

FOR LEASE // RETAIL / OFFICE

807 East Pioneer Road Unit #105

Draper, UT 84020



OFFERING HIGHLIGHTS

- › Lease Price: \$28.00/SF NNN
- › 2,436 RSF
- › Beautiful retail/office space in prime downtown Draper location
- › Large windows and dramatic glass overhead door for great natural light and air flow
- › Ample off-street and diagonal on-street parking
- › CAMs budgeted at \$5.50/sf (include property taxes, building insurance, snow removal, garbage, and water/sewer)
- › Turnkey suite delivered with high-end build-out already complete

DEMOGRAPHICS

	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
Population			
Est. Total (2025)	11,244	72,647	110,039
Projected (2030)	11,279	73,818	111,572
Households			
Est. Total (2025)	3,684	23,273	38,529
Projected (2030)	3,792	24,248	40,095
Household Income			
Median Income (2025)	\$142,011	\$130,240	\$120,851
Avg. Income (2025)	\$190,507	\$178,445	\$155,565

Source: ESRI forecasts for 2025 and 2030.



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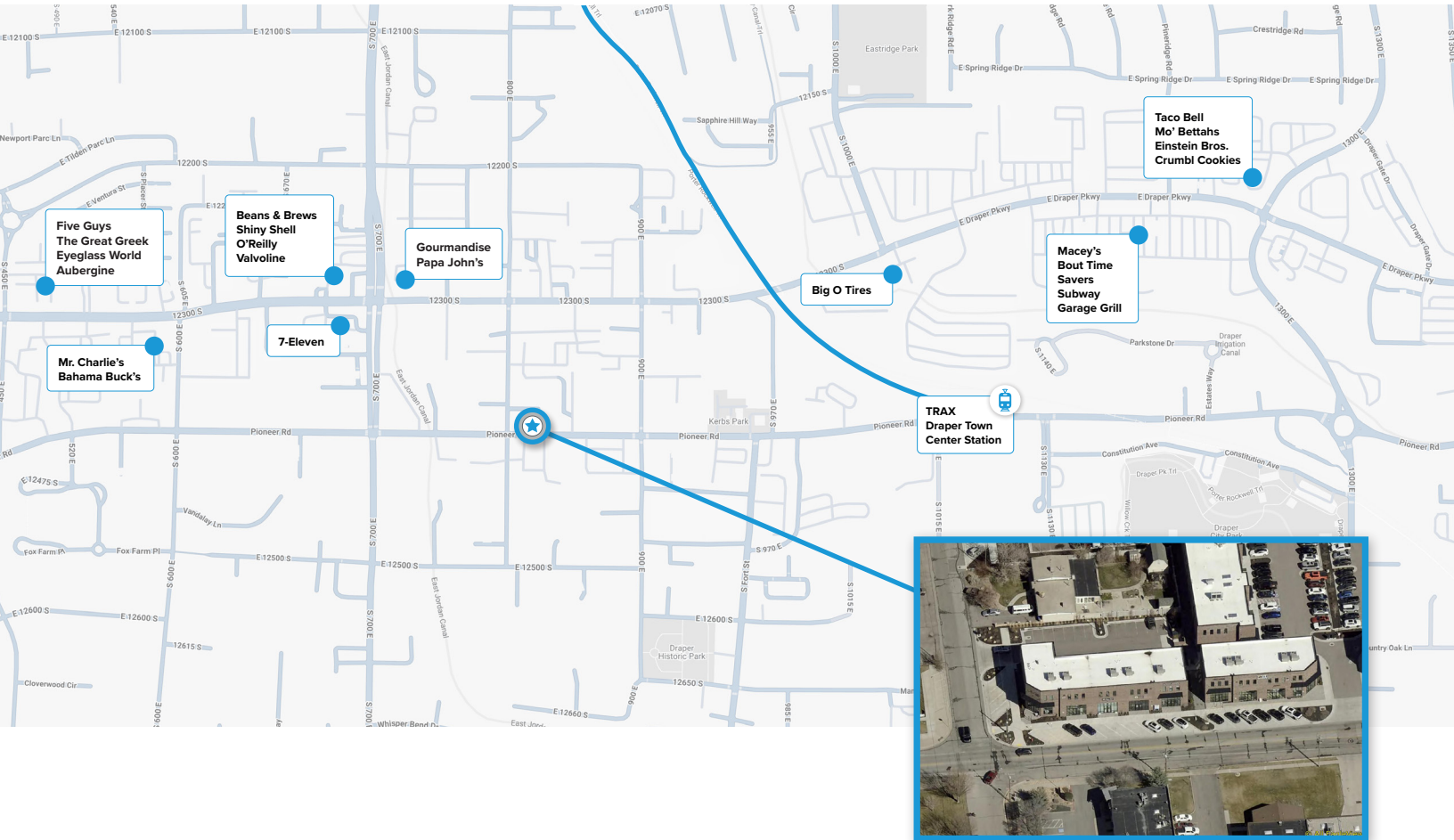
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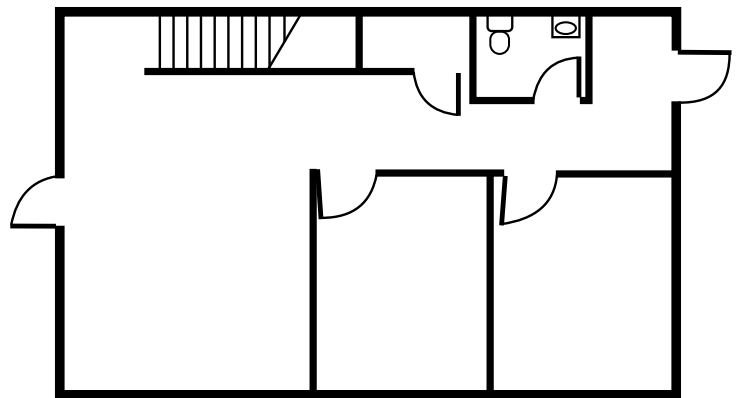
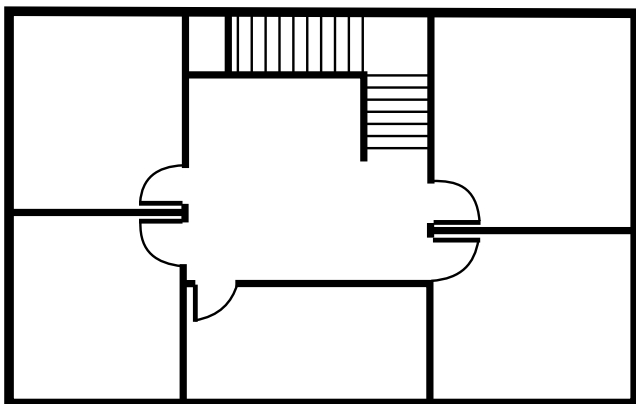
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LOCATION



FLOOR PLANS



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