

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



7674
MAIN ST
MIDVALE, UTAH

18,093 SF COMMERCIAL/FLEX SPACE IN HISTORIC DOWNTOWN MIDVALE FOR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	7674 So Main St Midvale, UT
Unit Size	18,093 SF
Price Per SF	\$10.03/SF/YR
CAM Fees	\$1.19/SF/YR
Total Monthly Rent	\$16,916.96/Mo
Lease Type	NNN
Total AC	0.34 AC
Zoning	MS Commercial
Year Built	1946
Remodeled	2020
Parking Stalls	40+

Tenant responsible for all utilities
& snow removal.

PROPERTY OVERVIEW

Position your business in the heart of historic Midvale, Utah with 18,093 SF of versatile office or retail space available for lease.

This centrally located property offers excellent accessibility, with convenient freeway access for customers, employees, and vendors.

The building is serviced by an elevator providing access to all three floors and features a new fire suppression system along with seismic building upgrades.

The basement level offers 10-foot ceilings, adding functional flexibility for storage, operations, workspace, or other business needs.

The property includes 40 available parking spaces, supporting a wide range of business uses.

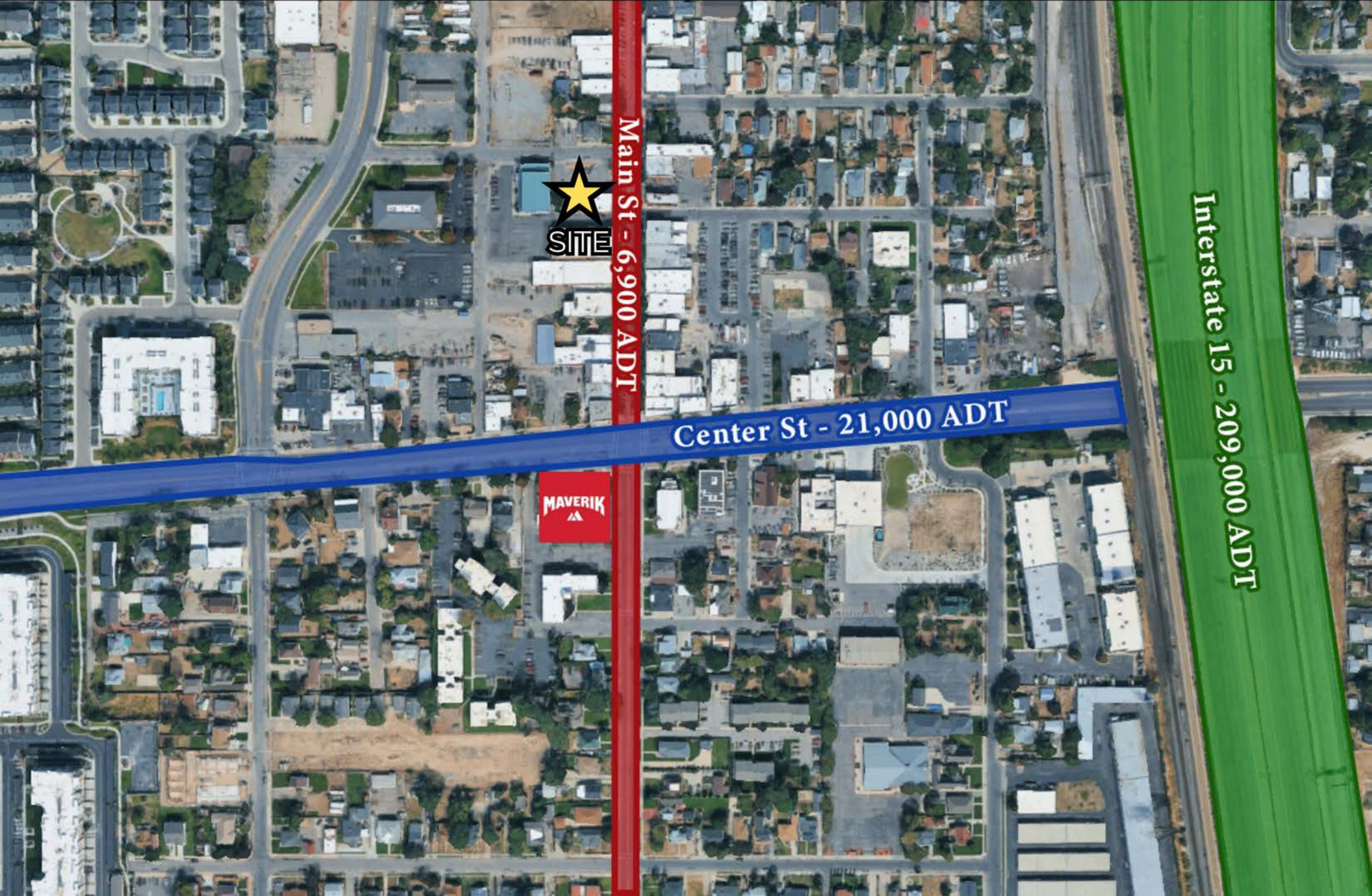
With its prominent location, flexible layout potential, and connection to Midvale's historic commercial district, this space is well suited for office, retail, showroom, service, or mixed-use concepts seeking visibility and convenience in a growing area.



7674
MAIN ST



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SITE

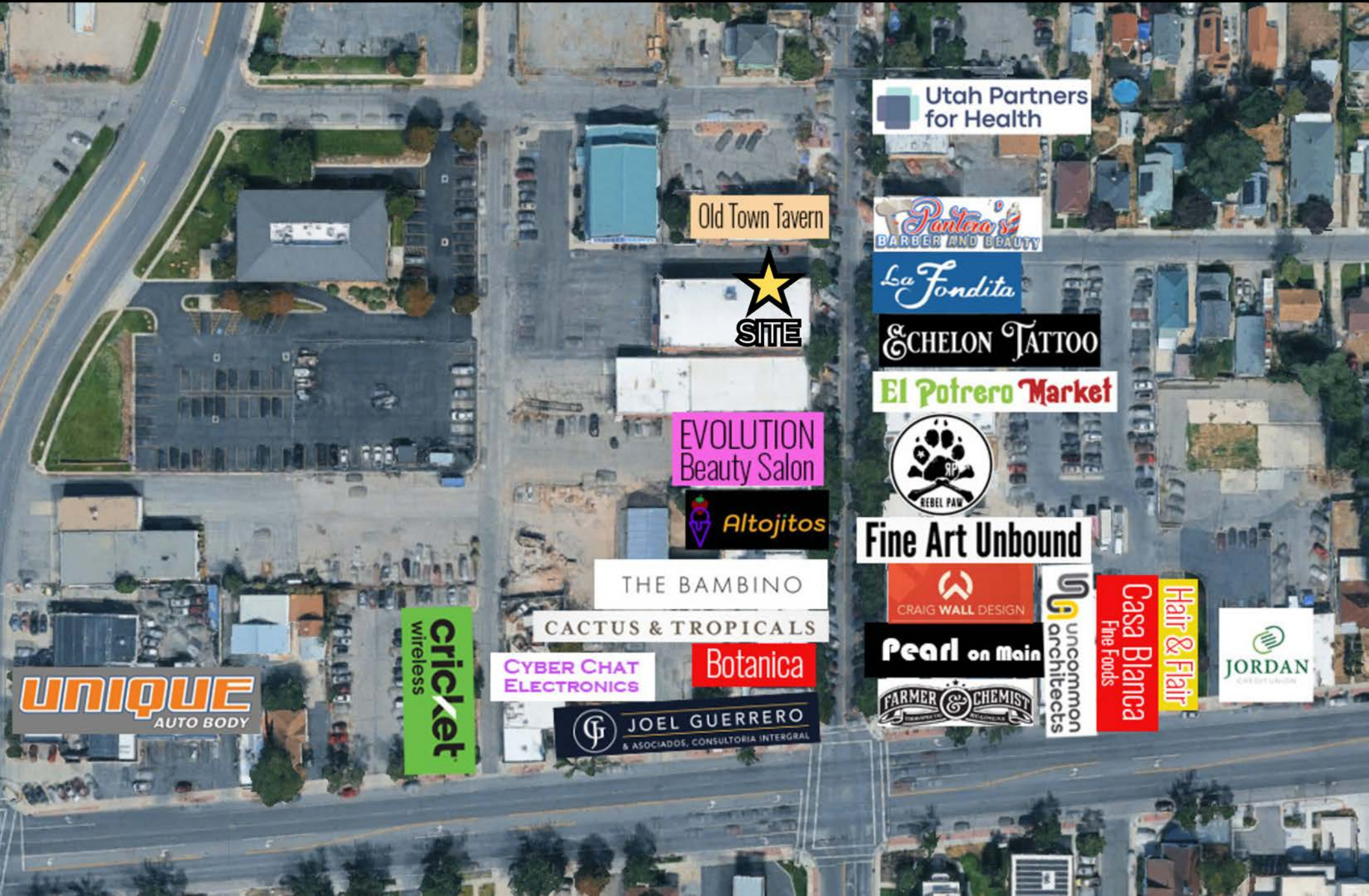
Main St - 6,900 ADT

Center St - 21,000 ADT

Interstate 15 - 209,000 ADT



7674 MAIN ST



Utah Partners
for Health

Old Town Tavern

Pantera's
BARBER AND BEAUTY



La Fondita

ECHELON TATTOO

El Potrero Market



Fine Art Unbound

CRAIG WALL DESIGN

uncommon
architects

Casa Blanca
Fine Foods

Hair & Flair

JORDAN
CARET SERVICES

THE BAMBINO

CACTUS & TROPICALS

CYBER CHAT
ELECTRONICS

Botanica

Pearl on Main

FARMER & CHEMIST

JOEL GUERRERO
& ASOCIADOS, CONSULTORIA INTEGRAL

cricket
wireless

UNIQUE
AUTO BODY

7674

MAIN ST



MS COMMERCIAL ZONING USE

- Assembly (Public and Private)
- Attached Parking Structure
- Detached Parking Structure
- General Service
- Home Occupation
- Hotel and Inn
- Itinerant Merchants
- Library/Museum/Post Office
- Medical/Dental Clinic
- Neighborhood Service
- Office/Professional
- Open Space
- Parking Lot
- Residential
- Retail
- School
- Storage Building/Carport
- Telecommunications Facility
- Transit Station
- Utility/Infrastructure





7674

Coors
Light
ESTD 1978
FREE
PARKING



VIRTUAL TOUR
CLICK HERE



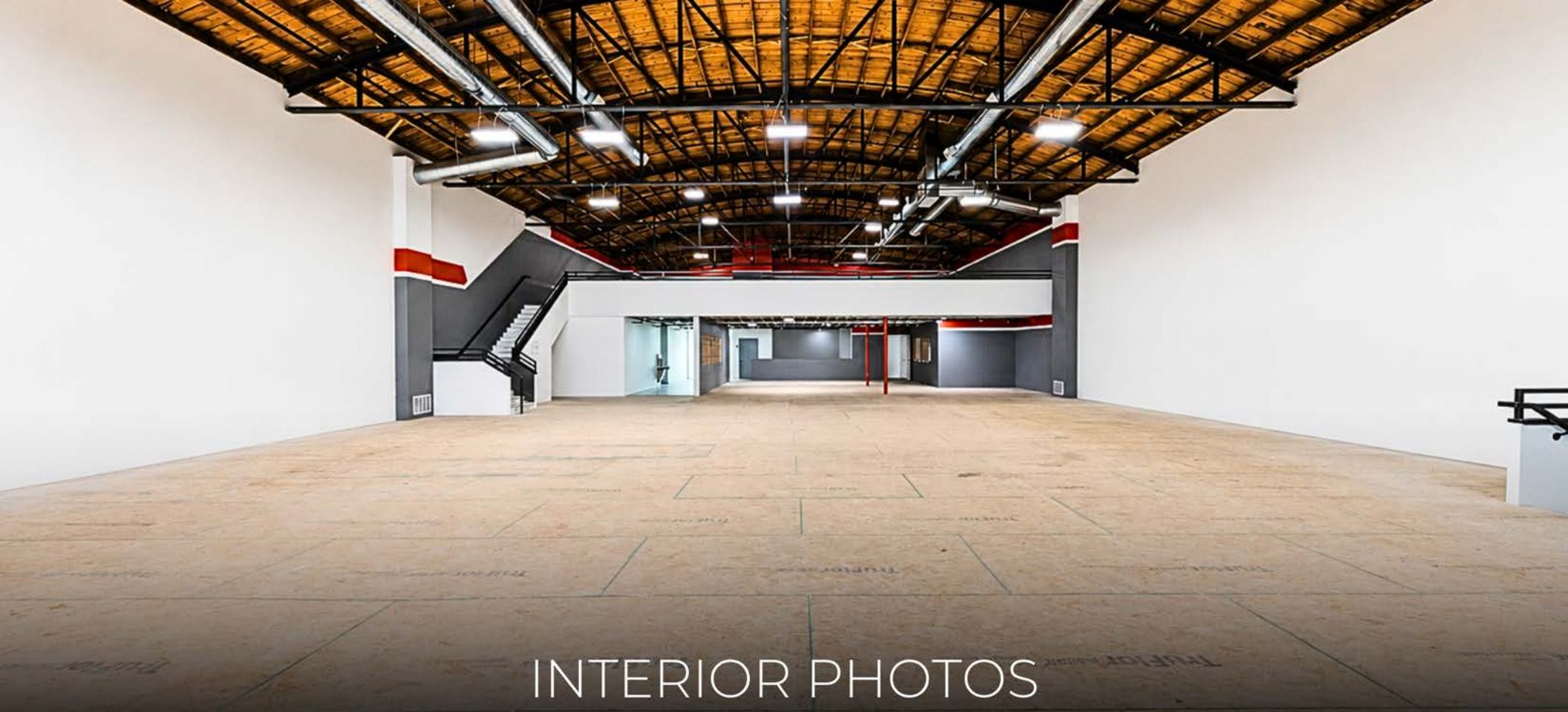
EXTERIOR PHOTOS





EXTERIOR PHOTOS





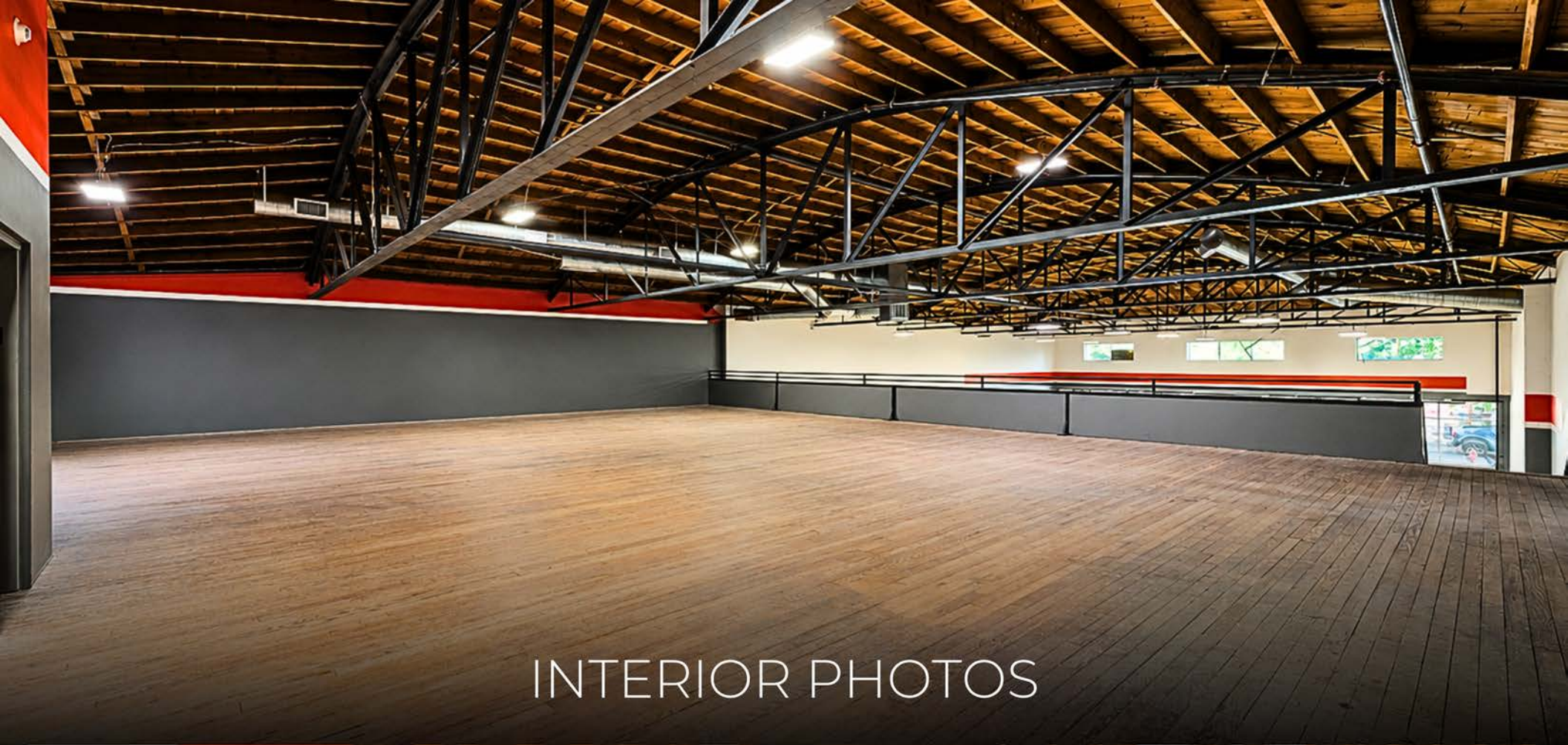
INTERIOR PHOTOS





INTERIOR PHOTOS





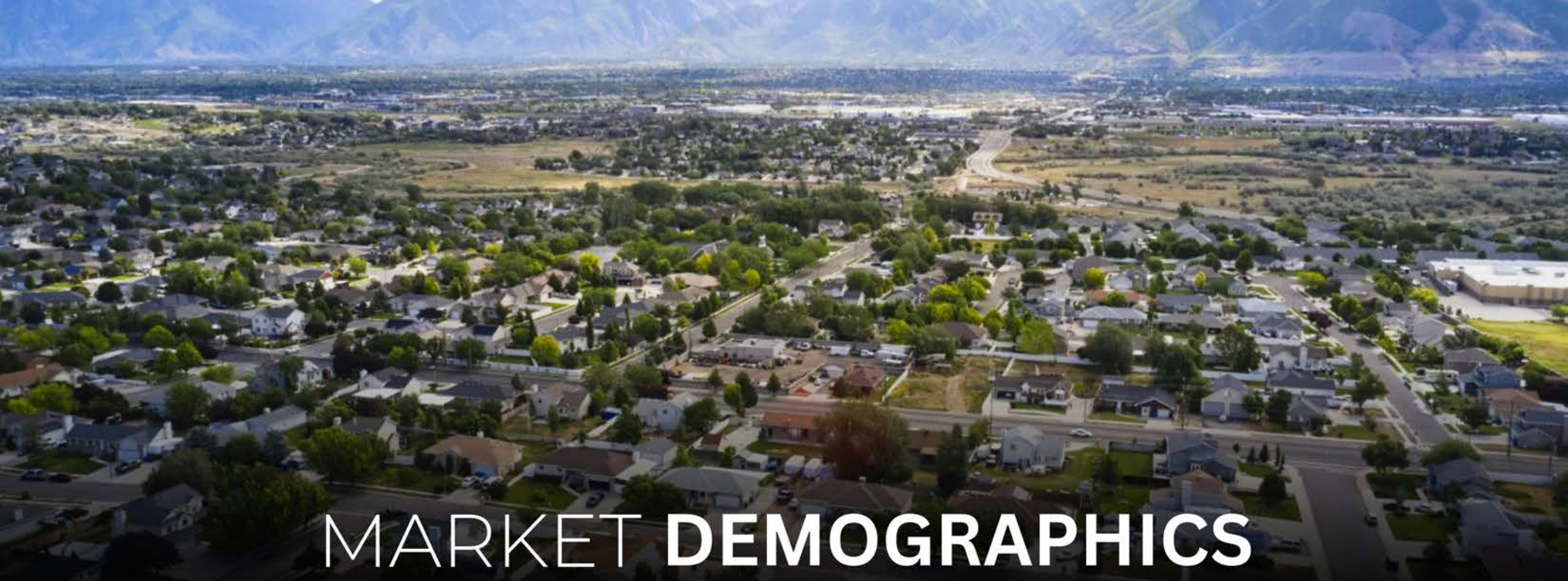
INTERIOR PHOTOS





INTERIOR PHOTOS





MARKET DEMOGRAPHICS

Midvale's commercial market benefits from its central position within the Salt Lake Valley, offering businesses a strong combination of accessibility, visibility, and community connection. With convenient access to major transportation corridors, established neighborhoods, and nearby employment centers, Midvale is well positioned to support a wide range of retail, office, service, and mixed-use businesses.

The city's historic Main Street, growing commercial districts, and ongoing reinvestment contribute to an active business environment that appeals to both local entrepreneurs and regional operators. As the surrounding Salt Lake metropolitan area continues to expand, Midvale remains a compelling market for businesses seeking a convenient, connected, and recognizable location with long-term growth potential.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	63,309	393,220	1,028,925
2030 Population Projection	64,997	403,406	1,054,472
Total Households	24,200	144,059	364,377
Avg Household Income	\$105,294	\$112,117	\$122,307
Median Age	36.3	37.2	36.1
Total Consumer Spending	\$815.2M	\$5.1B	\$13.9B



MIDVALE, UT

Midvale, Utah offers a highly desirable blend of historic character, central accessibility, and modern convenience in the heart of the Salt Lake Valley.

Known for its welcoming community, walkable historic Main Street, and strong connection to surrounding business and residential areas, Midvale provides an attractive setting for companies, residents, and visitors alike.

The city benefits from convenient access to major freeways, nearby transit options, making it a strategic location for both local and regional connectivity.

With its mix of established neighborhoods, growing commercial corridors, dining, retail, and recreational amenities, Midvale continues to evolve while preserving the charm and identity of an authentic Utah community. Its central location and ongoing investment make it a compelling place for businesses seeking visibility, convenience, and long-term opportunity.





kw COMMERCIAL

kw SOUTH VALLEY
KELLERWILLIAMS. REAL ESTATE

Kody M. Watts

Commercial Real Estate Broker

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COMMERCIAL | INVESTMENT | DEVELOPMENT

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