

SUBLEASE

Colliers



Contact Agent
for Pricing

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SUBLEASE

Drive-Thru

2970 W. 4000 S. West Haven, UT

Property Highlights

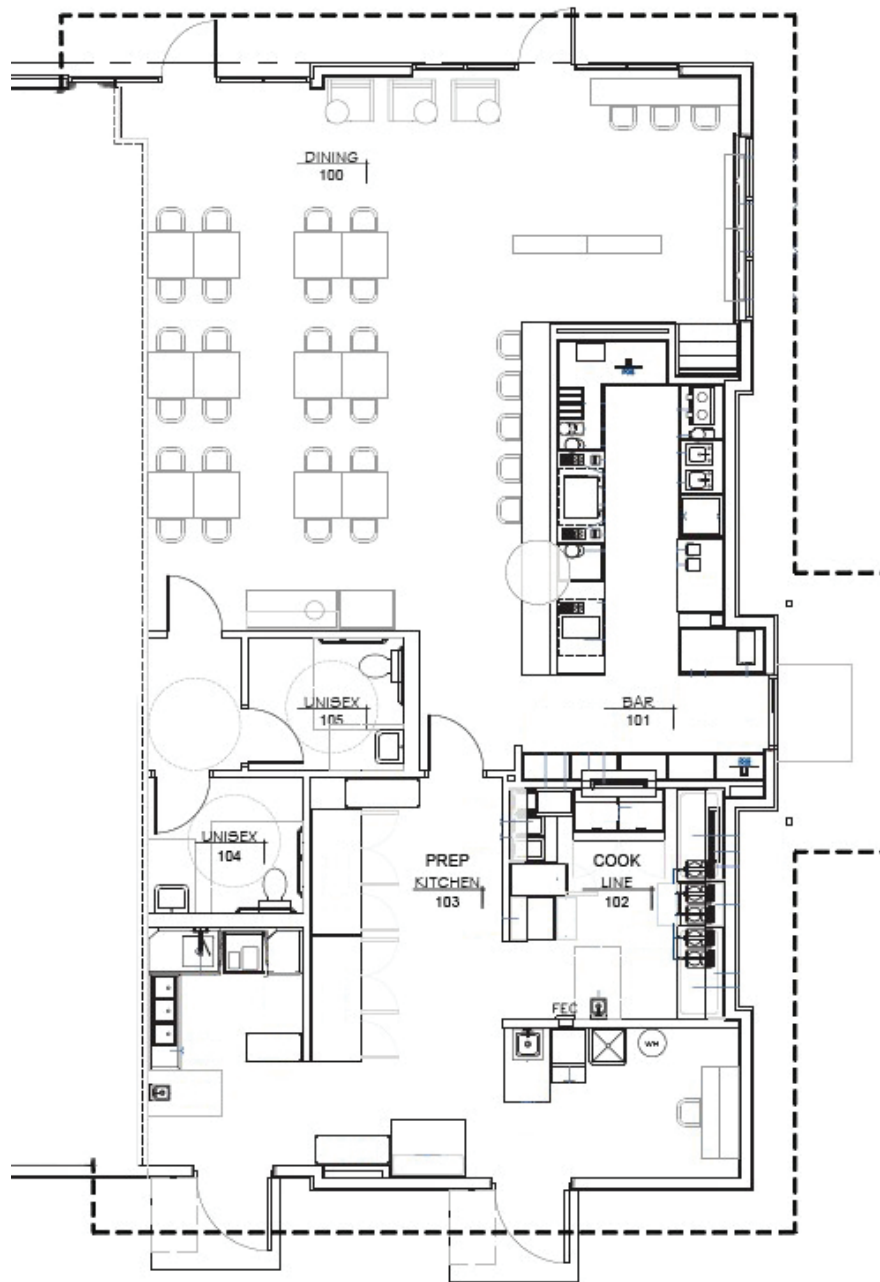
- Space available: 2,001 SF
- Newly built End-CAP drive-through space available for sub-lease
- Located along 4000 S - a major corridor to all of the new development on the west side of Weber county
- Right across from the new WalMart - Next to Burly Burger
- Initial term expires in 2034
- Ready for quick occupancy
- Tenant is currently operating but can vacate within 45 to 60 days

Demographics	1 Mile	3 Mile	5 Mile
Population			
2026 Estimated	14,543	76,092	164,220
2031 Projected	15,168	78,479	171,298
Households			
2026 Estimated	5,117	25,765	55,493
2031 Projected	5,424	26,945	58,915
Income			
2026 Median HHI	\$99,488	\$95,701	\$92,147
2026 Average HHI	\$119,537	\$112,837	\$109,594
2026 Per Capita	\$40,490	\$38,025	\$37,154

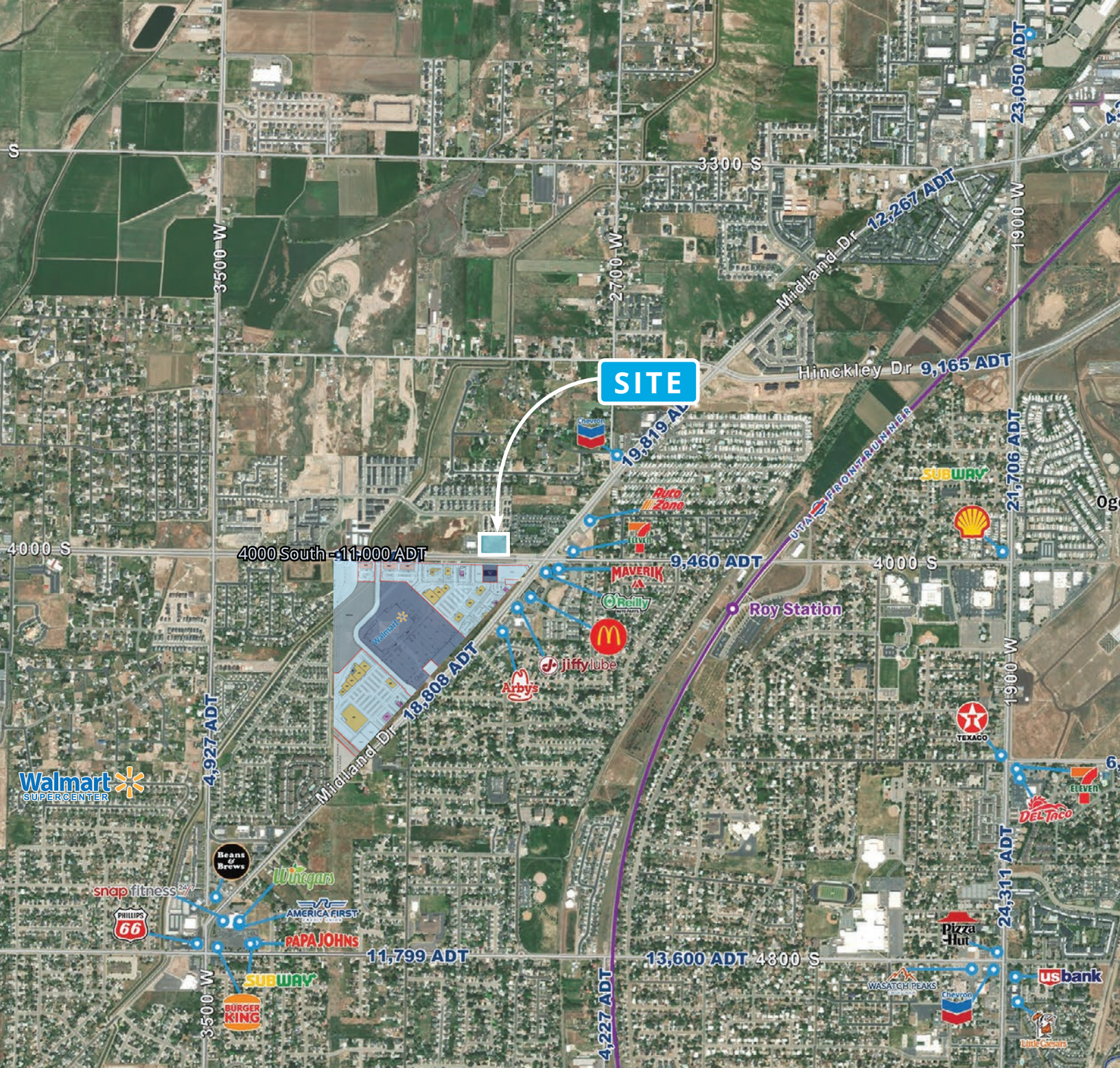
Information provided by ESRI Business Analyst

Floor Plans & Photos

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