

TOOELE MAIN

1518 North Pine Canyon Road | Tooele, UT 84074



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Flex / Retail Opportunity



FOR LEASE

\$18.00 PSF/NNN Annually
\$1.50 PSF/NNN Monthly



24 Parking Stalls



31,000 ADT on SR-36



Main Street Visibility



Available Immediately

Property Highlights

- Total: 10,954 SF
- Showroom: 2,909 SF
- Office: 1,782 SF
- Warehouse: 6,263 SF
- Mezzanine (Not Included in SF): 2,909 SF
- Clear Height: 21'
- Three (3) 12'x14' Grade Level Doors
- Clear Span Building
- Power: 400 Amp | 208V | 3-Phase | 4 Wire
- Gas Forced Heat
- HVAC in Warehouse
- LED Lighting
- Paint Booth
- Compressed Airlines Throughout Warehouse
- Break Room
- 4 Offices
- Conference Area
- Storage/IT Room

Retail Highlights

- 3 Restrooms
- Security Cameras
- 24 parking Stalls
- Year Built: 2020
- Available for Immediate Occupancy
- New Slurry Seal & Re-Striped Parking Lot (2026)
- Quasi Retail Location — Main Street Visibility
- High Traffic Counts (31K ADT on SR-36)
- 31,000 ADT on SR-36
- Located in established Tooele retail corridor (Walmart, Smith's, Maverik, Starbucks, McDonald's, etc.)
- Heavy Retail-Permitted GC Zoning
- 2,909 SF Showroom — Move-In Ready
- 41,000+ Tooele City Residents

Contact

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Permitted Uses

GC Zoning supports a broad mix of industrial, flex, retail, service, and hospitality uses — making this a rare owner-user/retail-flex opportunity on Tooele’s Main Street corridor

- Accessory Building
- Amusement Facility
- Bed and Breakfast Inn (located in an existing structure)
- Business Office
- Business Office (located within an existing structure)
- Conference Center
- **Convenience Store, without Gasoline Sales**
- **Convenience Store, with Gasoline Sales**
- Cultural activities and uses
- **Day-Care/Pre-School Center**
- Fast Food Restaurant
- **Financial Services**
- Funeral Home/Mortuary
- **Garden Center**
- Hardware and Garden Supply Store
- **Health Care Provider**
- **Health Care Provider (located within an existing structure)**
- **Health Club**
- Hotel
- Laundromat
- Medical Cannabis Pharmacy
- Motel
- Nursing Home, Convalescent Care Facility

- Open Space Areas, Trails
- **Personal Services**
- Professional Office
- Professional Office (located within an existing structure)
- Reception Center
- Reception Center (located within an existing structure)
- **Recreational Facility (Indoor)**
- Repair Shop (household and personal goods with no outside storage)
- Research Facility
- **Restaurant**
- Retail Sales Accessory to an Allowed Use
- **Retail Store (located within an existing structure)**
- Retail Store (Total maximum 3,000 square footage)
- Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)
- Temporary Construction Office
- Temporary Seasonal Use
- Theater (Indoor)
- **Veterinary Clinic/Animal Hospital Operating**
- Entirely Within an Enclosed Building

Census 2020 Summary	1 mile	3 miles	5 miles
Population	9,188	32,756	42,218
Households	2,649	10,425	13,052
Average Household Size	3.46	3.11	3.20

2025 Summary			
Population	11,635	37,819	48,419
Households	3,507	12,192	15,174
Families	2,735	8,899	11,408
Average Household Size	3.31	3.07	3.16
Owner Occupied Housing Units	2,885	9,635	12,288
Renter Occupied Housing Units	622	2,557	2,886
Median Age	30.2	32.4	32.1
Median Household Income	\$89,287	\$88,747	\$94,081
Average Household Income	\$97,972	\$99,919	\$108,201

2030 Summary			
Population	13,798	41,447	52,918
Households	4,224	13,486	16,742
Families	3,269	9,760	12,483
Average Household Size	3.26	3.05	3.13
Owner Occupied Housing Units	3,582	10,882	13,806
Renter Occupied Housing Units	642	2,604	2,935
Median Age	31.5	33.5	33.1
Median Household Income	\$100,471	\$100,655	\$104,697
Average Household Income	\$110,388	\$111,190	\$120,006

Trends: 2025-2030 Annual Rate			
Population	3.47%	1.85%	1.79%
Households	3.79%	2.04%	1.99%
Families	3.63%	1.86%	1.82%
Owner Households	4.42%	2.46%	2.36%
Median Household Income	2.39%	2.55%	2.16%

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