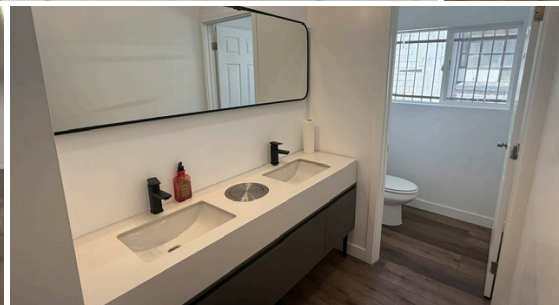
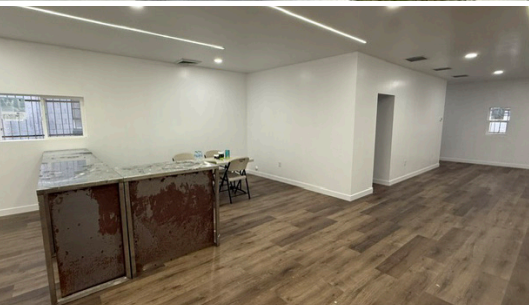
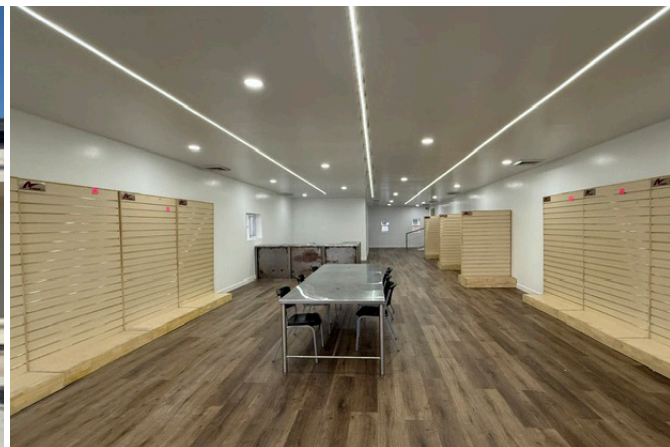


FOR LEASE // OFFICE / RETAIL / MIXED USE

1071 South 300 West

Salt Lake City, UT 84101



PROPERTY DESCRIPTION

1,600 sf. of versatile commercial space with 1,000 sf. of fenced, paved yard.

Strategically located on high traffic 300 West directly across from Target Super Center, Tesla service, Wendys Hamburgers, and other amenities with 21,000 average daily traffic count. Zoning is General Commercial (CG) in Salt Lake City and allows a wide variety of uses, including retail, restaurant, salon, office and service commercial. Features an open floor plan that can be structured for specific Tenant needs. Available NOW.

DEMOGRAPHICS	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
Population			
Est. Total (2025)	14,719	138,922	157,733
Projected (2030)	17,004	147,074	161,253
Households			
Est. Total (2025)	6,923	66,734	60,742
Projected (2030)	8,349	73,073	63,918
Household Income			
Median Income (2025)	\$71,496	\$73,504	\$82,440
Avg. Income (2025)	\$99,210	\$106,998	\$124,080

Source: ESRI forecasts for 2025 and 2030.

PROPERTY HIGHLIGHTS

- 1,600 sf. open floor plan interior with large restroom, and utility room with plumbing.
- Can be remodeled to suit
- 1,000 sf. fenced and paved yard in rear of building 40 L x 25' W.
- Front facade faces 300 West heavy auto traffic corridor with 21,000 car average daily traffic count.
- Open floor plan allows for diverse finishes to suit specific Tenant needs.
- Off street parking available for employees and patrons
- Large Restroom with 2 sinks. Utility room with plumbing
- General Commercial (CG) Zoning allows for a high diversity of uses.
- Retail, Restaurant, Office, Service Commercial
- Available NOW - ready to go.
- Lease rate: \$26.00 psf. / Modified Gross (M.G.)
- Contact Listing Agent with questions or to schedule tour.
- Exclusively Marketed by Camron Carpenter (801) 259-2355 - camron@wincre.com



Camron Carpenter

801.259.2355

camron@wincre.com

SURROUNDING AMENITIES & BUSINESSES:

Target Super Store, 365 Paxton Apts. El Pollo Loco, Wendy's hamburgers, Key Bank, Caliber Collision, Google Fiber, 5 Below, HK Brewing Collective, Towne Storage, Method Studio, The MarQ Townhomes, U.S. Chef's store, Lowe's, & Walmart.

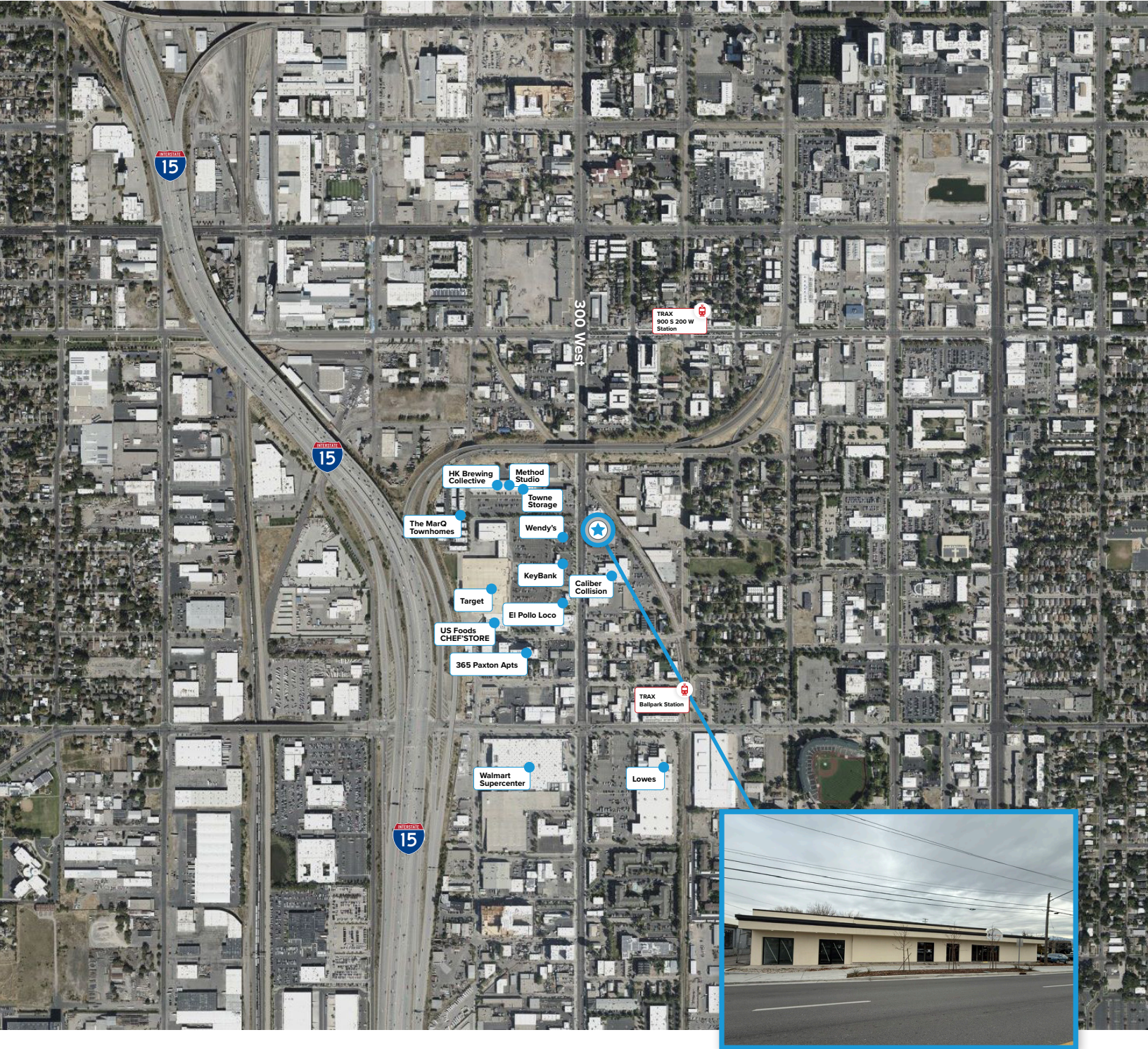
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LOCATION & AMENITIES



Camron Carpenter // 801.259.2355 // camron@wincre.com // 1240 E 2100 S, Suite 600, Salt Lake City, UT 84106

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