

# 3018 S State St

3018 S State St, Salt Lake City, UT 84115

Presented by  
IREA IREA, Inc.



## Price: \$24.00 /SF/YR

Rare opportunity to lease a large, second-generation restaurant space in a highly visible, high-traffic corridor along State Street. This  $\pm 4,500$  SF freestanding building offers the core infrastructure needed for a restaurant user, significantly reducing startup time and cost.

Located in a rapidly developing area, the property benefits from strong surrounding traffic drivers including Century 16 movie theaters, China Market, and immediate proximity to the freeway. Ideal for both destination dining and strong drive-by exposure.

The space is well-suited for a full-service restaurant, quick-service concept, or banquet/event venue, and other retail with a flexible layout and multiple back-of-house areas.

### Key Features

- $\pm 4,500$  SF freestanding building
- Existing commercial kitchen + hood system
- Walk-in refrigerator
- Multiple prep, storage, and back rooms
- Two restrooms
- Large open dining area
- Dedicated on-site parking lot
- Excellent State Street frontage + signage opportunity
- Large front windows providing natural light and

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Heavy Traffic  
Great Signage

Banquet hall / event center  
Specialty dining concept



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IMG\_0803

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chicken Empire	-	-

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## Listing space

### 1st Floor

Space Available	4,011 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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## Property Photos



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# 3018 S State St

3018 S State St, Salt Lake City, UT 84115

## Property Photos



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IMG\_8325

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## Property Photos



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## Property Photos



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## Property Photos



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# 3018 S State St

3018 S State St, Salt Lake City, UT 84115

## Property Photos



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## Property Photos



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