

72 N 850 E

LEHI, UT 84043

Established Restaurant &
Real Estate Opportunity in Utah

APEX
kw SOUTH VALLEY
KELLERWILLIAMS.



TEPANYAKI JAPANESE STEAKHOUSE & SUSHI BAR
LISTING PRICE: \$6,980,000

SCAN TO WATCH
THE PROPERTY TOUR



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TYLER CARLISLE
Listing Agent

(801) 833-2817
tyler@apex-cre.com
UT License: 13435653-SA00



SHERI OSBORNE
Co-Listing Agent

(801) 884-8816
sheri@apex-cre.com
UT License: 223875-SA00

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Executive **Summary**

Established Restaurant & Real Estate Opportunity in Utah



72 N 850 E

LEHI, UT 84043

Tepanyaki Japanese Steakhouse & Sushi Bar presents a rare opportunity to acquire both a proven, full-service restaurant business and the underlying real estate in one of Utah's fastest-growing corridors. This offering combines an established, revenue-generating hibachi-style dining concept with ownership of the 5,287-square-foot freestanding building situated on approximately 1.37 acres. The restaurant delivers an engaging, tableside culinary experience that drives strong customer loyalty, repeat visitation, and premium ticket averages, supported by a diverse menu of steak, seafood, and sushi.

Strategically positioned at a signalized intersection with frontage on Main Street and 850 East, the property benefits from excellent visibility, strong traffic exposure, and convenient access. Additional features include 86 surface parking spaces, pylon signage, and freeway visibility, all contributing to consistent customer flow and brand recognition. Built in 2000 and well maintained, the asset is ideally suited for continued restaurant operation or repositioning.

Located within Lehi's dynamic growth corridor, the property is surrounded by expanding residential and commercial development and benefits from proximity to the Silicon Slopes tech hub. The combined sale of both the operating business and real estate provides a compelling owner-user or investor opportunity to capitalize on sustained population growth, strong demographics, and an experience-driven dining concept with proven market demand.



1.37 AC (±59,677 SF)
LAND AREA



5,287 SF
BUILDING AREA



86 Surface Spaces
PARKING



General Retail (Restaurant)
ZONING



**Signalized Intersection, Pylon Signage,
Freeway Visibility**
AMENITIES



2000
YEAR BUILT

72 N 850 E

LEHI, UT 84043

INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire both an operating restaurant business and the underlying real estate, eliminating lease risk and providing full control of the asset
- Established, experience-driven dining concept with consistent demand from families, professionals, and corporate groups
- Located in one of Utah’s fastest-growing submarkets with strong population and household growth projections
- Immediate access to major transportation corridors including I-15, UT-73, and Main Street
- Exposure to ±173,000 vehicles per day along nearby Veterans Memorial Highway
- Proximity to Silicon Slopes and major employers driving daytime and evening demand
- Strong surrounding retail, residential, and commercial development supporting long-term viability
- Group dining and event-based revenue model supports higher per-visit spend and repeat business
- Owner-user flexibility with potential upside through operational optimization or repositioning
- Long-term appreciation potential driven by continued growth in Utah County and Lehi market fundamentals

LOCATION HIGHLIGHTS

- Business and real estate offered together in a single acquisition
- 5,287 SF freestanding restaurant building on ±1.37 acres
- Established hibachi-style dining concept with strong brand recognition and repeat customer base
- Experience-driven model supporting higher average ticket and group dining revenue
- Located at a signalized intersection with dual frontage on Main Street and 850 E
- ±86 surface parking spaces (16.27/1,000 SF ratio)
- Pylon signage and freeway visibility enhancing exposure
- Positioned within Lehi’s high-growth Silicon Slopes corridor
- Built in 2000; well-maintained asset suitable for continued operation or repositioning
- Transferable liquor license included



Property **Photos**

Established Restaurant & Real Estate Opportunity in Utah

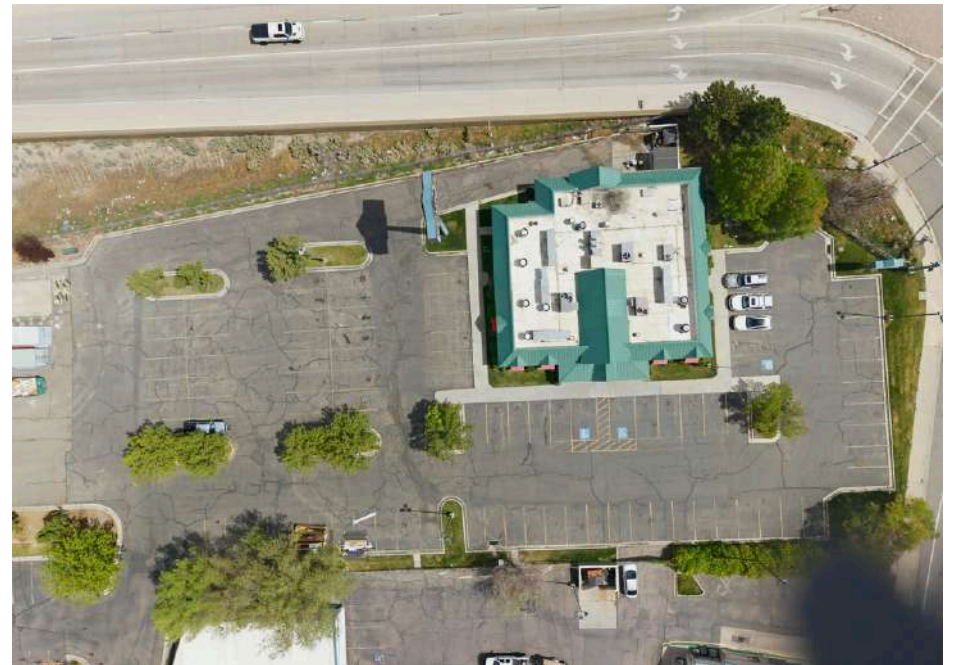


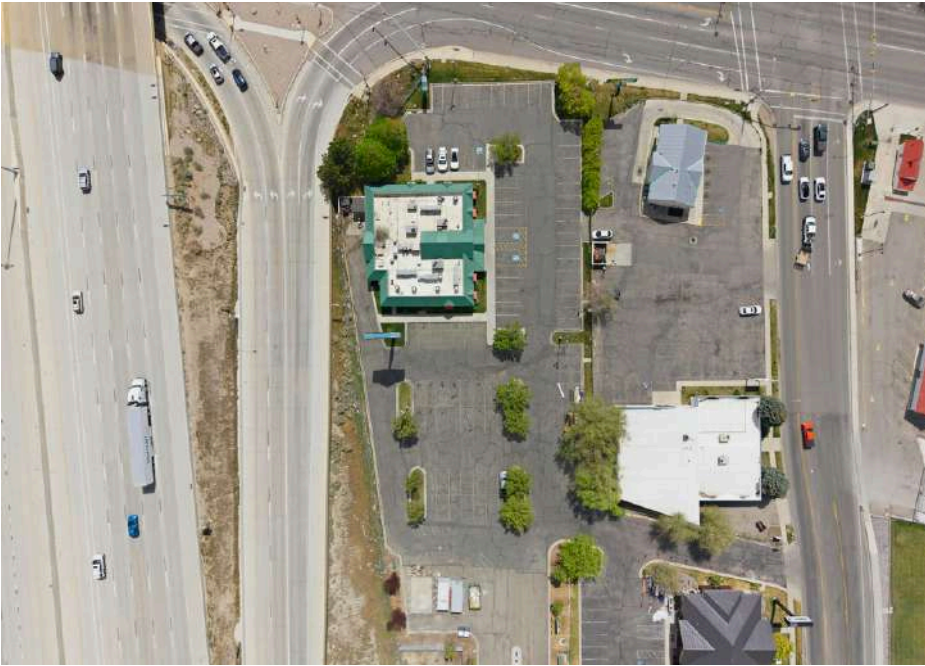


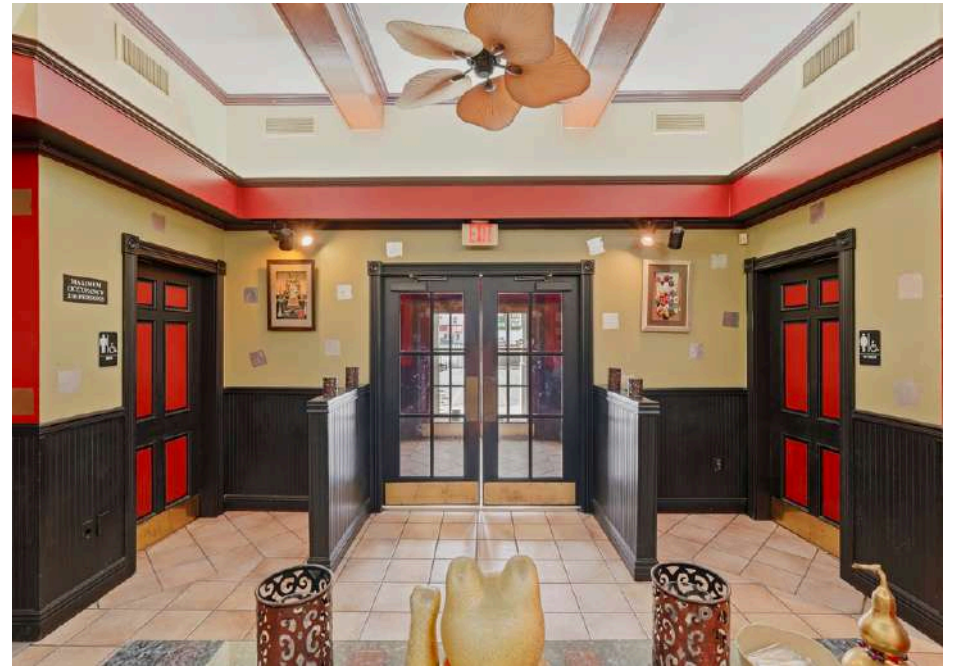








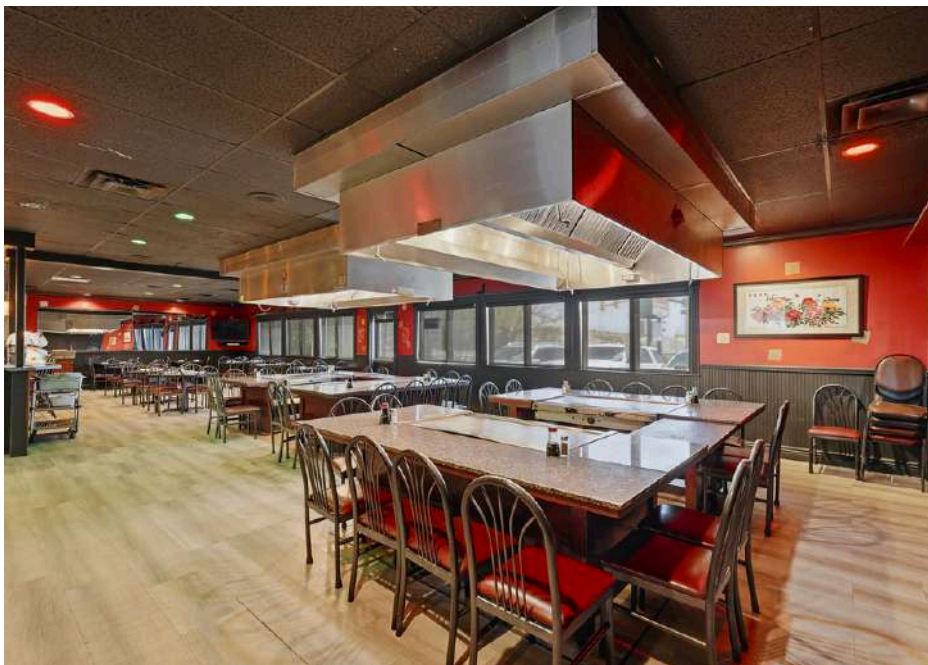


























Tepanyaki Japanese Steakhouse & Sushi Bar

Strategically located along Main St and 850 East in Lehi, Utah, Tepanyaki Japanese Steakhouse & Sushi Bar represents a well-positioned dining destination within one of Utah County's rapidly growing commercial corridors. Situated near major retail centers, residential developments, and commuter routes, the restaurant benefits from strong local traffic, steady population growth, and proximity to Silicon Slopes' expanding business community. The property operates as a full-service Japanese steakhouse offering an engaging teppanyaki dining experience alongside a comprehensive sushi menu, appealing to both casual diners and special-occasion guests.

Catering to families, professionals, and regional visitors, the restaurant has established itself as a recognizable culinary venue within the Lehi dining market. The interior features traditional hibachi grill stations, a dedicated sushi bar, and a comfortable dining layout designed to accommodate group dining and interactive chef-led experiences. With its combination of experiential dining, consistent customer base, and prime suburban location, Tepanyaki Japanese Steakhouse & Sushi Bar presents a compelling opportunity within a high-demand and continuously expanding hospitality market in northern Utah.





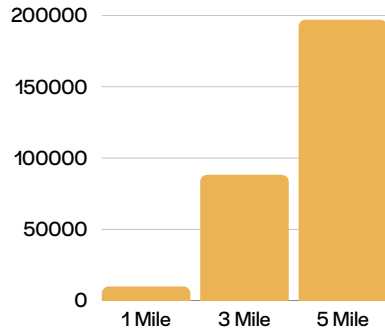
Demographics **Summary**

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72 N 850 E

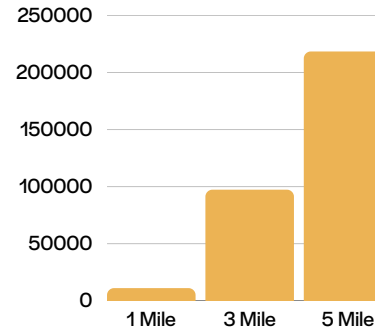
2025 Population



Total Population 2025

1 Mile	10,014
3 Mile	88,278
5 Mile	196,996

2030 Population Projection

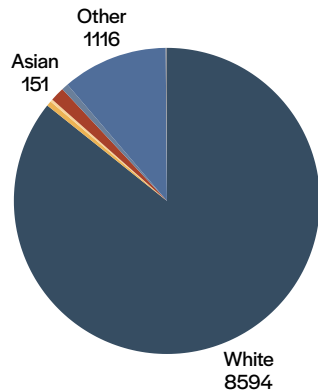


Projection 2030

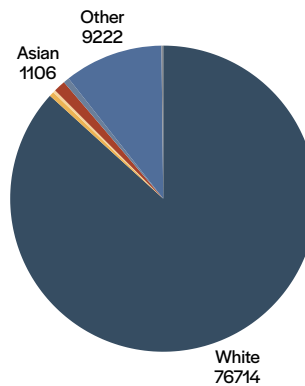
1 Mile	11,056
3 Mile	97,306
5 Mile	218,404

2025 Population by Ethnic Group

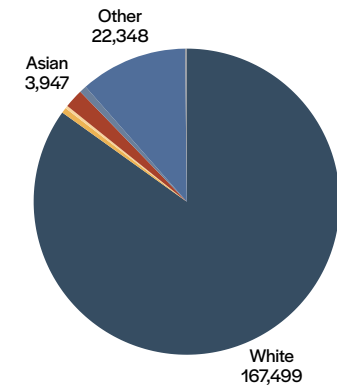
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2030 Projection	3,378	26,632	61,538
2025 Estimate	3,031	23,999	55,121
2020 Census	2,566	20,673	45,839
Growth 2025–2030	11.45%	10.97%	11.64%
Growth 2020–2025	18.12%	16.09%	20.25%



2025 Avg Household Income

1 Mile: \$121,248 | 3 Mile: \$146,745 | 5 Mile: \$148,561

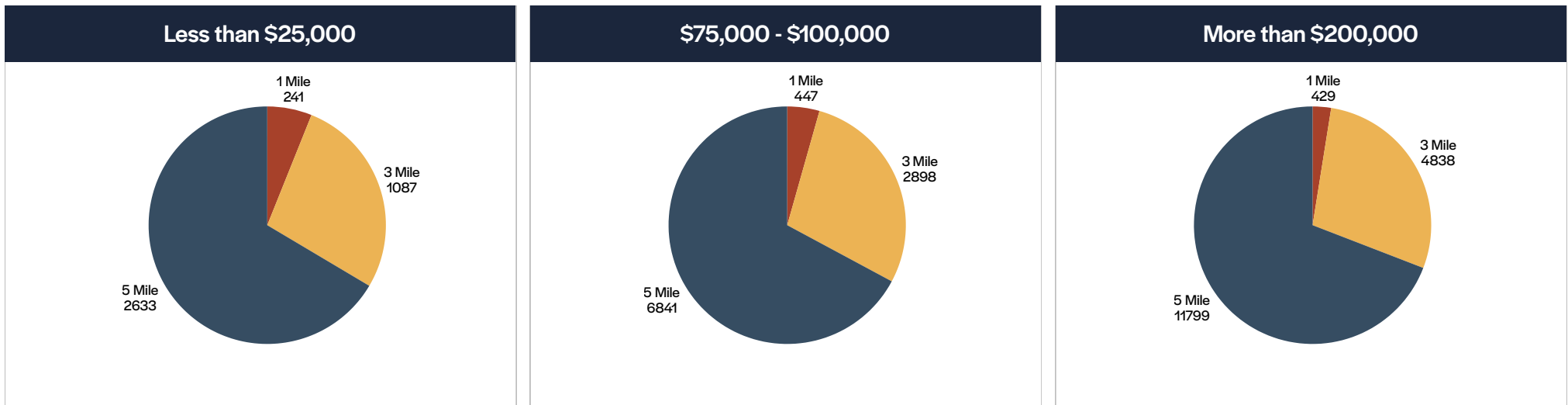


2025 Med Household Income

1 Mile: \$93,120 | 3 Mile: \$124,562 | 5 Mile: \$123,793

2025 Households by HH Income

1 Mile: 3,032 | 3 Mile: 23,998 | 5 Mile: 55,122



2024 Households by HH Income	1 Miles	3 Miles	5 Miles
Income: <\$25,000	241 (7.95%)	1,087 (4.53%)	2,633 (4.78%)
Income: \$25,000 – \$50,000	481 (15.86%)	2,241 (9.34%)	4,355 (7.90%)
Income: \$50,000 – \$75,000	470 (15.50%)	2,680 (11.17%)	6,355 (11.53%)
Income: \$75,000 – \$100,000	447 (14.74%)	2,898 (12.08%)	6,841 (12.41%)
Income: \$100,000 – \$125,000	246 (8.11%)	3,148 (13.12%)	7,751 (14.06%)
Income: \$125,000 – \$150,000	277 (9.14%)	2,737 (11.41%)	6,607 (11.99%)
Income: \$150,000 – \$200,000	441 (14.54%)	4,369 (18.21%)	8,781 (15.93%)
Income: \$200,000+	429 (14.15%)	4,838 (20.16%)	11,799 (21.41%)



Location **Overview**

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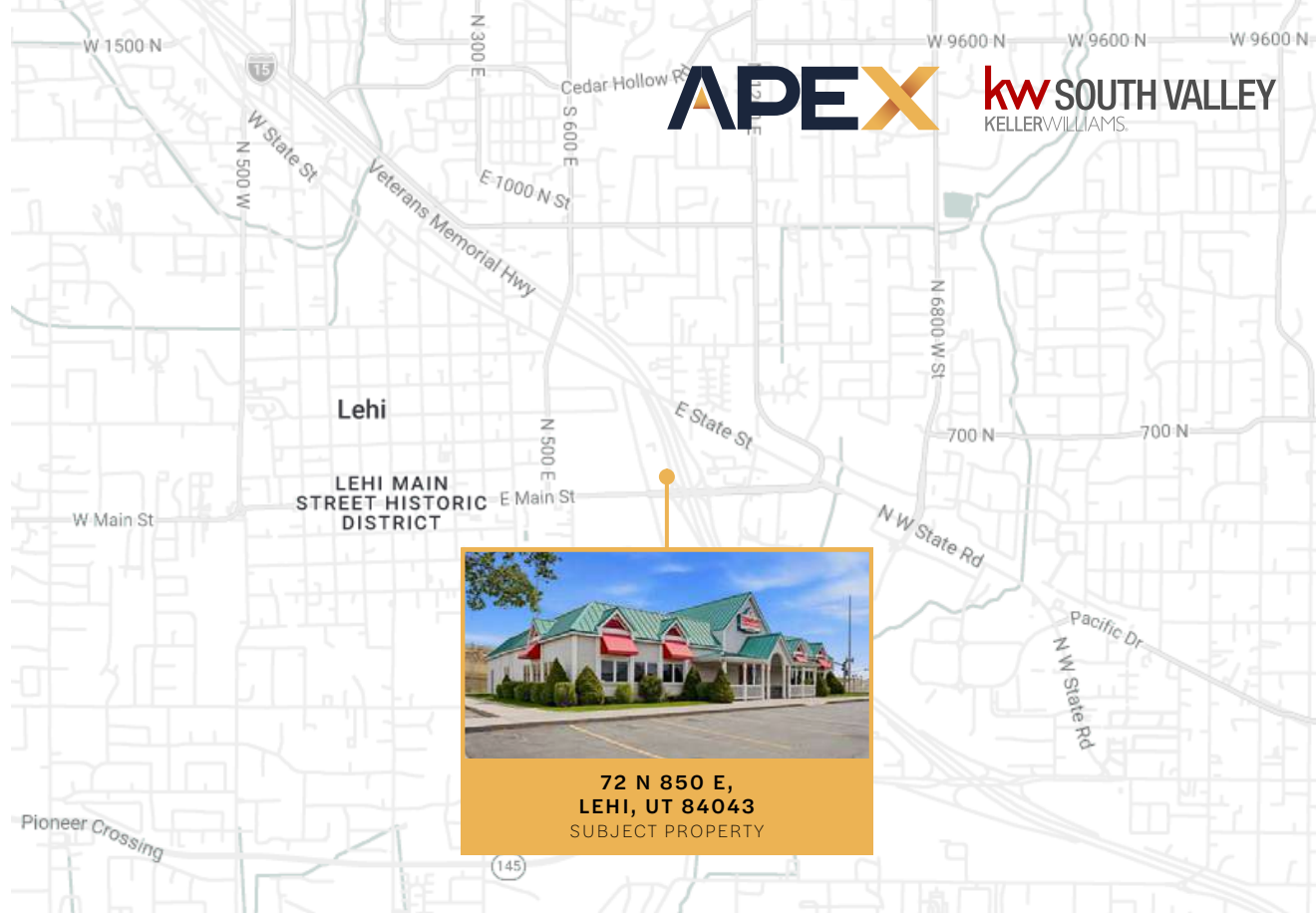


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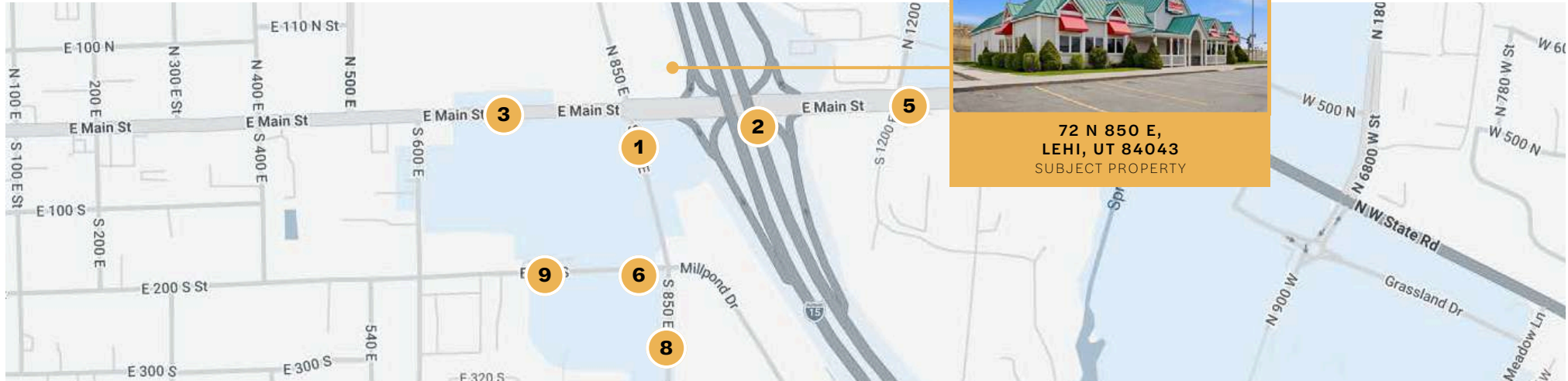


Nestled along the rapidly growing Interstate 15 corridor, Lehi, Utah offers a dynamic tech-driven environment with exceptional regional connectivity via I-15. This major highway serves as a critical link between Salt Lake City and Provo, providing high visibility, steady commuter traffic, and direct access for businesses and residents throughout Utah County and the greater Wasatch Front.

Lehi's position within the Silicon Slopes submarket enhances its appeal for corporate, retail, and mixed-use development. With strong population growth, continued investment in infrastructure, and a reputation as a hub for innovation and entrepreneurship, the area supports a stable long-term outlook for commercial, office, and residential opportunities along this key transportation route.



Traffic Count Report



**72 N 850 E,
LEHI, UT 84043**
SUBJECT PROPERTY

No	Street	Cross Street	Count Year	Average Daily Volume	Volume Type	Miles from Subject Prop
1	South 850 East	—	0.00	2025	1,036	MPSI
2	Veterans Memorial Highway	Veterans Memorial Highway	0.02 S	2021	173,921	AADT
3	Main Street	600 East	0.19 W	2021	8,852	AADT
4	East Main Street	S Interstate Plz Dr	0.03 E	2025	25,108	MPSI
5	UT 73	S 1200 E	0.03 E	2024	25,495	MPSI
6	200 South	850 East	0.05 E	2021	500	AADT
7	State Street	State Street	0.18 NW	2021	15,403	AADT
8	850 East	850 East	0.06 NW	2021	1,018	AADT
9	East 200 South	—	0.00	2025	496	MPSI

Highway Access



72 N 850 E,
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SUBJECT PROPERTY

 **25,495**
MPSI

 **173,921**
AADT

 **28,852**
AADT

Veterans Memorial Hwy



N850 E

E Main St

S850 E

Area Amenities



72 N 850 E,
LEHI, UT 84043
SUBJECT PROPERTY

dandy



Bandwagon Park



Lehi City Library



macy's



Walmart



145

145

Regional Overview



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SUBJECT PROPERTY

ALPINE

MT TIMPANOGOS

It is known for its striking alpine scenery, popular hiking trails, and prominent role as one of the most recognizable peaks in Utah's Wasatch Range.



173,921
AADT

LEHI

AMERICAN FORK

SARATOGA HOT SPRINGS

A popular natural soak near Utah Lake where you can relax in warm mineral water and enjoy views of the lake and nearby foothills.

SARATOGA SPRINGS

EAGLE MOUNTAIN

VINEYARD HUB



LINDON

DOWNTOWN LINDON



VINEYARD

OREM

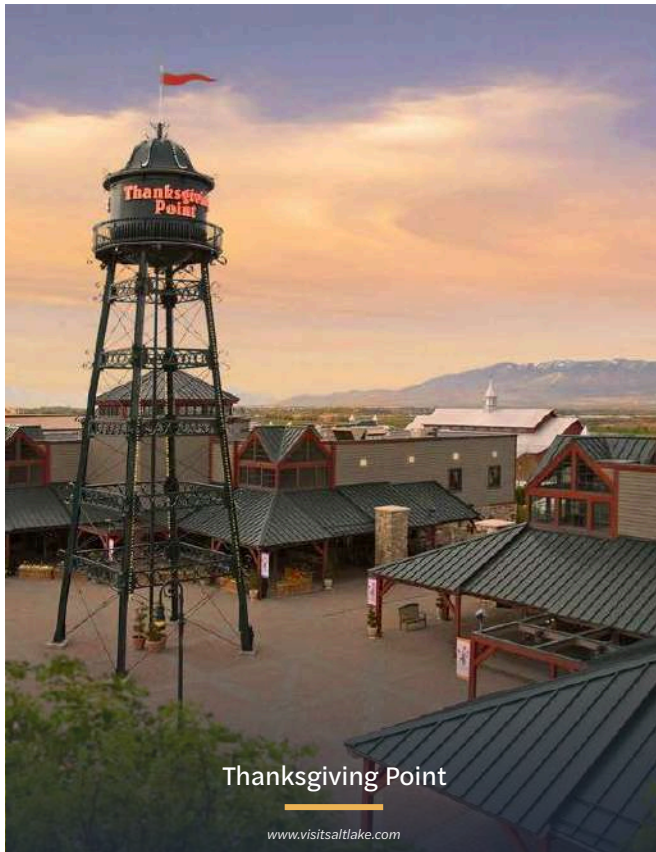


PROVO



Lehi, Utah stands as one of the fastest-growing and most strategically positioned cities along the Wasatch Front, serving as a key economic and technological hub within the region. Situated between Salt Lake City and Provo, Lehi benefits from its central location along the I-15 corridor, attracting a steady influx of residents, businesses, and visitors. The city is widely recognized as the heart of Silicon Slopes, a rapidly expanding technology sector that includes major employers and a strong startup ecosystem. Anchored by destinations such as Thanksgiving Point, Lehi also offers a mix of cultural, recreational, and family-oriented amenities that enhance its appeal and livability.

For investors, proximity to Lehi represents a significant advantage. The city's sustained population growth, strong job creation driven by the tech industry, and ongoing commercial and residential development continue to support long-term value across multiple asset classes. With increasing national recognition as a business-friendly and innovation-driven market, Lehi remains well-positioned for continued economic expansion and investment potential within the broader Utah submarket.



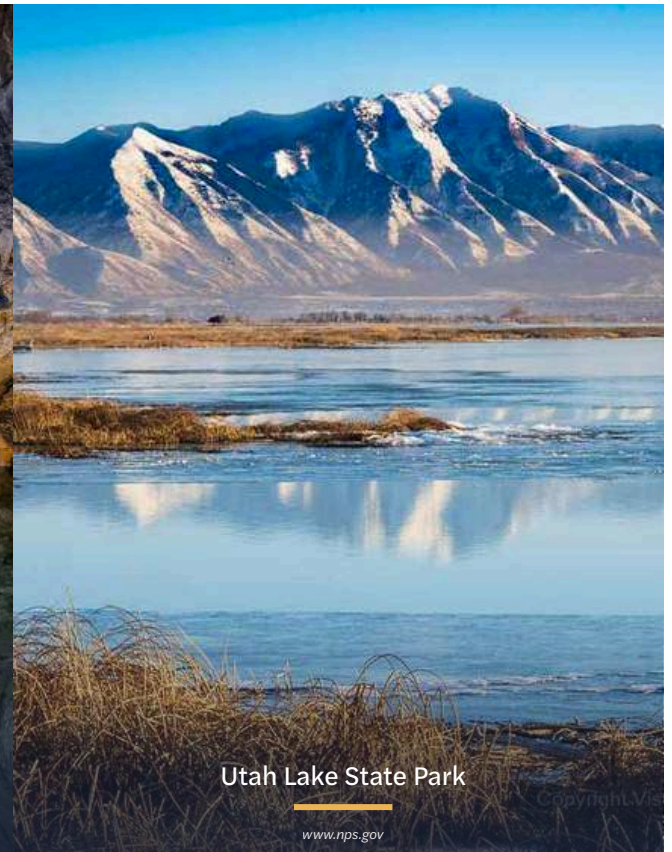
Thanksgiving Point

www.visitsaltlake.com



Timpanogos Cave National Monument

www.nps.gov



Utah Lake State Park

www.nps.gov

Its prime location along the northern corridor of Utah Valley provides convenient access to several of the most popular destinations in the region, including family attractions, outdoor recreation areas, and cultural landmarks. Visitors can enjoy scenic mountain views, nearby hiking trails, and entertainment hubs, along with unique local experiences—all just minutes from the heart of the city.

Thanksgiving Point

A large entertainment and educational complex featuring gardens, museums, farms, and seasonal events perfect for all ages.

Timpanogos Cave National Monument

Located a short drive away, this site offers guided cave tours, stunning rock formations, and scenic hiking trails.



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SUBJECT PROPERTY

Utah Lake State Park

A great destination for boating, fishing, and lakeside relaxation with beautiful mountain backdrops.



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