

Valley Fair Retail

3603 S 2700 W, Suite 300 | West Valley City, UT

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,947 SF Available on pad building of Valley Fair Mall
- Former Waffle Love Space with hood and grease trap
- Nestled between strong tenants, AT&T and Bank of America
- Near Costco, In-N-Out, Chick-Fil-A, Panda Express, Zupas, Jimmy Johns, Cafe Rio, and Olive Garden
- Ample parking spaces available
- High visibility and lighted intersection access
- UTA Public Transportation Hub directly across from Center, TRAX Light Rail to West Valley City - nearly 18,000 commuters daily

**LEASE RATE:
\$45 NNN**



ANDERSON CRG
COMMERCIAL REALTY GROUP

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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2025	23,492	124,795	339,930
Households			
2025	7,778	40,628	117,949
Income			
2025 Median	\$88,673	\$96,789	\$104,185



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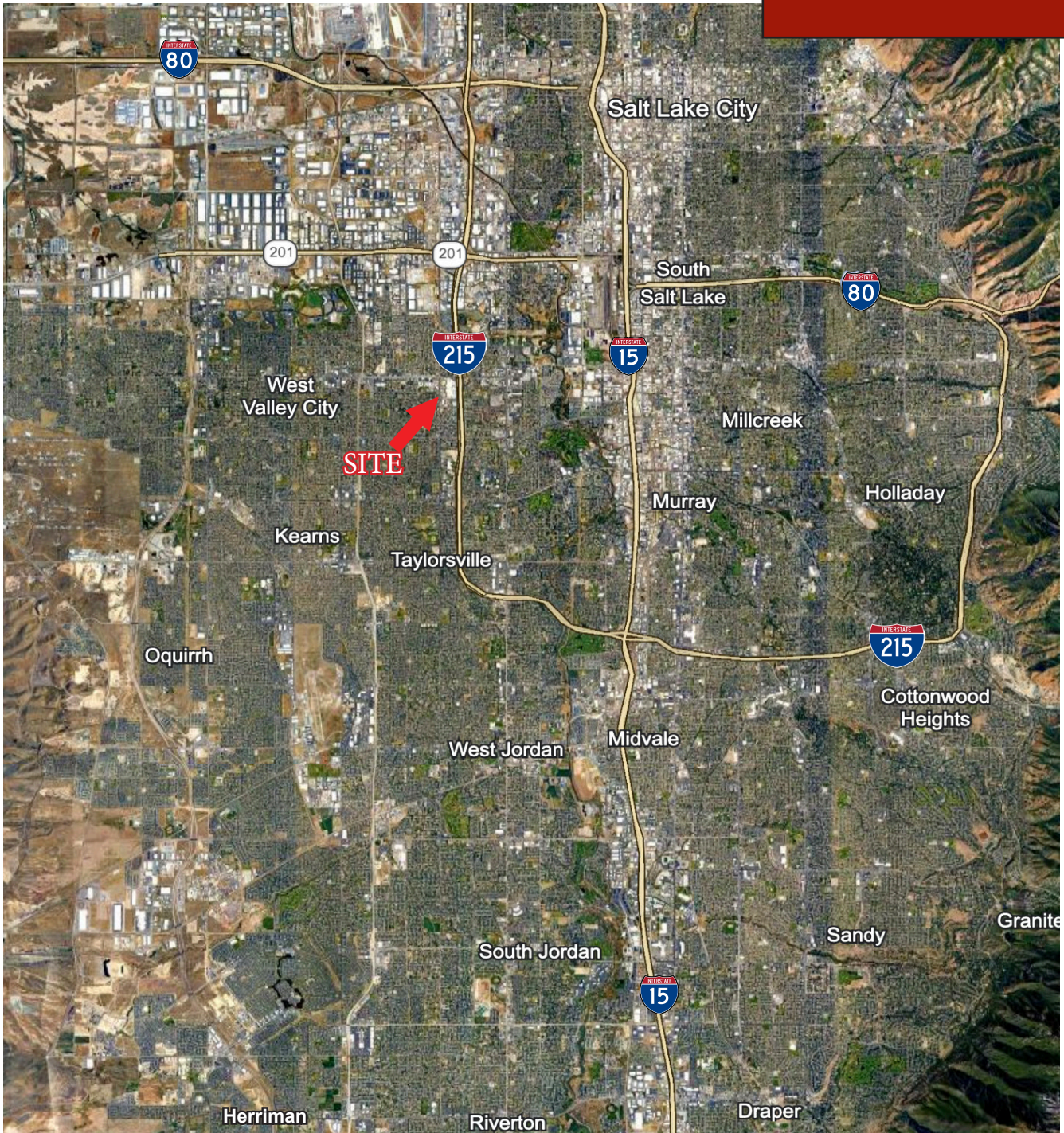
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