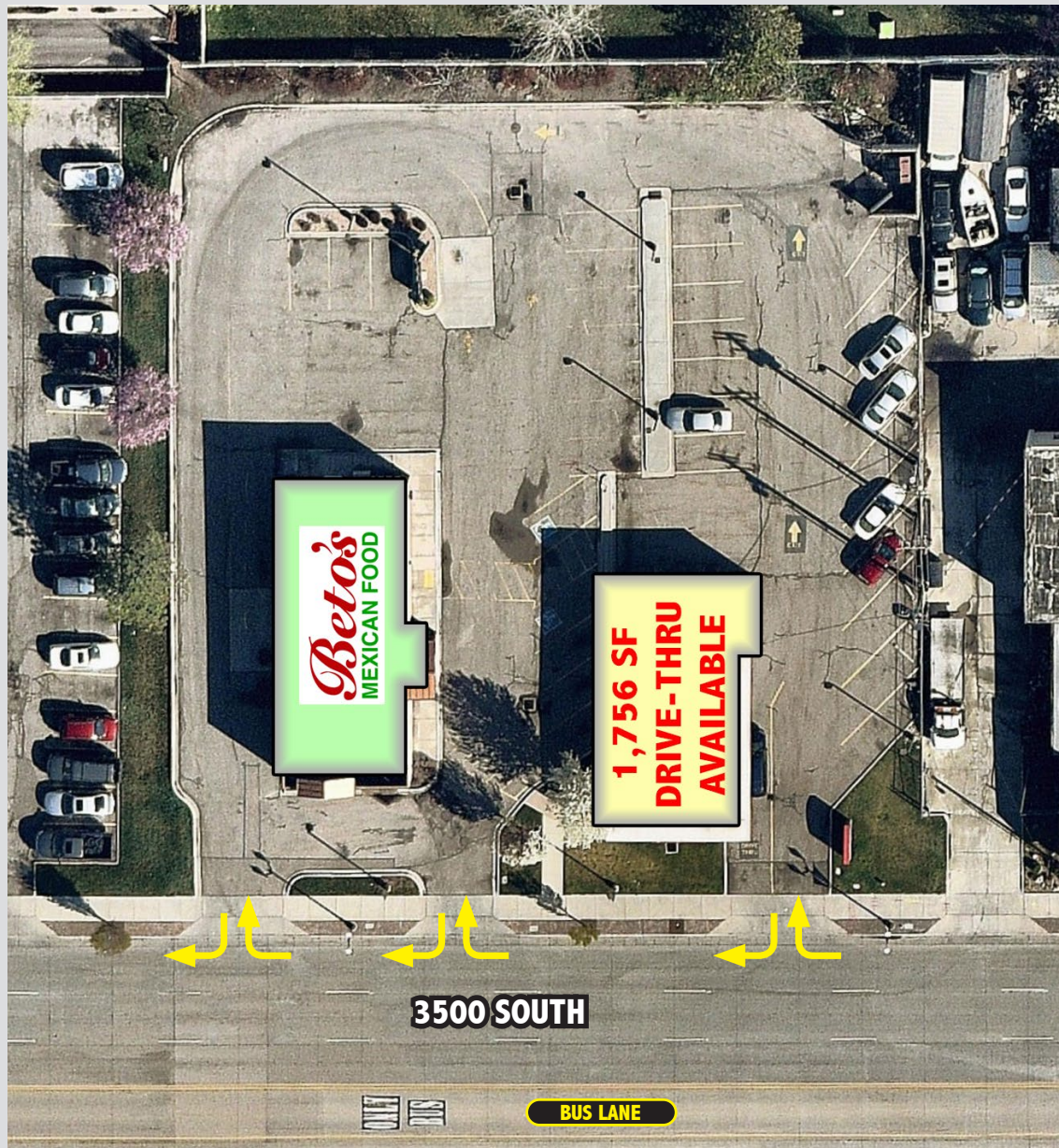


✓ SUMMARY

- ✓ Size: 1,756 SF
- ✓ Lease Rate: \$28.00 PSF
- ✓ NN Lease - Tenant responsible for CAM
- ✓ Taxes/Insurance - \$2.15 PSF
- ✓ Availability: Immediate

💬 FEATURES

- 💬 Access/Visibility from 3500 S.
- 💬 Drive-Thru
- 💬 Excellent Traffic
- 💬 Monument Signage



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3 MILE DEMOGRAPHICS

2020
Population



130,133

2020 Average
Household Income



\$78,150

2020
Households



41,421

5-Year Projected
Population Growth



5.8%

2020
Employees



76,562



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2020	22,520		130,133		309,020	
	2025	23,869		137,712		327,230	
	2010	22,014		126,022		294,292	
	2000	20,028	%	116,971	%	267,482	%
Households		6,902		41,421		98,761	
	Average household size	3.26		3.12		3.09	
Household income	< \$25,000	694	10.1	2,996	7.2	7,403	7.5
	\$25,000 - \$49,999	1,698	24.6	9,897	23.9	23,384	23.7
	\$50,000 - \$74,999	1,624	23.5	9,928	24.0	22,186	22.5
	\$75,000 - \$99,999	1,052	15.2	7,034	17.0	16,674	16.9
	\$100,000+	1,330	19.3	9,110	22.0	22,711	23.0
	Median household income	\$58,206		\$62,846		\$63,060	
	Average household income	\$68,165		\$78,150		\$79,441	
Total employees		5,845		76,562		184,512	
Business establishments		548		4,247		12,390	
	Industrial	42	7.7	638	15.0	1,874	15.1
	Manufacturing	10	1.8	250	5.9	681	5.5
	Commercial	213	38.9	1,335	31.4	3,840	31.0
	Office	191	34.9	1,369	32.2	4,252	34.3
	Other	93	17.0	656	15.4	1,743	14.1
Race	White	12,653	56.2	81,332	62.5	202,932	65.7
	Black	654	2.9	4,103	3.2	10,347	3.3
	American Indian	257	1.1	1,379	1.1	3,419	1.1
	Asian & PI	2,539	11.3	12,722	9.8	24,986	8.1
	Other	6,418	28.5	30,596	23.5	67,335	21.8
Hispanic population		9,282	41.2	43,424	33.4	96,816	31.3
Sex	Male	11,243	49.9	65,525	50.4	156,088	50.5
	Female	11,277	50.1	64,608	49.6	152,932	49.5
Median age		33.0		33.7		33.5	

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