



Property Highlights

- Available: 992 SF
- Rent: \$18.00 PSF, NNN
- CAM: \$4.25 PSF
- Excellent location in the heart of West Valley Retail
- Excellent signage on 3500 South
- High traffic counts
- Great access of I-215

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population | | | |
| 2015 Estimated Population | 19,849 | 120,272 | 348,036 |
| 2020 Projected Population | 20,878 | 126,108 | 363,297 |
| Households | | | |
| 2015 Estimated Households | 7,068 | 39,509 | 120,328 |
| 2020 Projected Households | 7,455 | 41,669 | 126,312 |
| 2015 Est. Median HH Income | \$39,473 | \$43,860 | \$50,208 |
| 2015 Est. Average HH Income | \$49,343 | \$54,458 | \$60,263 |
| 2015 Est. Per Capita HH Income | \$17,365 | \$18,479 | \$21,203 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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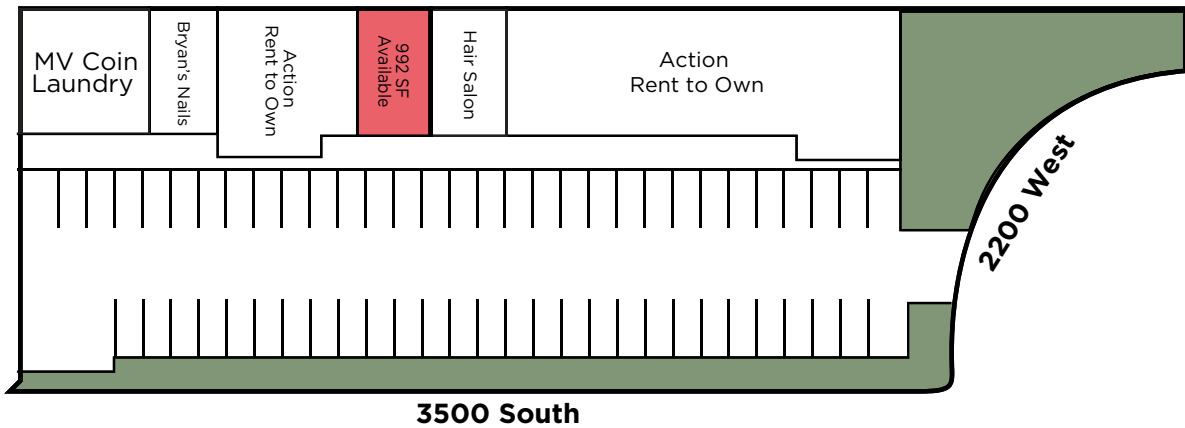


CUSHMAN & WAKEFIELD

FOR LEASE

3500 SOUTH 2200 WEST WEST VALLEY CITY, UTAH

Aerial / Location Map



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