

FOR LEASE

FOOTHILL VILLAGE



## PROPERTY DETAILS

1400 S. Foothill Dr., Salt Lake City, UT 84108

- 206,057 Employees within 15 Minute Drive Time
- 33% of Residents within a 1 Mile Radius Commute less than 15 minutes to Work
- 25% of Household Income within 1 Mile is over \$200,000
- 57% of Homes within 1 Mile are Valued over \$500,000
- Desirable East Bench Retail with close proximity to University of Utah, Research Park, and University Hospital Network
- Parking Garage Newly Remodeled
- Former Stein Mart/Exterior Façade Remodel expected delivery Fall 2025
- 2nd Generation Restaurant Space Available
- \$8.37/PSF NNN

## 2025 DEMOS



### EST. POPULATION

1 MILE » **17,739**  
 3 MILE » **110,166**  
 5 MILE » **263,796**



### EST. HOUSEHOLDS

1 MILE » **6,994**  
 3 MILE » **48,521**  
 5 MILE » **119,725**



### EST. AVERAGE HH INCOME

1 MILE » **\$192,008**  
 3 MILE » **\$143,399**  
 5 MILE » **\$130,946**

# NEWMARK

## MOUNTAIN WEST

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# RENOVATION RENDERINGS - Q3 2024

# RENDERINGS



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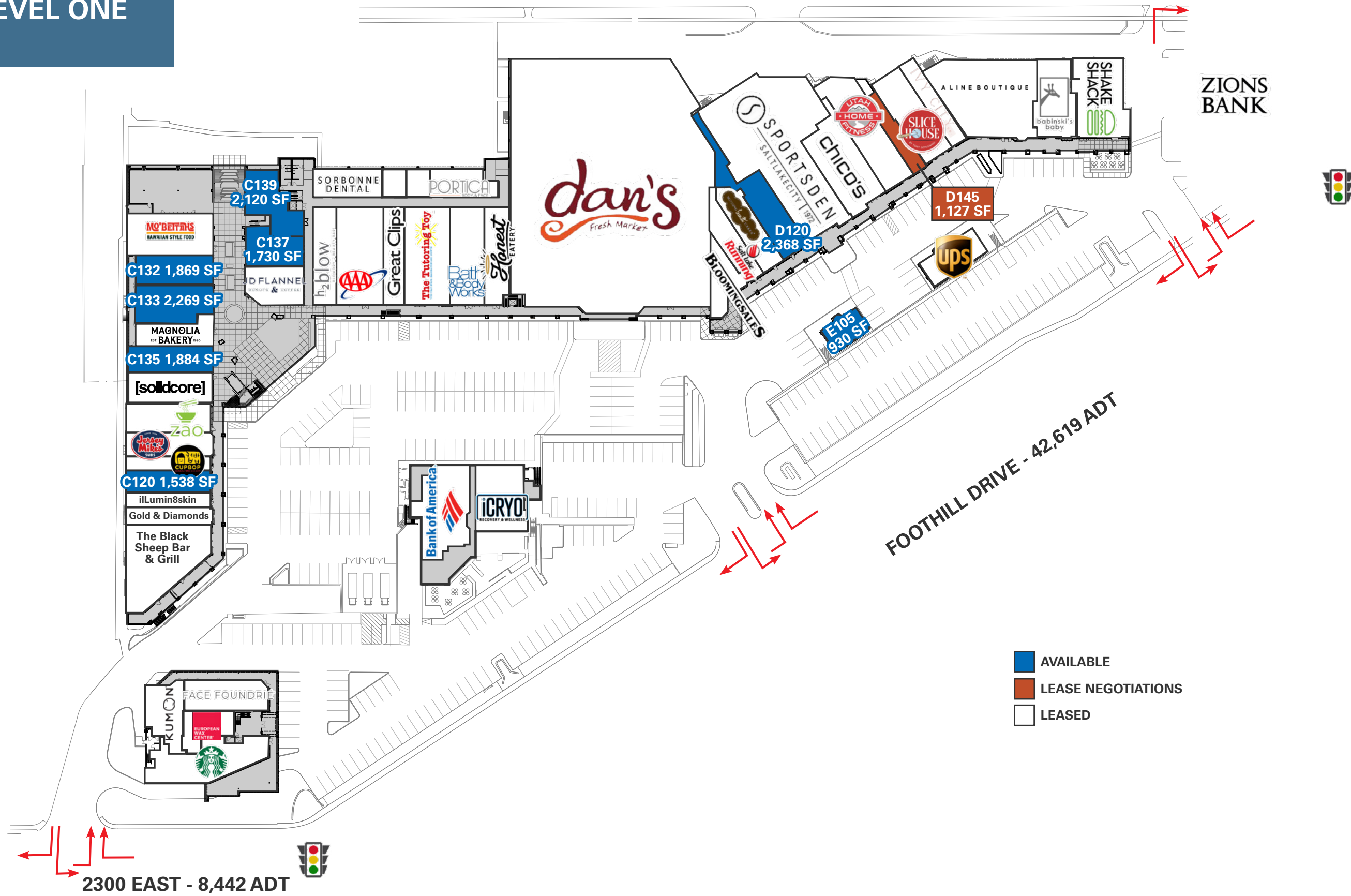
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# LEVEL ONE

2200 EAST



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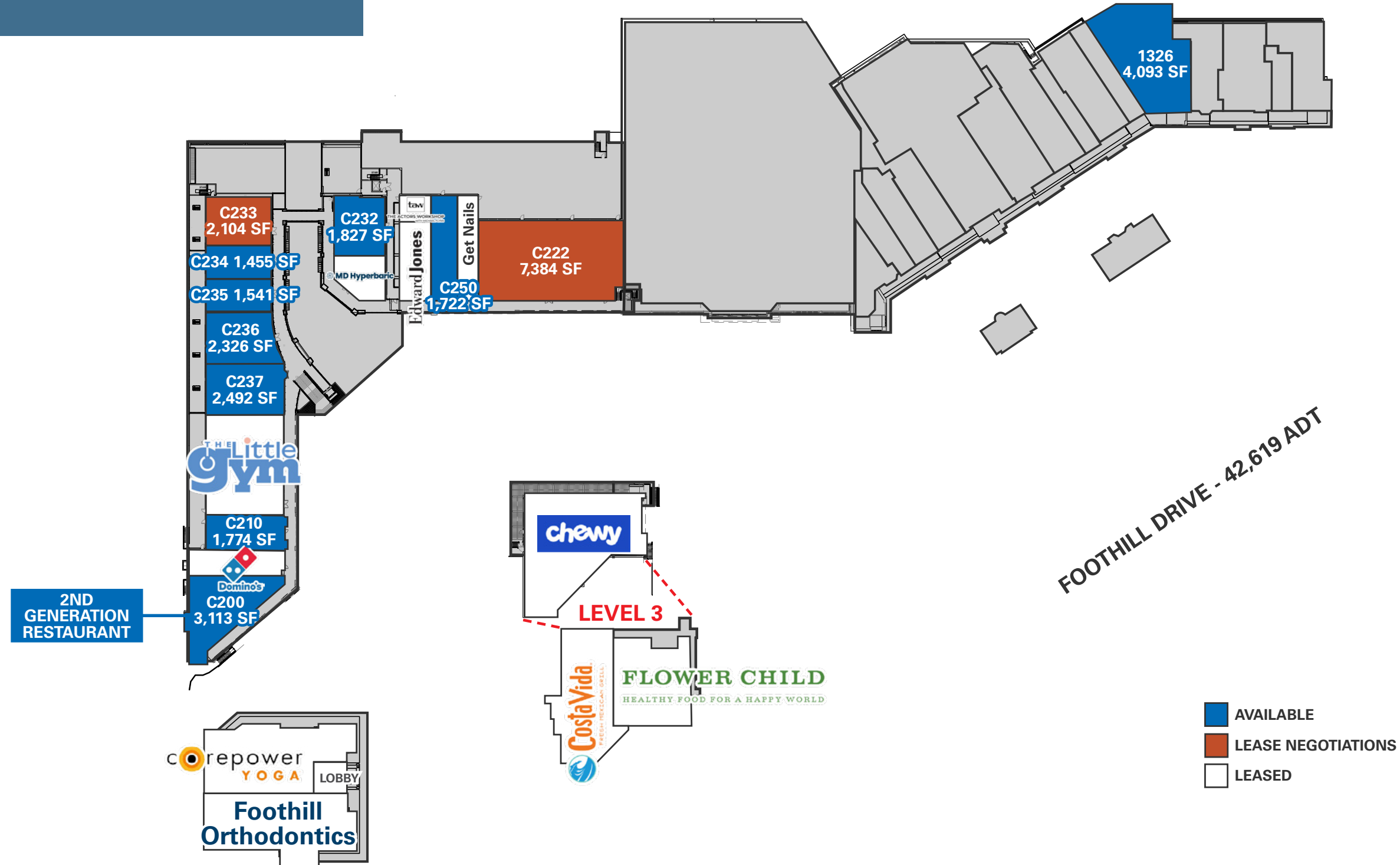
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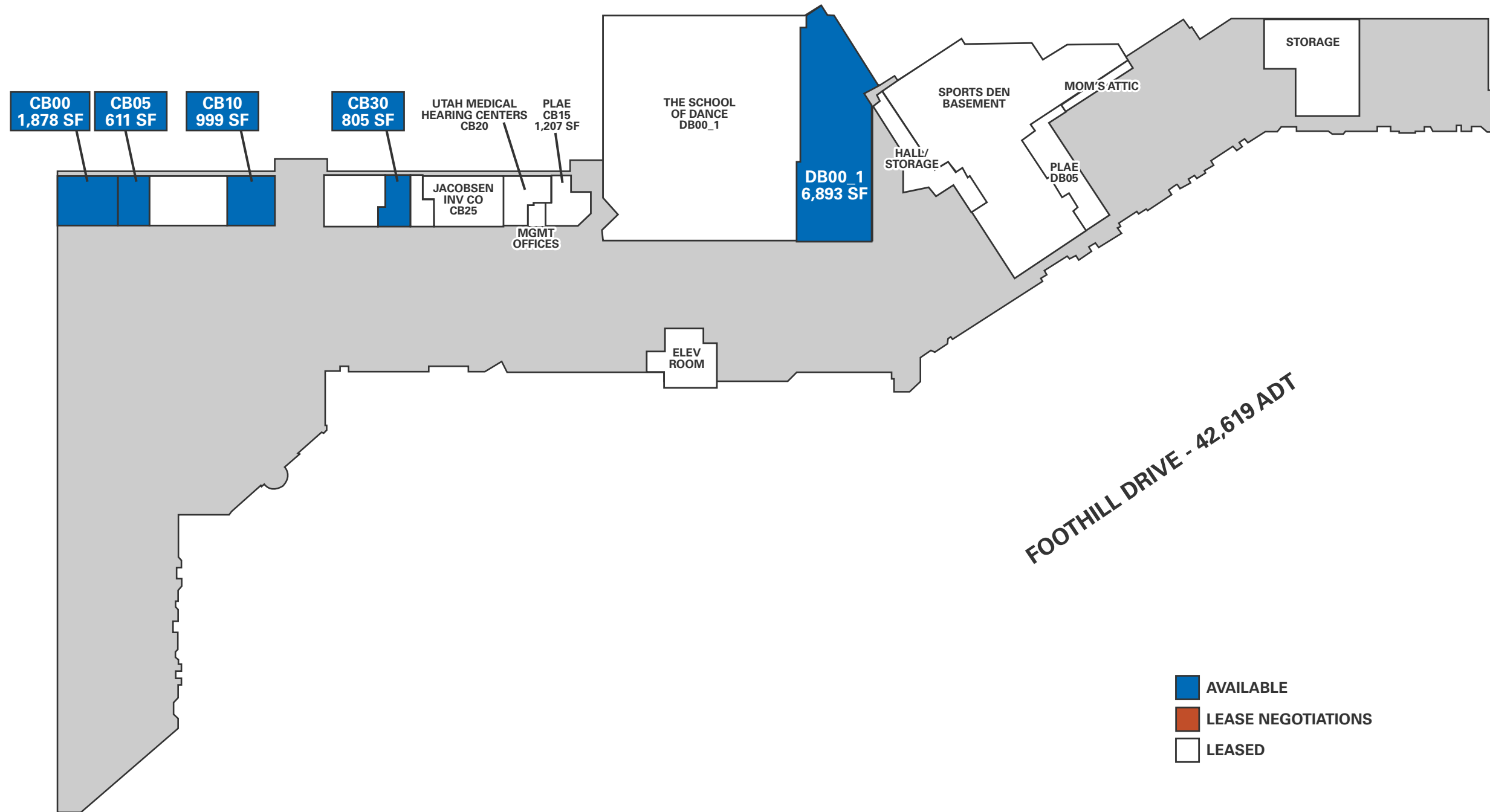
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LEVEL TWO & THREE

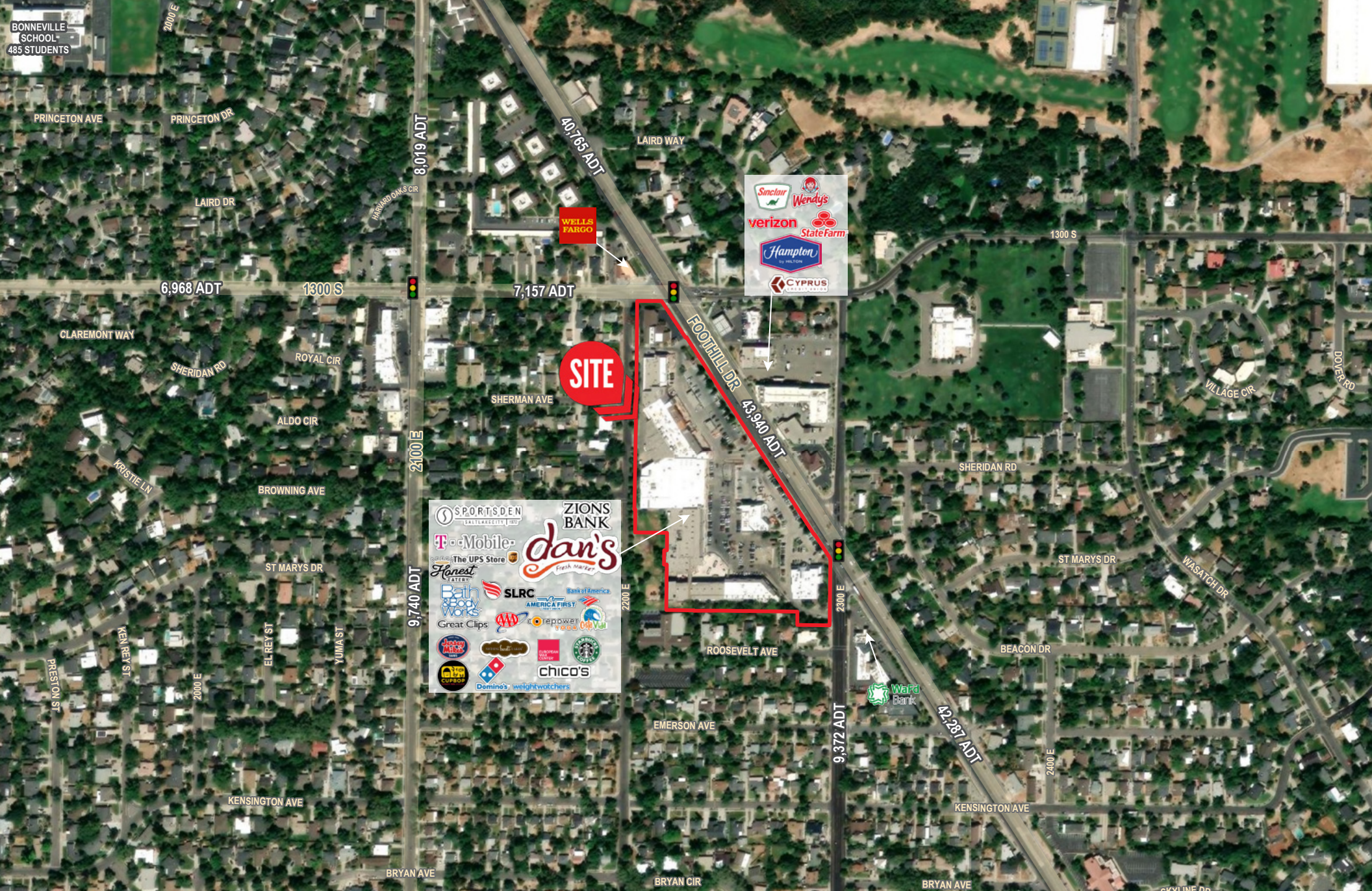
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ZIONS BANK





2300 EAST - 8,442 ADT

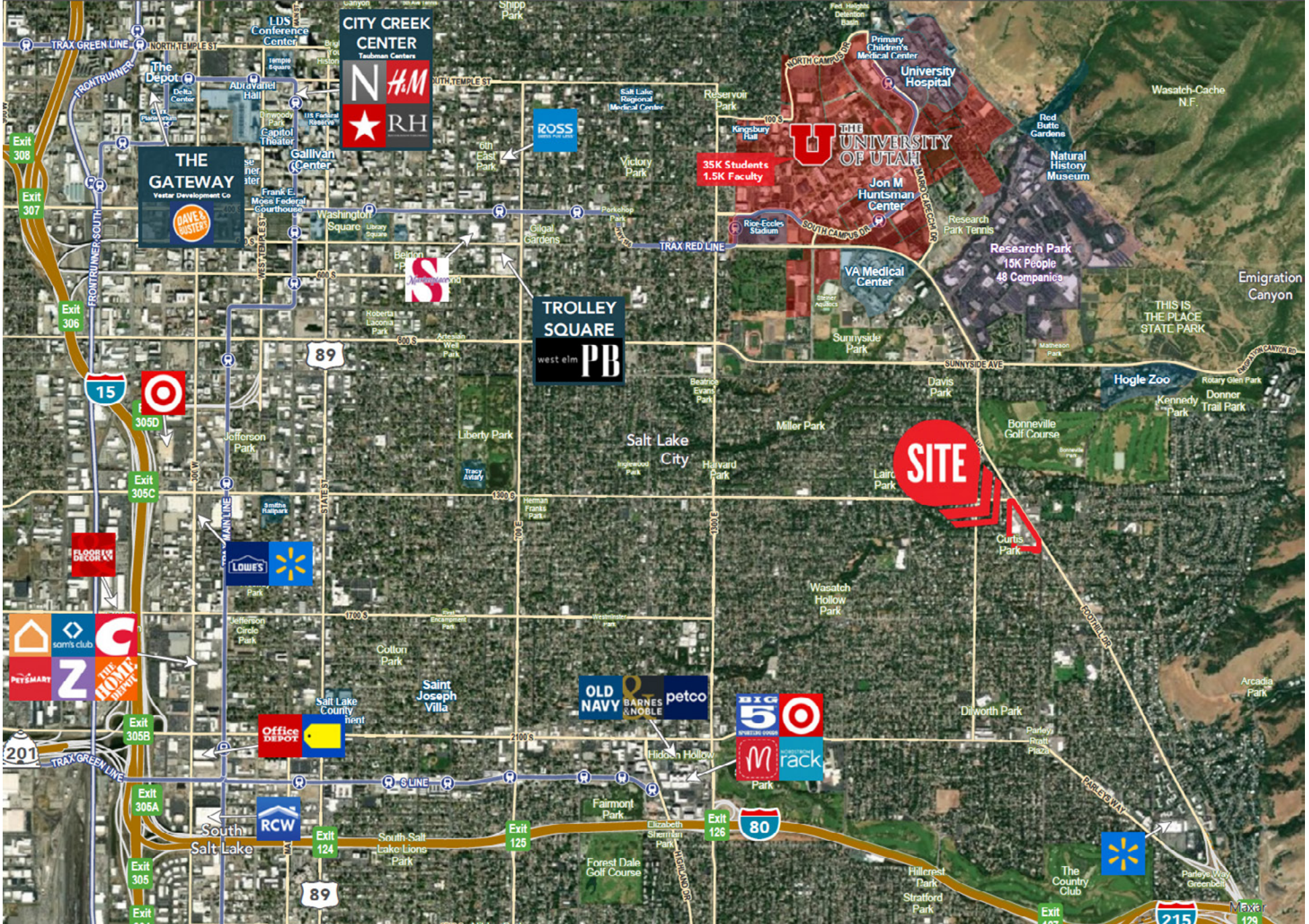


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