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WEST 900 SOUTH



SSG
REALTY
PARTNERS

For Lease | SALT LAKE CITY | UTAH | 84101



Available

FREE STANDING BUILDING

PROPERTY SPECS

- 0.8 Acres (~34,688 SF)
- Building SF: 10,000 SF
- Located on hard corner with excellent exposure to 900 South

RETAIL HIGHLIGHTS

- Regional access from I-15 via 900 south offramp
- Abundant Parking: 53 stalls
- Visibility



SLC EVO campus (coming soon)



Spy Hop Lobby



Spy Hop



Bicycle Collective

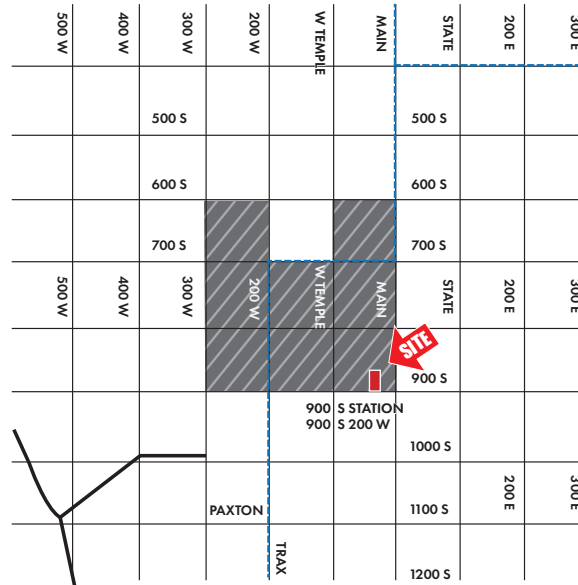


Infinite Scale



TF Brewing

Area Redevelopment Overview



The project is located on the southern periphery of Downtown Salt Lake City, in the West Temple Gateway area and adjacent to the Granary District, a gateway to the City's business district by way of an attractive, urban residential environment. The area's rising neighborhood business district on 900 South, aptly branded Central Ninth, is surrounded by an eclectic mix of multi-family developments, single-family homes, and a growing number of small-scale commercial and office buildings with easy access to hip coffee shops, restaurants and craft breweries. Additionally, the property is centrally-located near the 900 South TRAX Station, and , provides area residents and businesses with excellent transit connectivity to other commercial and residential nodes located throughout the Salt Lake Valley.

900 South Streetscape Improvements

Demographic Information

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2018 ESTIMATED POPULATION | 16,957 | 150,544 | 285,514 |
| 2023 PROJECTED POPULATION | 18,553 | 162,650 | 304,824 |
| 2018 EST. DAYTIME POPULATION | 51,016 | 250,903 | 459,915 |
| HOUSEHOLDS | | | |
| 2018 ESTIMATED HOUSEHOLDS | 7,855 | 63,711 | 11,712 |
| 2023 PROJECTED HOUSEHOLDS | 8,646 | 68,994 | 119,507 |
| INCOME | | | |
| 2018 EST. AVERAGE HH INCOME | \$47,648 | \$70,160 | \$74,129 |
| 2018 EST. MEDIAN HH INCOME | \$30,724 | \$47,985 | \$52,336 |
| 2018 EST. PER CAPITA INCOME | \$24,740 | \$30,347 | \$29,659 |

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