

FOR LEASE

Stansbury Park Offices

583 E. Stansbury Parkway, Stansbury Park, UT 84074



PROPERTY HIGHLIGHTS

- AVAILABLE BY YEAR END OF 2024
- AMAZING EXPOSURE, GREAT ACCESS
- UNIQUE MODERN ARCHITECTURE
- CROWN SIGNAGE

LEASE INFORMATION

- STARTING AT \$24.50 NNN
- 2,500 - 15,000 SF SUITES AVAILABLE
- FREE RENT OPTIONS
- GENEROUS TI ALLOWANCE



25 min to Downtown Salt Lake -25.6 mi
 21 min to SLC International Airport -22.1 mi
 59 min to Snowbird Ski Resort -51.6 mi



Public bus route to and from SLC and Toole



Grantsville

Grantsville

VILLAGE BLVD



2022 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Tooele County	UT
Population 2010	4,628	11,019	12,780	58,218	2,763,885
Population 2022	6,430	16,212	18,859	77,221	3,354,693
Population 2027	7,022	17,687	20,569	83,823	3,603,739
Compound % Change 2010-2022	2.8%	3.3%	3.3%	2.4%	1.6%
Compound % Change 2022-2027	1.8%	1.8%	1.8%	1.7%	1.4%
Households 2010	1,278	3,085	3,569	17,971	877,692
Households 2022	1,739	4,415	5,148	23,517	1,072,998
Households 2027	1,891	4,796	5,595	25,499	1,156,325
Compound % Change 2010-2022	2.6%	3.0%	3.1%	2.3%	1.7%
Compound % Change 2022-2027	1.7%	1.7%	1.7%	1.6%	1.5%
Median Household Income 2022	\$110,000	\$111,588	\$110,874	\$90,023	\$84,261
Average Household Size	3.7	3.7	3.7	3.3	3.1
College Graduate %	38%	37%	36%	24%	35%
Median Age	30	31	31	32	32
Owner Occupied %	86%	88%	88%	78%	71%
Renter Occupied %	14%	12%	12%	22%	29%
Median Owner Occupied Housing Value	\$374,484	\$378,495	\$379,817	\$321,896	\$407,192
Median Year Structure Built	2004	2005	2006	1999	1992
Average Travel Time to Work in Minutes	35	34	34	35	25

Source: Claritas

Fact	Grantsville City	Stansbury Park	Tooele City	Tooele County
Population				
Population Estimates, July 1 2021, (V2021)	13,574	10,644	37,104	76,640
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	7.10%	8.05%	4.00%	5.40%
Population, Census, April 1, 2020	12,617	9,851	35,742	72,698
Population, Census, April 1, 2010	8,893	5,145	31,605	58,218
Age and Sex				
Persons under 5 years, percent	7.50%	8.10%	7.90%	7.30%
Persons under 18 years, percent	38.50%	34.60%	30.40%	31.50%
Persons 65 years and over, percent	7.60%	6.40%	10.00%	9.20%
Female persons, percent	44.20%	50.70%	51.70%	49.00%
Race and Hispanic Origin				
White alone, percent	95.30%	89.50%	86.60%	93.20%
Black or African American alone, percent (a)	0.60%	0.60%	0.80%	1.00%
American Indian and Alaska Native alone, percent (a)	0.30%	0.00%	0.60%	1.40%
Asian alone, percent (a)	1.40%	0.70%	0.50%	0.90%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.10%	0.00%	0.70%	1.00%
Two or More Races, percent	1.80%	7.70%	5.00%	2.50%
Hispanic or Latino, percent (b)	6.30%	14.20%	14.10%	14.20%
White alone, not Hispanic or Latino, percent	90.60%	83.20%	80.30%	80.60%
Population Characteristics				
Veterans, 2016-2020	394	480	1,816	3,560
Foreign born persons, percent, 2016-2020	1.70%	4.20%	3.90%	4.10%
Housing				
Housing units, July 1, 2021, (V2021)				24,125
Owner-occupied housing unit rate, 2016-2020	85.10%	88.30%	79.30%	80.70%
Median value of owner-occupied housing units, 2016-2020	\$274,200	\$305,300	\$212,400	\$236,600
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,638	\$1,647	\$1,312	\$1,427
Median selected monthly owner costs -without a mortgage, 2016-2020	\$411	\$385	\$339	\$369
Median gross rent, 2016-2020	\$800	\$1,726	\$1,042	\$951
Building permits, 2021				993
Families & Living Arrangements				
Households, 2016-2020	3,108	2,820	11,277	21,147
Persons per household, 2016-2020	3.7	3.29	3.11	3.28
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	85.00%	90.00%	86.40%	87.10%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	4.20%	7.90%	9.00%	8.70%
Computer and Internet Use				
Households with a computer, percent, 2016-2020	97.80%	98.50%	94.50%	95.60%
Households with a broadband Internet subscription, percent, 2016-2020	96.00%	99.30%	90.80%	92.60%
Education				
High school graduate or higher, percent of persons age 25 years+, 2016-2020	93.60%	94.00%	92.10%	92.10%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	26.00%	41.10%	15.80%	23.10%
Health				
With a disability, under age 65 years, percent, 2016-2020	9.20%	9.30%	9.30%	8.80%
Persons without health insurance, under age 65 years, percent	6.40%	3.20%	11.20%	11.60%
Economy				
In civilian labor force, total, percent of population age 16 years+, 2016-2020	68.60%	75.70%	68.80%	69.60%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	61.00%	69.60%	60.80%	62.50%
Total accommodation and food services sales, 2017 (\$1,000) (c)	1,809	NA	45,887	62,882
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c) D		6,323	D	141,210
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	12,599	NA	25,093	52,766
Total retail sales, 2017 (\$1,000) (c)	35,833	975	399,492	546,516
Total retail sales per capita, 2017 (c)	\$3,254	NA	\$11,529	\$8,098
Transportation				
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	29.6	28.8	29.7	29
Income & Poverty				
Median household income (in 2020 dollars), 2016-2020	\$76,771	\$110,984	\$65,740	\$76,737
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$26,827	\$36,390	\$24,884	\$27,702
Persons in poverty, percent	5.30%	1.10%	7.50%	5.70%
Businesses				
Total employer establishments, 2020	X	X	X	995
Total employment, 2020	X	X	X	11,795
Total annual payroll, 2020 (\$1,000)	X	X	X	458,271
Total employment, percent change, 2019-2020	X	X	X	0.80%
Total nonemployer establishments, 2019	X	X	X	3,730
All employer firms, Reference year 2017	148	S	468	769
Men-owned employer firms, Reference year 2017	82	S	240	402
Women-owned employer firms, Reference year 2017	S	S	105	147
Minority-owned employer firms, Reference year 2017	S	S	S	S
Nonminority-owned employer firms, Reference year 2017	129	S	366	622
Veteran-owned employer firms, Reference year 2017	S	S	S	37
Nonveteran-owned employer firms, Reference year 2017	115	S	360	612
Geography				
Population per square mile, 2020	336.7	4,237.00	1,480.60	10.5
Population per square mile, 2010	459.8	4,115.90	1,473.60	8.4
Land area in square miles, 2020	37.47	2.33	24.14	6,941.95
Land area in square miles, 2010	19.34	1.25	21.45	6,941.35

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown