

2862 Santa Clara Dr
Santa Clara, UT 84765

FOR SALE

±1,678 SF | RETAIL

Property Specs

SALE PRICE	\$500,000
AVAILABLE SF	±1,678 SF
LOT SIZE	±0.67 Ac
TYPE	Retail Free Standing
ZONING	HC (Historical Commercial)
TAX ID	SC-185-B-1

- Historical Building located in beautiful Santa Clara Historic District, with tree lined streets and across the street from Historic Frei's Market.
- The Historical Building and parcel is City approved Vacation Rental Zoning.
- Building housed Rylu's Restaurant which is no longer in operation. Their financials favorably support a restaurant to continue. Other retail uses also supported.
- Bonus rent-able areas include: 1bed/1ba apartment



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SUMMARY

RESTAURANT



PHOTOS





PHOTOS



PHOTOS





PHOTOS

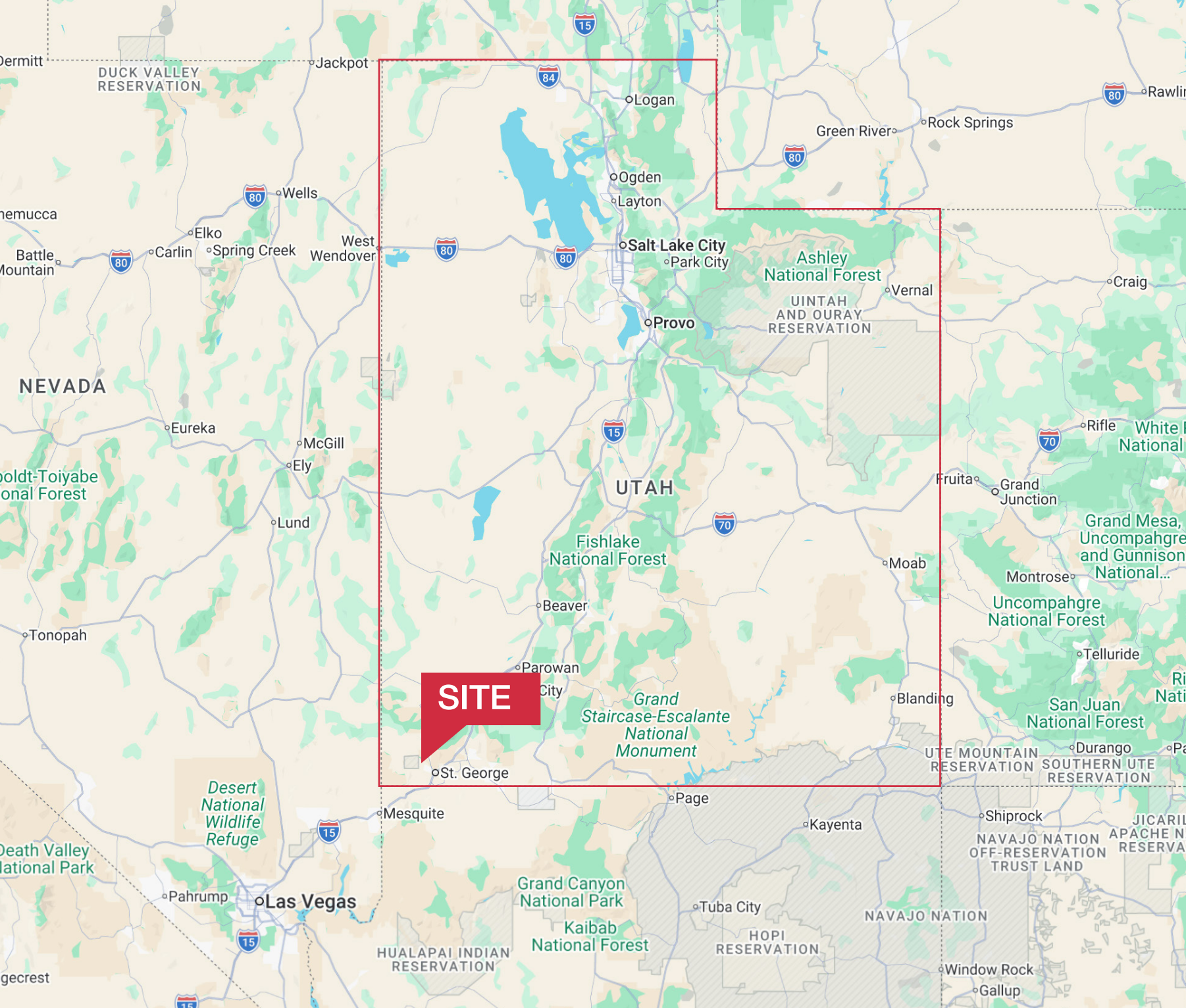




PHOTOS



LOCATION MAP



-
- Offered By: Aaron Edgley

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9



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	6,554	41,361	59,278
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	2,068	15,486	22,482
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$141,587	\$117,043	\$110,863

Traffic Counts

STREET	AADT
Dixie Drive	31,000
Sunset Boulevard	28,653

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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