



PRICE REDUCED

FOR SALE

PLEASANT GROVE COMMERCIAL CAMPUS

1199 W 700 S, PLEASANT GROVE, UT 84062

Colliers

PLEASANT GROVE COMMERCIAL CAMPUS

This unique purchase opportunity features an established upscale commercial campus headquarters located just off the Pleasant Grove I-15 Interchange (Exit 275), providing ideal access, visibility, and opportunity. Featuring close proximity to numerous new restaurants and hospitality amenities, this is a rare opportunity to acquire one of the most strategically located office/warehouse properties in Utah, with stunning unobstructed mountain backdrop.

Value Add Opportunity:

In addition, this offering includes the opportunity to develop approximately 6.62 acres (located within the 12.48 acre total)

Flexible Commercial/Industrial Zoning

Sale Price Reduced: \$24,900,000



98,520
SQUARE FOOT
CAMPUS



12.48
Acres

BUILDING 1
27,180
SQUARE FOOT
OFFICE

BUILDING 2
71,340
SQUARE FOOT
WAREHOUSE/ PRODUCTION

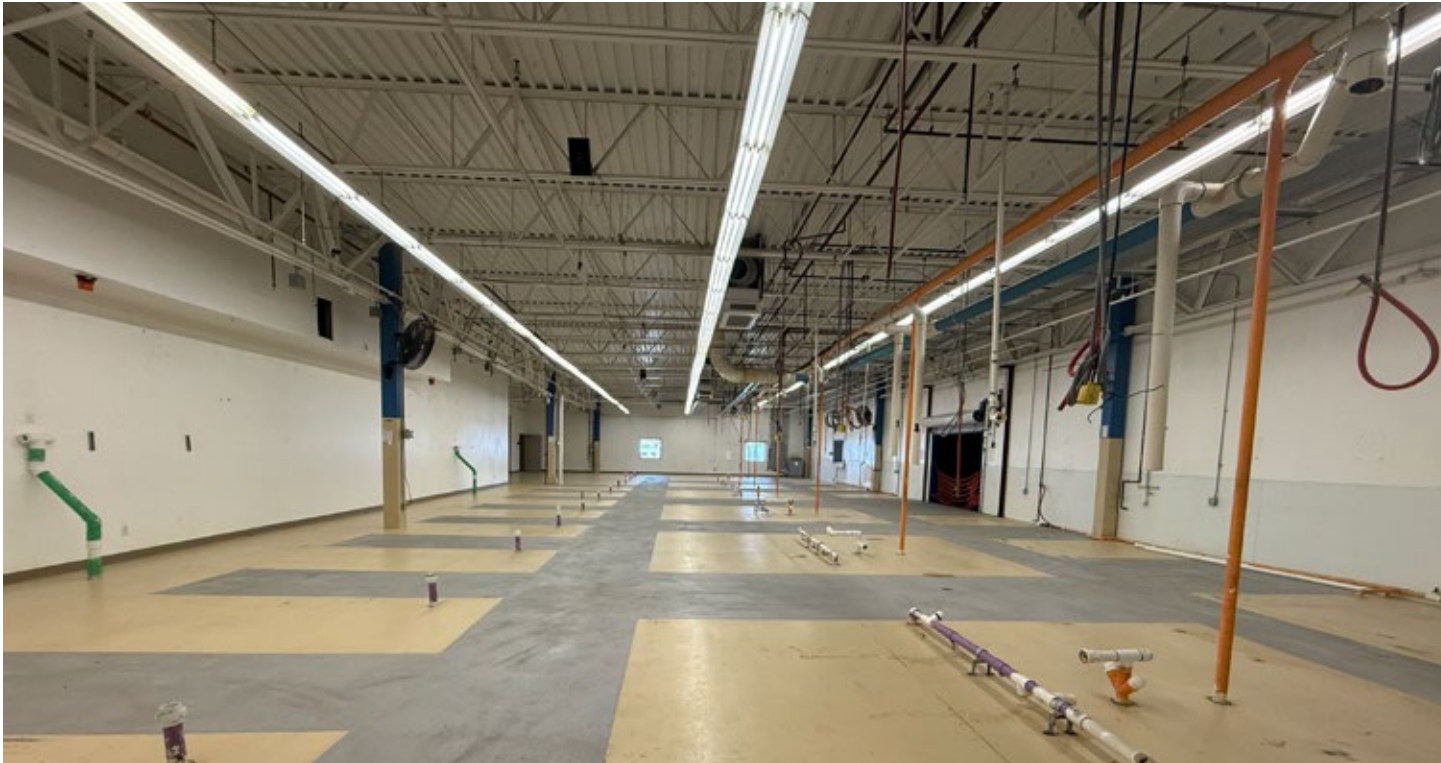
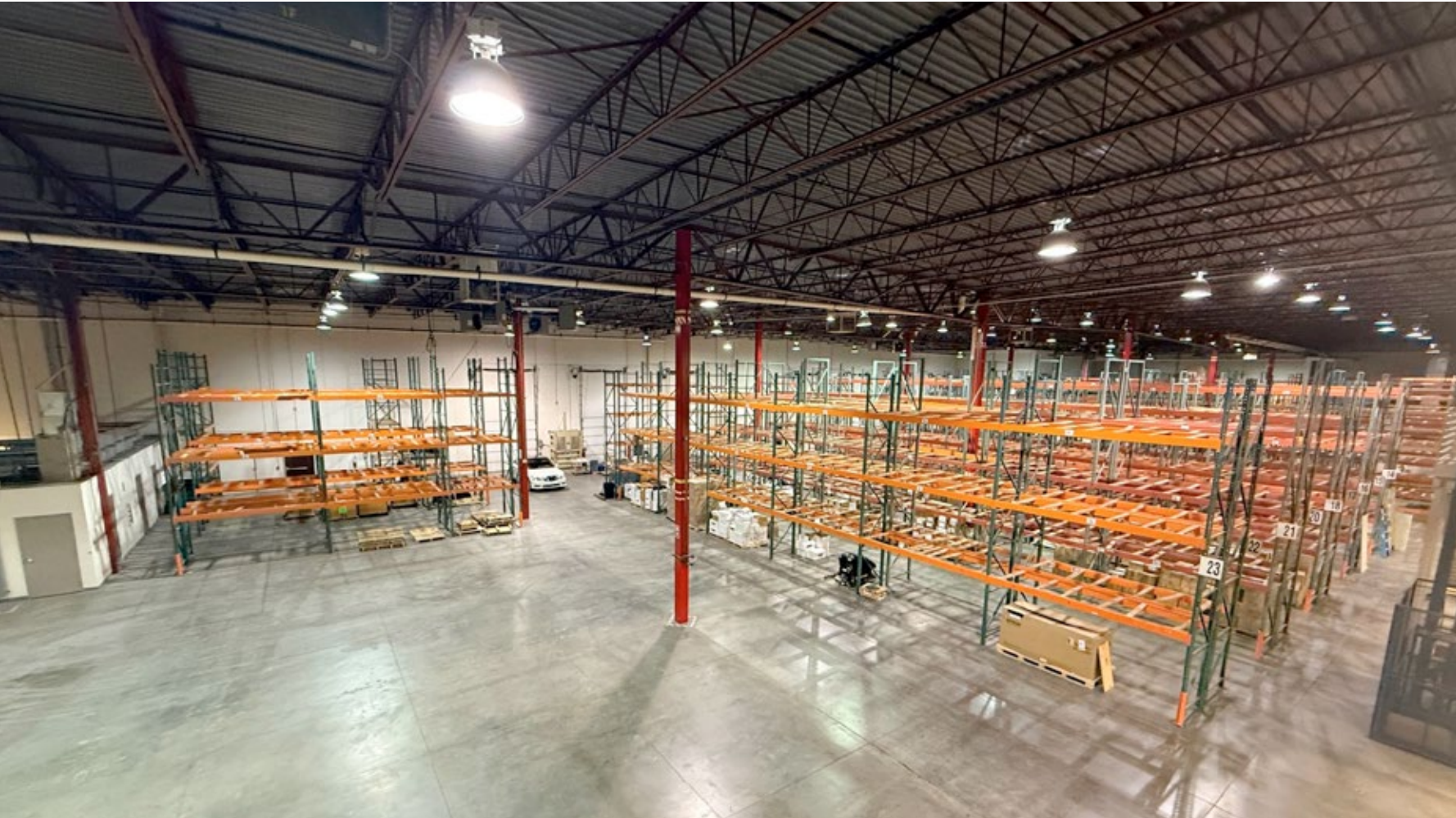
6.62
Acres
EXPANSION/DEVELOPMENT OPPORTUNITY
(LOCATED WITHIN THE 12.48 ACRE TOTAL)



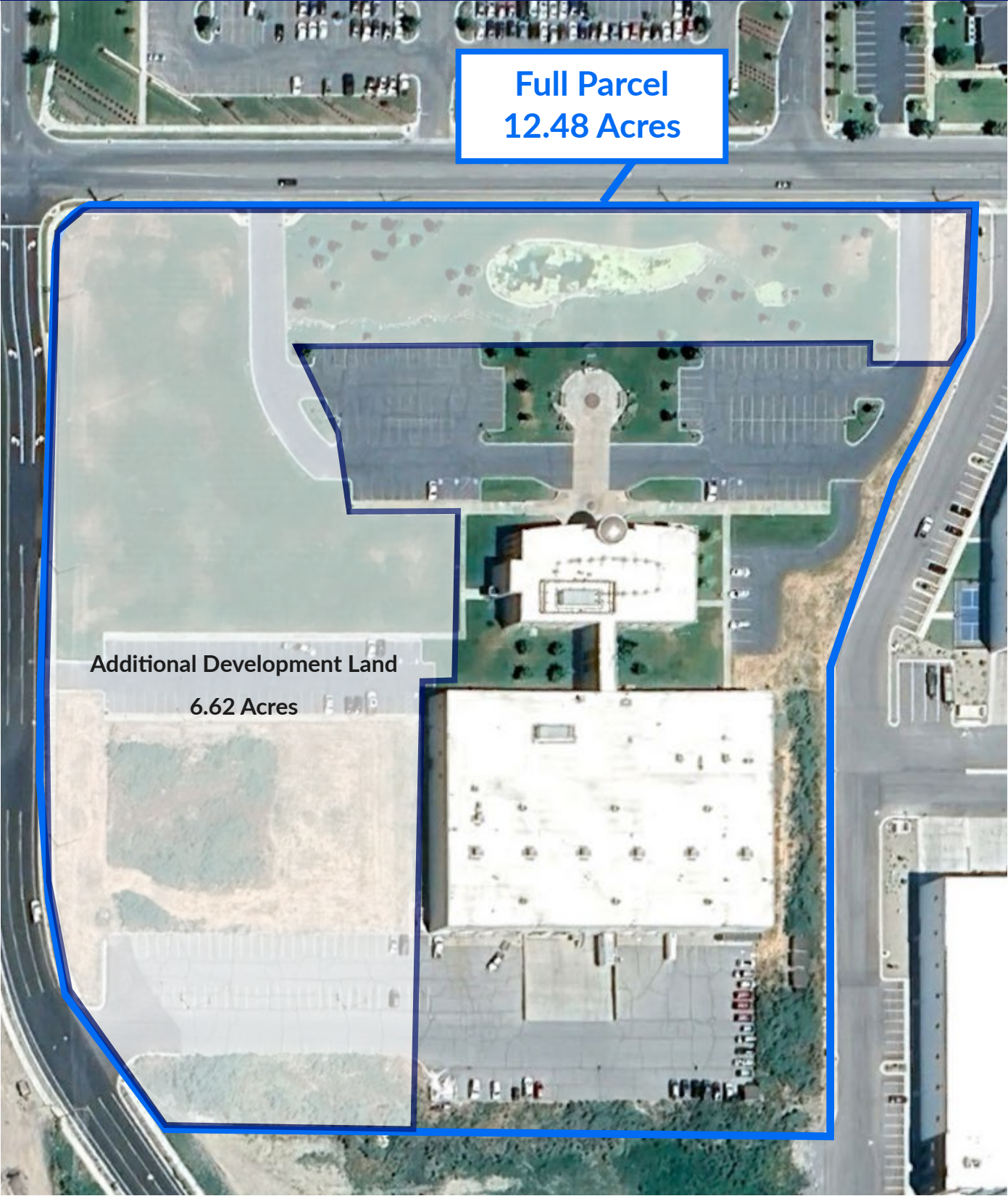


PLEASANT GROVE

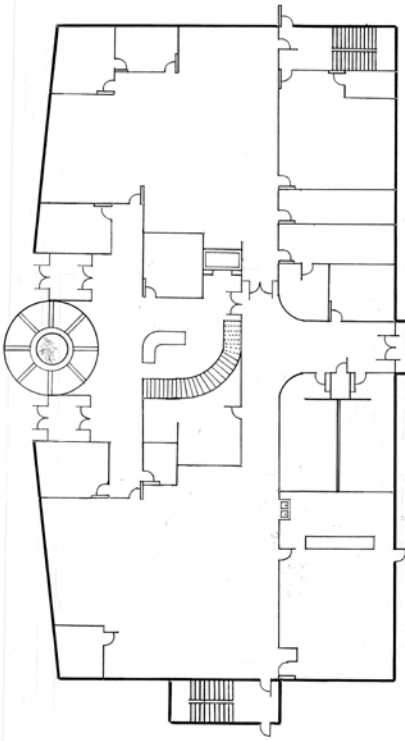
COMMERCIAL CAMPUS



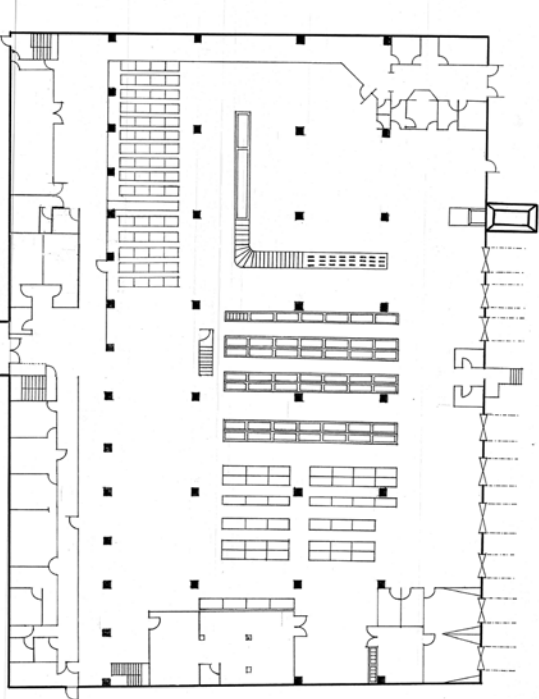
AERIAL OVERVIEW



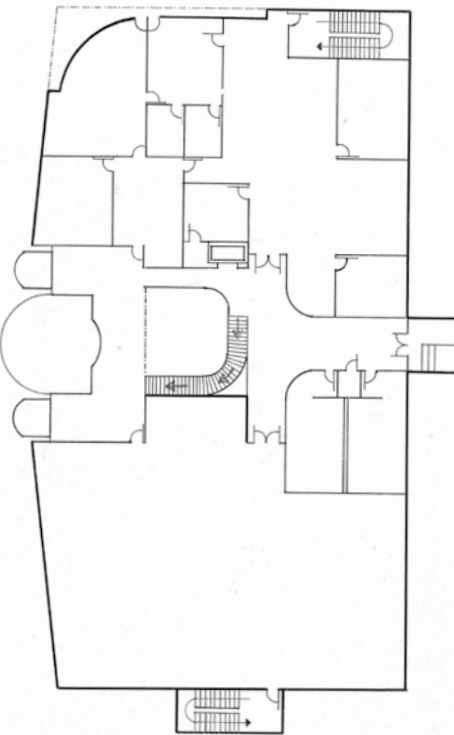
MAIN FLOOR - OFFICE



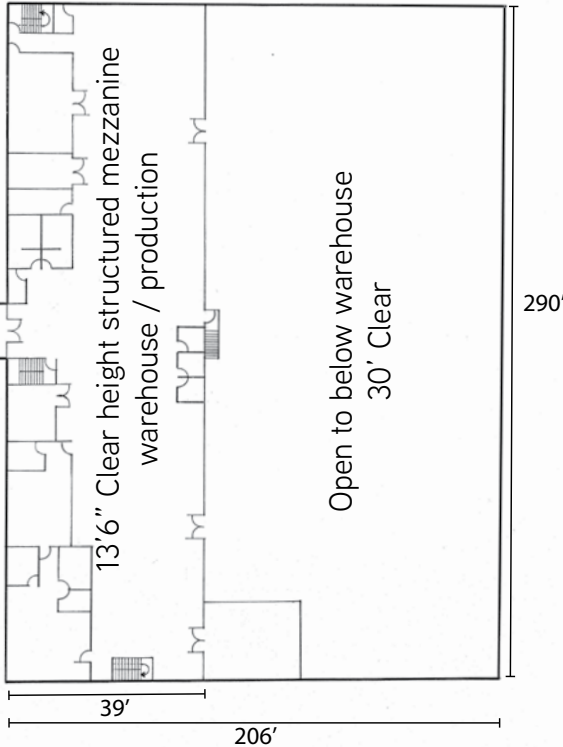
MAIN FLOOR - WAREHOUSE



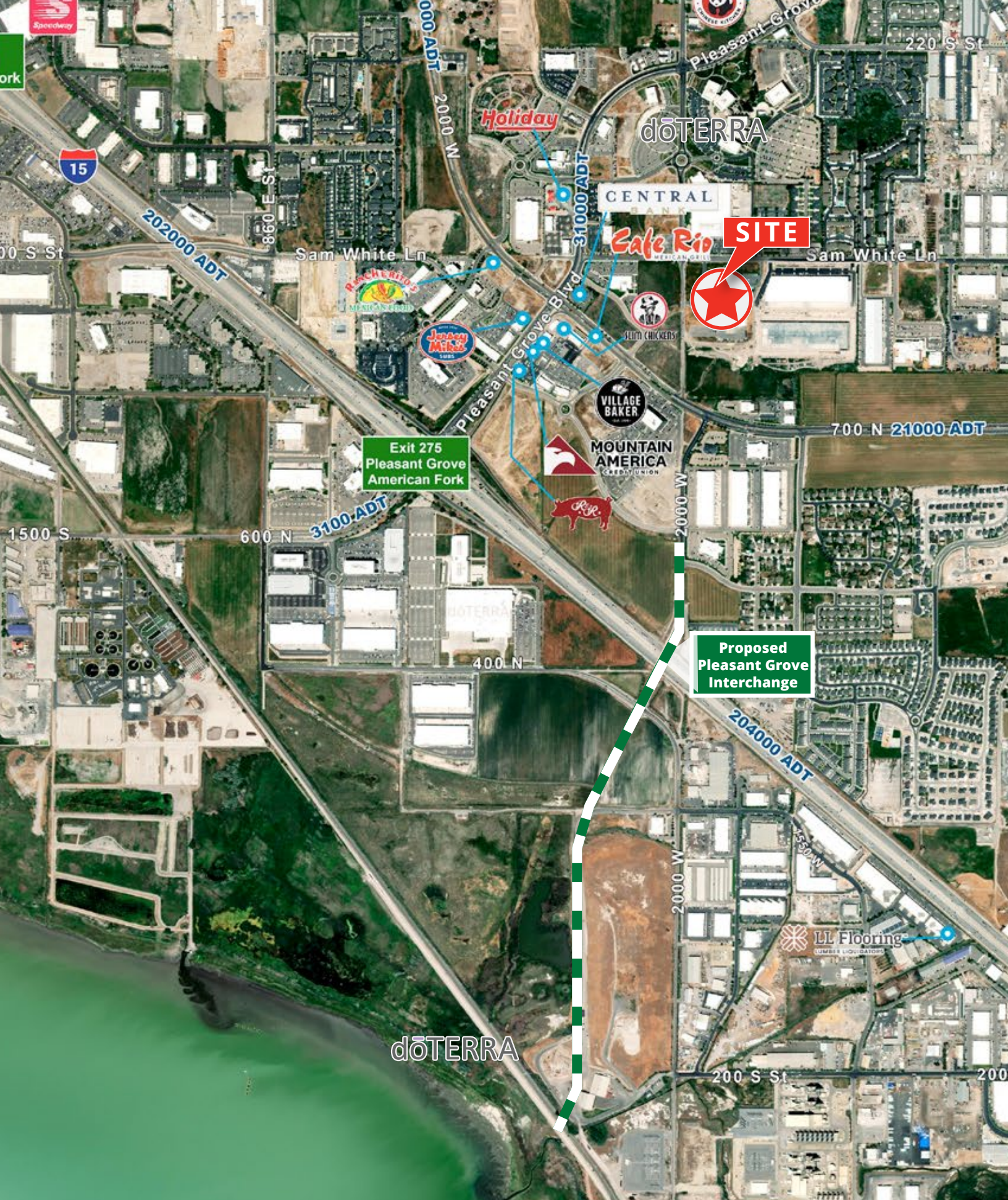
SECOND FLOOR - OFFICE

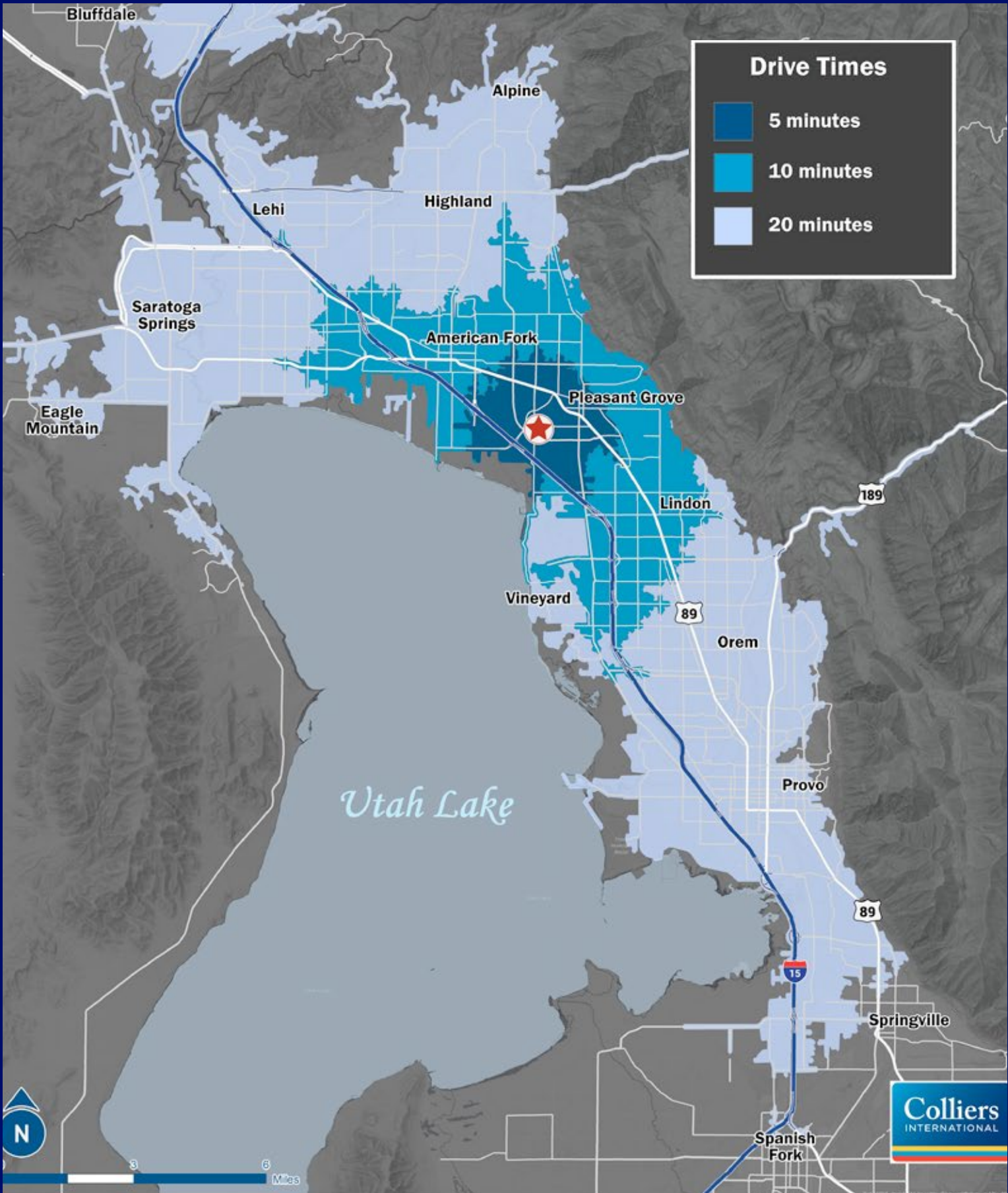


SECOND FLOOR - OFFICE



NEW I-15 PLEASANT GROVE INTERCHANGE





Demographics



Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the **#1** best state to move to

ConsumerAffairs (August 2024)



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