



Pads Available

1650 West State Road Pleasant Grove, UT

Property information

- Retail pads and shop space w/ drive thrus available
- Between 2 signalized corners
- Great exposure to State Road traffic
- Average daily traffic: 29,500 vehicles per day
- Lease rates inline: \$32 - \$36 PSF NNN
- Drive thru lease rate: \$45 - \$47 NNN
- Land sale prices: \$25 - \$30 PSF
- Nearby co-tenants:

Pleasant Grove State Street Pads

Contact:
 David Runnells, owner/agent
 Vice President
 +1 801 427 1511
 david.runnells@colliers.com



Colliers
 2100 Pleasant Grove Blvd. | Suite 200
 Pleasant Grove, UT 84062
 Main: +1 801 610 1300
 colliers.com



Demographics	1 Mile	3 Mile	5 Mile
Population			
2023 Estimated	16,761	76,648	160,694
2028 Projected	16,900	78,153	166,256
Households			
2023 Estimated	5,861	23,392	46,891
2028 Projected	6,058	24,478	49,660
Income			
2023 Median HHI	\$71,007	\$87,373	\$97,962
2023 Average HHI	\$100,667	\$119,042	\$130,564



Colliers
 2100 Pleasant Grove Blvd., Suite 200
 Pleasant Grove, UT 84062
 Main: +1 801 947 8300
 colliers.com

David Runnells, owner/agent
 Vice President
 +1 801 427 1511
 david.runnells@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.