

LAND FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



## PROPERTY DETAILS

1650 W. State St., Pleasant Grove, UT 84062

- Retail pads and shop space with drive-thrus available
- Four (4) lots/spaces available
  - » Lot 1 – 46,174 SF
  - » Lot 6B – 1,500 SF
  - » Lot 10 – 1,700 SF building
  - » Lot 9 – 4,400 SF building located on hard corner
- Located between two signalized corners
- Great exposure to State Road traffic

## SURROUNDING TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » 16,669  
3 MILE » 73,205  
5 MILE » 171,962



### EST. HOUSEHOLDS

1 MILE » 5,551  
3 MILE » 22,772  
5 MILE » 51,854



### EST. AVERAGE HH INCOME

1 MILE » \$109,128  
3 MILE » \$131,754  
5 MILE » \$140,307

# NEWMARK

MOUNTAIN WEST

**RYAN STEWART**  
rstewart@newmarkmw.com  
direct 801.578.5541  
[View Profile](#)

**SCOTT BRADY**  
sbrady@newmarkmw.com  
direct 801.456.8804  
[View Profile](#)



**DAVID RUNNELLS**  
Owner/Agent | Colliers International  
david.runnells@colliers.com  
direct 801.427.1511

FULL SERVICE  
COMMERCIAL REAL ESTATE  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)

STATE STREET



LOT	TENANT	SQUARE FOOTAGE
1	Retail Hard Corner	1.06 Acres
6A	Zeppe's	1,600
6B	Retail	1,500
6C	TAVVA Italian	2,600
9	Office	15,745
10	Office	10,834



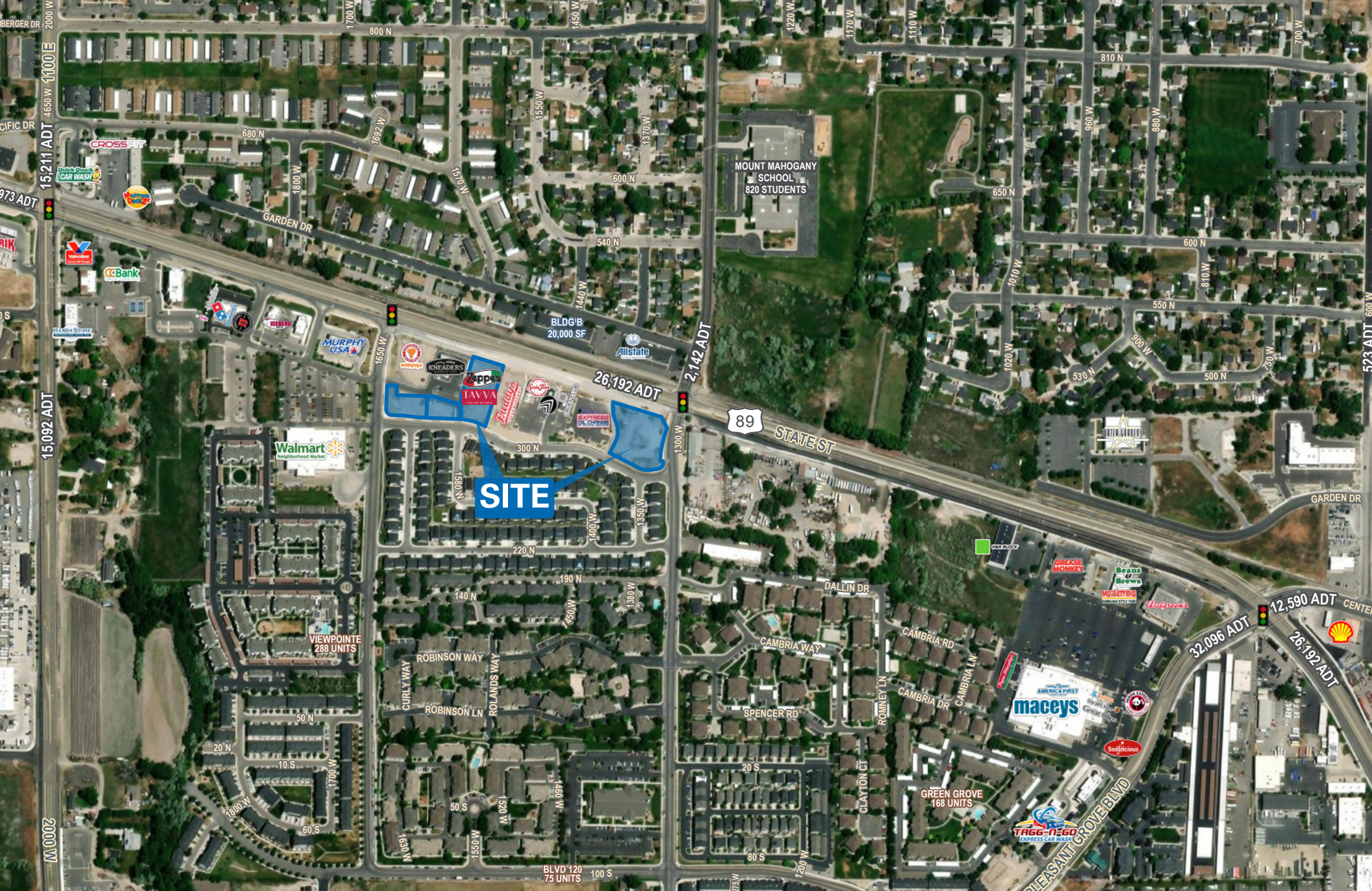
**RYAN STEWART**  
 rstewart@newmarkmw.com  
 direct 801.578.5541  
[View Profile](#)

**SCOTT BRADY**  
 sbrady@newmarkmw.com  
 direct 801.456.8804  
[View Profile](#)



**DAVID RUNNELS**  
 Owner/Agents | Colliers International  
 david.runnells@colliers.com  
 direct 801.427.1511

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)



**RYAN STEWART**  
 rstewart@newmarkmw.com  
 direct 801.578.5541  
[View Profile](#)

**SCOTT BRADY**  
 sbrady@newmarkmw.com  
 direct 801.456.8804  
[View Profile](#)



**DAVID RUNNELS**  
 Owner/Agents | Colliers International  
 david.runnells@colliers.com  
 direct 801.427.1511

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)