

FOR SALE // OFFICE / INDUSTRIAL / MIXED USE

2135 S West Temple

South Salt Lake, UT 84115



PROPERTY DESCRIPTION

Prime 10,100 SF commercial property in South Salt Lake's Downtown District with flexible zoning that accommodates a wide range of uses, including retail, office, restaurant, brewery, and multi-use applications. Office spaces were renovated in 2022 and feature 13 suites and 7 bathrooms. Major building updates include new furnaces (2021), office A/C (2024), and water heaters (2023). The 3,355 SF warehouse offers two 12' x 10' overhead doors, 15' clear height, heating and evaporative cooling. 208V High Stinger three phase power, and a whole-building backup generator. Buyers should confirm potential uses with the South Salt Lake Planning and Zoning Commission.

OFFERING HIGHLIGHTS

- 10,100 SF Building
- .3 Acres
- 5,443 SF Office
- 3,355 SF Warehouse
- Renovated Offices 2021
- 13 Suites
- 7 Bathrooms
- Two 12' x 10' Ground Level Doors
- 208V High Stinger Three Phase Power
- Whole Building Generator
- Downtown District Zoning

DEMOGRAPHICS

	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
Population			
Est. Total (2026)	14,393	143,410	223,396
Projected (2031)	14,980	150,297	231,531
Households			
Est. Total (2026)	6,965	64,124	91,644
Projected (2031)	7,441	69,715	97,434
Household Income			
Median Income (2026)	\$64,351	\$80,617	\$82,837
Avg. Income (2026)	\$85,356	\$117,205	\$126,361

Source: ESRI forecasts for 2026 and 2031.



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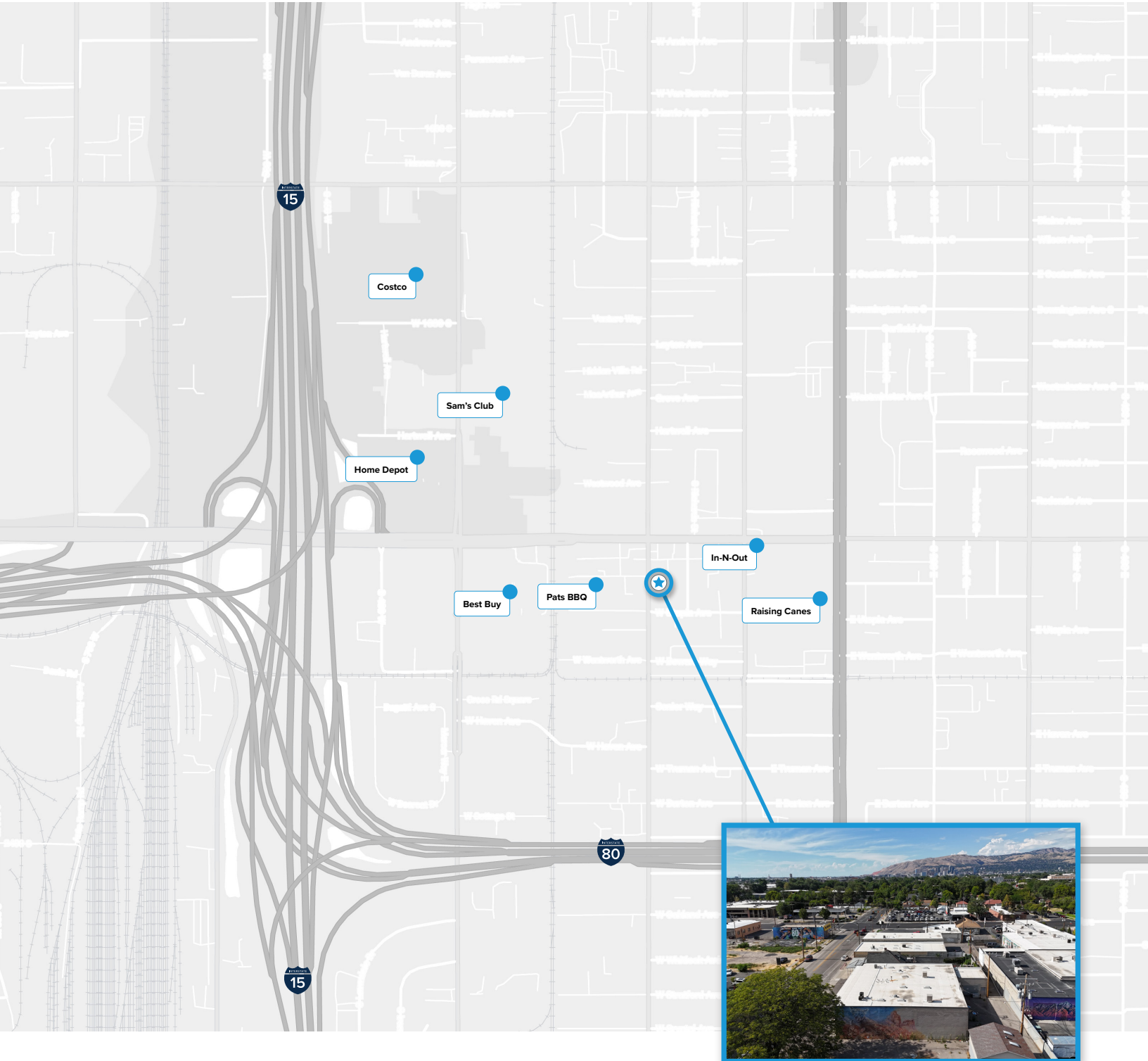
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LOCATION



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