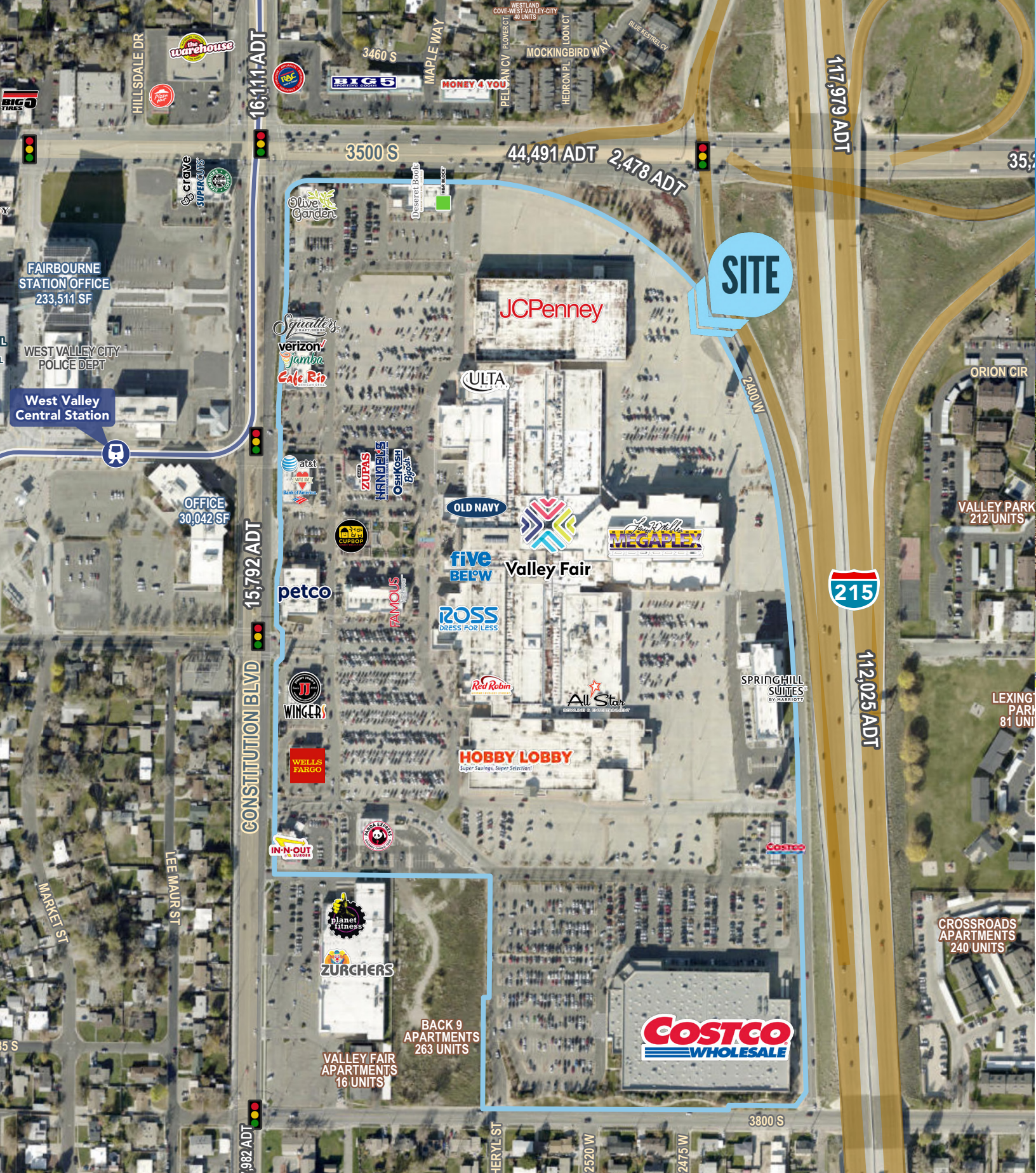


# VALLEY FAIR SHOPPING CENTER



FOR LEASE

CLICK TO VIEW VIDEO



## PROPERTY DETAILS

3601 S 2700 W, WEST VALLEY, UT 84119

- Available: 1,038 - 31,550 SF
- Lease Rate: \$25.00–\$35.00 PSF/Year
- Outside NNN: \$8.75, Inside NNN: \$10.75
- Junior Box - Up to 31,550 SF Available
- 2nd Gen Restaurant Space Available
- Interior Spaces Available - call Agent for details
- Great Drive-Thru Opportunity Available
- 4,172 Parking Spaces
- Located on 72 Acres in an Established Trade Area
- UTA Public Transportation Hub Directly Across from Center & Trax Light Rail to West Valley City and Transports Nearly 18,000 Commuters Daily

NEW TENANTS:

### 2023 DEMOS

**EST. POPULATION**  
 1 MILE » 24,068  
 3 MILE » 127,748  
 5 MILE » 340,825

**EST. DAYTIME POPULATION**  
 1 MILE » 10,630  
 3 MILE » 95,354  
 5 MILE » 242,494

**EST. HOUSEHOLDS**  
 1 MILE » 7,948  
 3 MILE » 41,433  
 5 MILE » 114,099

**EST. AVERAGE HH INCOME**  
 1 MILE » \$81,741  
 3 MILE » \$92,783  
 5 MILE » \$99,267

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# VALLEY FAIR SHOPPING CENTER

## EXTERIOR LEASING OPTIONS

### TENANTS

1	Hongkong Banjum 0410 Plus	2,088 SF
2	H&R Block	1,205 SF
3	AVAILABLE	1,038 SF
4a	DESERET BOOK	2,449 SF
4b	DESERET BOOK	4,467 SF
5	Olive Garden	7,441 SF
6	Squatters Brewery	5,780 SF
7	Diamond Wireless	1,767 SF
8	Jamba Juice	1,239 SF
9	Cafe Rio	3,463 SF
10	Sushi Monster	2,329 SF
11	Spring Mobile	1,999 SF
12	Waffle Luv	1,870 SF
13/14	Bank of America	5,030 SF
15	Cafe Zupas	3,400 SF
16	Blue Blue Boba	1,419 SF
17	Handel's Ice Cream	2,189 SF
18/19	Carter's/Oshkosk	5,809 SF
20	Famous Footwear	4,120 SF
21-23	AVAILABLE	2,090 - 7,155 SF
24	Cupbop	2,132 SF
25	Petco	13,500 SF
26	Jimmy John's	1,805 SF
27	Winger's	4,505 SF
28	Wells Fargo	5,308 SF
29	In-N-Out Burger	3,526 SF
	AVAILABLE	1,168 SF

### ANCHORS / JR. ANCHORS

A2	AVAILABLE	Up to 31,550 SF
B	Ross Dress for Less	30,010 SF
C	dd's Discounts (Proposed)	23,046 SF
D	ULTA	10,480 SF
E	JCPenney	115,392 SF
F	Megaplex Theatres	113,448 SF
G	Costco	152,052 SF
H	Hobby Lobby	31,550 SF
I	All Star	30,010 SF
J	Old Navy	23,000 SF



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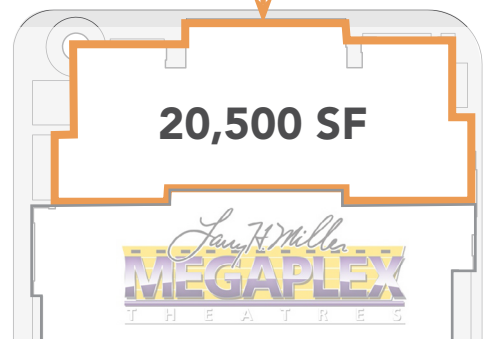
# VALLEY FAIR SHOPPING CENTER

## INTERIOR LEASING OPTIONS

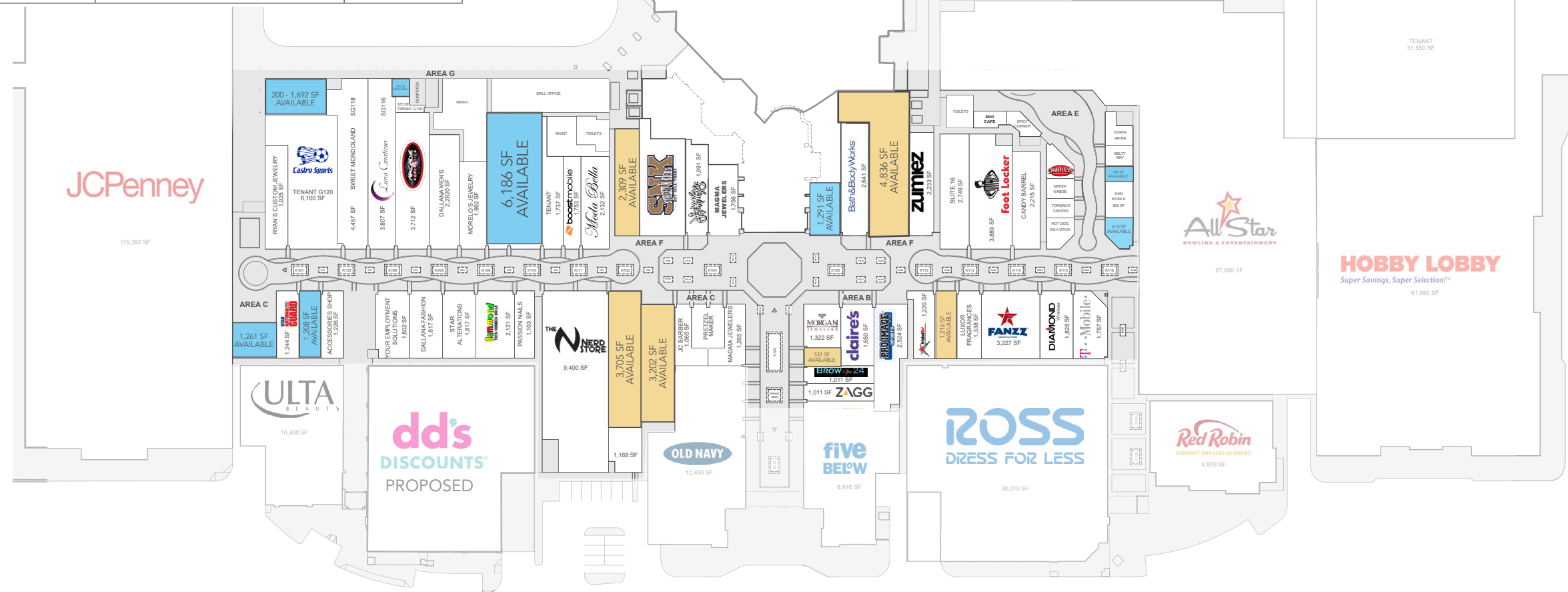
TENANTS		
C144	AVAILABLE	1,251 SF
C142	Clau's Boutique	1,244 SF
C140	AVAILABLE	1,208 SF
C138	Accessory Shop	1,226 SF
C134	Your Employment Solutions	1,802 SF
C132	Dallana Fashion	1,817 SF
C130	Star Alterations	1,817 SF
C128	Hammond Toy & Hobby	2,121 SF
C126	Passion Nails	1,103 SF
C122	The Nerd Store	9,400 SF
C120	J&D Gifts - AVAILABLE	3,705 SF
C118	Melarm Furniture - AVAILABLE	3,202 SF
C116	JC Barber	1,065 SF
C112	Pretzelmaker	1,080 SF
C110	Magma Jewelers	1,265 SF
B138	Morgan Jewelers	1,322 SF
B140	Animal Riders - AVAILABLE	531 SF
B142	Brow 24	1,011 SF
B144	Zagg	1,011 SF
B134	Clair's	1,650 SF
B132	Pro Image Sports	2,524 SF
B130	Tricked Out Accessories	1,220 SF
B128	T-Customs - AVAILABLE	1,216 SF
B126	Luxor Fragrance	1,338 SF
B122	Fanzz	3,227 SF
B120	Diamond Wireless	1,828 SF
B116	T-Mobile	1,787 SF
G124	Ryan's Custom Jewelry	1,925 SF
G120	Castro Sports	6,100 SF
G120A	Lucky Toys	100 SF
G120B-120G	AVAILABLE	200-1,692 SF
G118	Sweet Mondoland	4,457 SF
G116	Luna Creations	3,807 SF
G114	Arcade Galactic	3,712 SF
G125	AVAILABLE	470 SF

TENANTS		
G112	Dallana Men	2,282 SF
G110	Morelo's Jewelry	1,962 SF
G106	AVAILABLE	6,186 SF
G104	JB Home	1,737 SF
G102	Boost Mobile	1,753 SF
G100	Moda Bella	2,132 SF
F124	T-Shirt Mart - AVAILABLE	2,309 SF
F120	Street N Kicks (Proposed)	3,295 SF
F119	Journeys	1,691 SF
F115	Magma Diamonds	1,756 SF
F104	AVAILABLE	1,291 SF
F102	Bath & Body Works	2,641 SF
F101	Family Shoe - AVAILABLE	4,836 SF
F100	Zumiez	2,233 SF
E142	Sweet 16	2,749 SF
E140	Foot Locker	3,889 SF

### THEATRE CONVERSION AREA



FOOD COURT TENANTS		
E124	Charlie's Philly Steaks	593
E122	Greek Kabab	453
E120	Tornado Crepes	440
E118	Hot Dog on a Stick	619 SF
E116	Ozaka Japan	577 SF
E114	Melty Way	451 SF
E113	Tenant	343
E112	Han Bowls	855 SF
E110	Tenant	613
E126	Spicy Corner	425
E136	Candy Barrel	2,215
E128	Edo and Cafe	434



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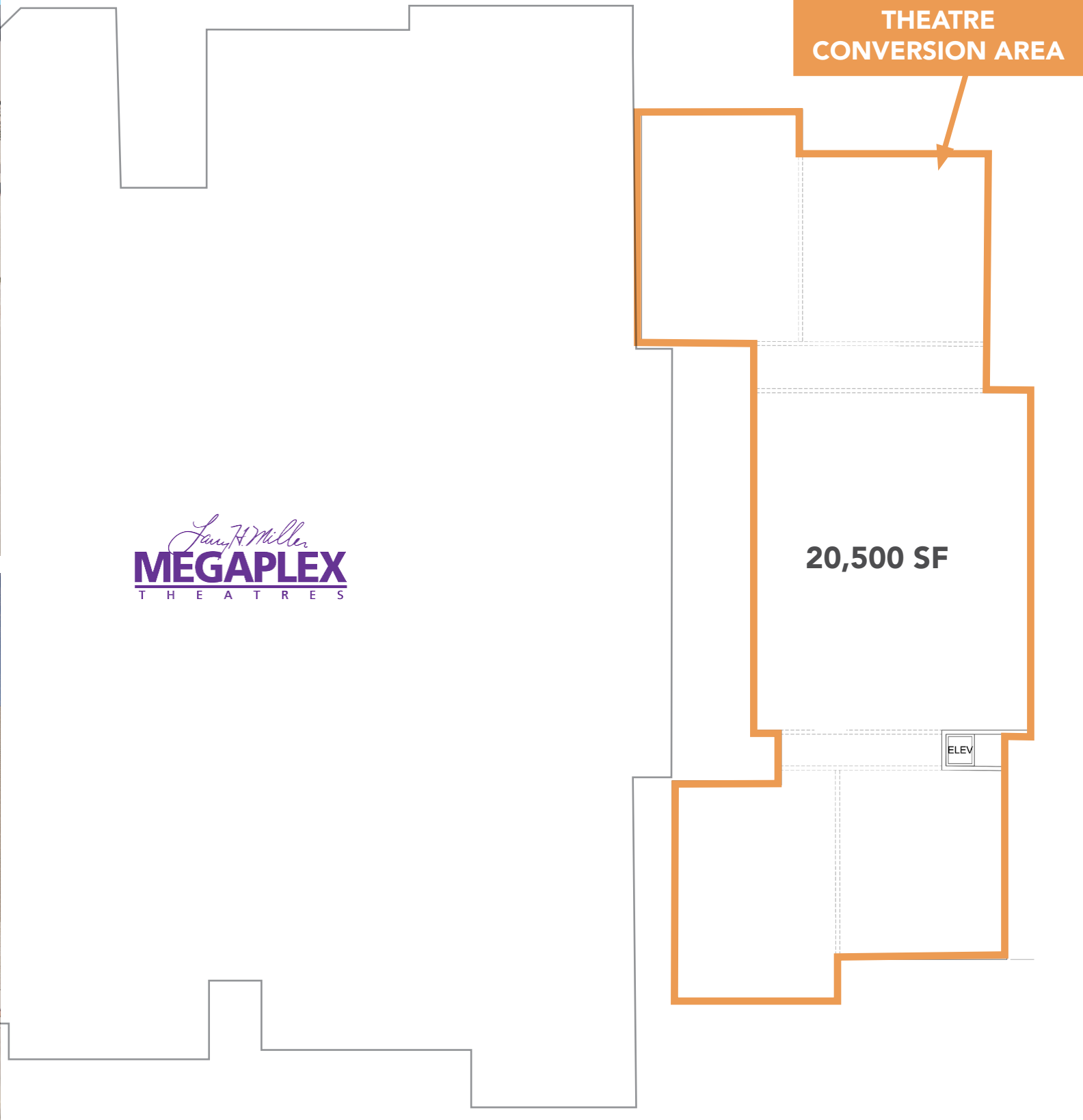
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# VALLEY FAIR SHOPPING CENTER

## THEATRE CONVERSION CONCEPT PLAN



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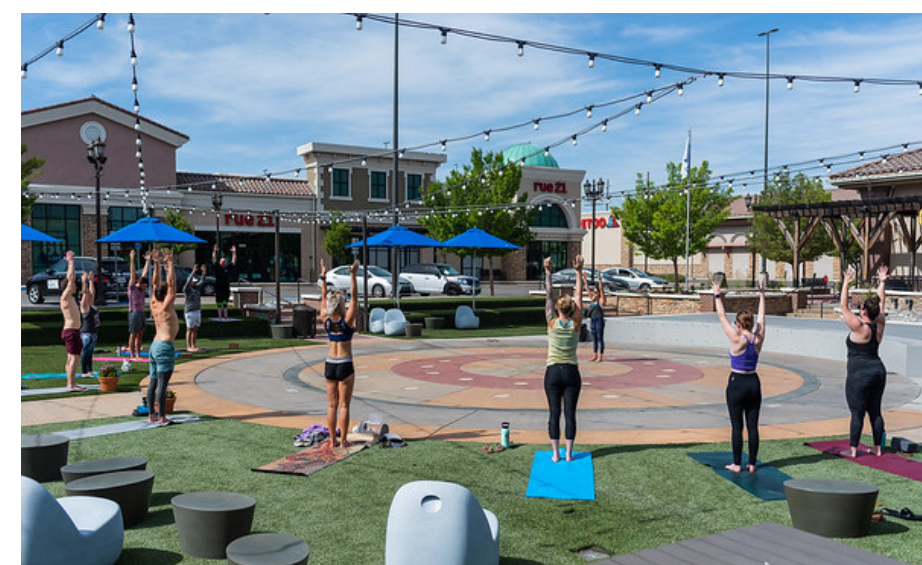
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# VALLEY FAIR SHOPPING CENTER

## NEWLY CONSTRUCTED TOWN CENTER COMPLETED



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