



Bobby's BURGERS by Bobby Flay

FOR SUBLEASE

University Place

575 E University Parkway, Space B-48
Orem, UT 84097

1,934 SF

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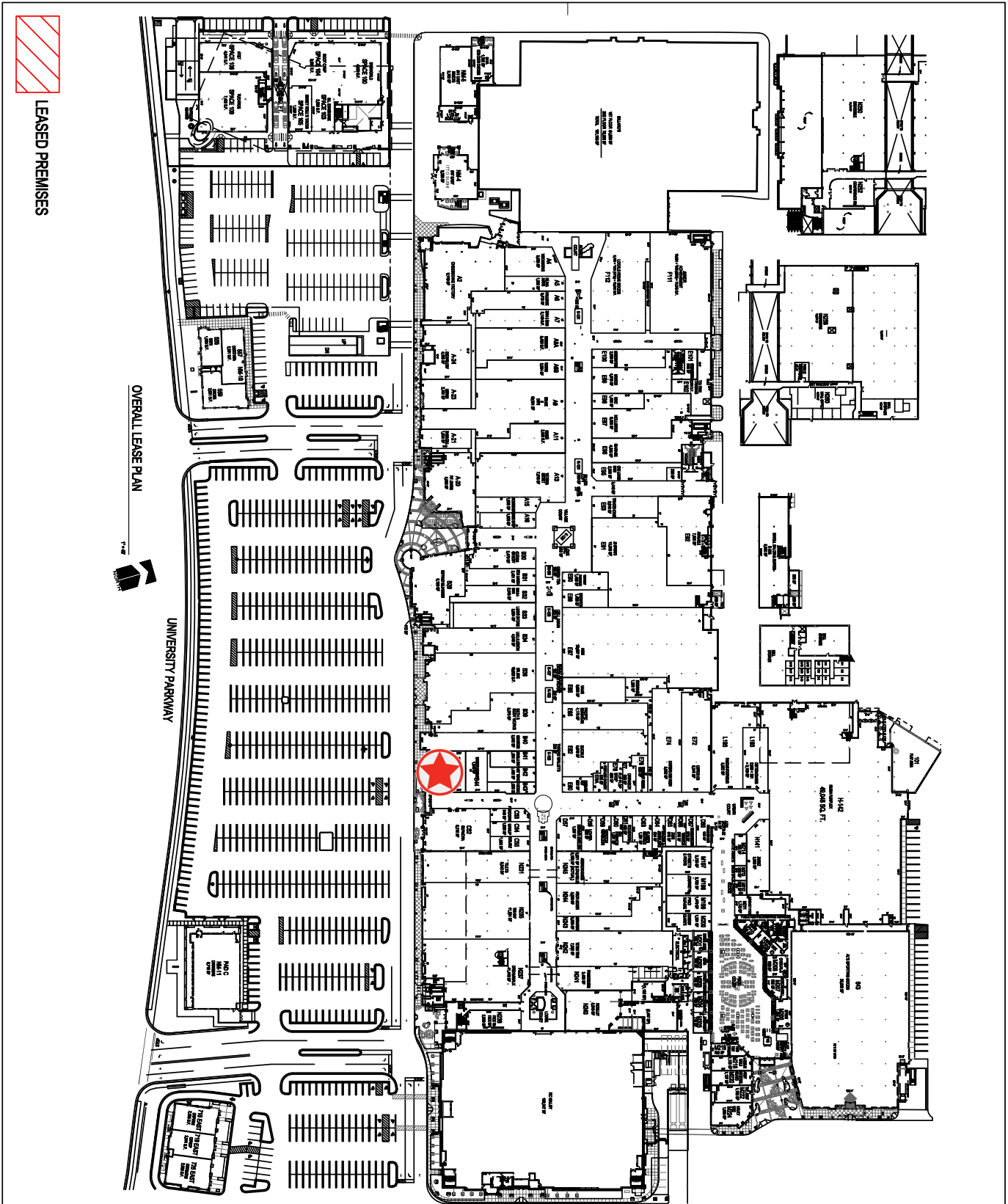
- **Prime Sublease Opportunity:** 1,934 SF space currently occupied by Bobby's Burgers (Bobby Flay) at University Place, 575 E University Parkway, Space B-48, Orem, UT 84097
- **Lease Rate:** \$61.20 psf/NNN with 2% annual rent increases
- **Long-Term Stability:** Original 10-year lease term, plus two 5-year options to extend
 - Rent Commencement: December 2024
 - Lease Expiration: December 2034
- **Turnkey Opportunity:** Existing restaurant space within an active, high-visibility retail center

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2026 Estimated	17,465	150,226	234,524
2031 Projected	17,839	154,111	242,700
Households			
2026 Estimated	6,170	47,074	74,192
2031 Projected	6,466	49,672	78,976
Income			
2026 Median HHI	\$76,885	\$76,528	\$80,439
2026 Average HHI	\$109,835	\$106,847	\$110,955

Demographics provided by ESRI Business Analyst

Floor Plan

Orem, Utah 84097





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