



FOR SALE OR LEASE

RETAIL - HOSPITALITY - OFFICE - FLEX

SUGAR SPACE

ARTS WAREHOUSE COMMERCIAL CAMPUS

123 S JEREMY STREET - 127 S JEREMY STREET - 130 SOUTH 800 WEST - SALT LAKE CITY, UT 84104

CHRISTIE DAUGHERTY, CCIM

702.400.1022

christiedaugherty@gmail.com



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SECTION 1

PROPERTY INFORMATION





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ARTS WAREHOUSE COMMERCIAL CAMPUS



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Sales Price: \$2,900,000.00

Lease Rate: \$22.00 SF/YR NNN

Property Description

Spark CRE is pleased to present the Arts Warehouse Commercial Campus, a rare mixed-use assemblage positioned between multiple billion-dollar redevelopment projects in one of Salt Lake City's fastest changing districts. This near-downtown, urban infill opportunity is comprised of three (3) buildings totaling approximately +/-9,483 SF, and three contiguous parcels totaling +/-0.56 acres ($\pm 24,394$ SF). The Assemblage combines both. Jeremy Street and 800 West frontage, existing income-producing and owner-user improvements, and MU-5 mixed-use zoning that supports multifamily, commercial, and hospitality redevelopment.

The Assemblage is also available for Lease.

Offering Summary

Total Square Footage - 3 Properties (Structures)	9,483 SF
123 S Jeremy Street - Main Live/Work Property	2,735 SF
130 South 800 West	6,748 SF
Total Acreage - 3 Parcels	0.56 Acres
123 S Jeremy Street - 15-02-232-008	0.16 Acres
127 S Jeremy Street - 15-02-232-009	0.16 Acres
130 S 800 W - 15-02-232-018	0.24 Acres
Zoning	MU-5
Parking	25

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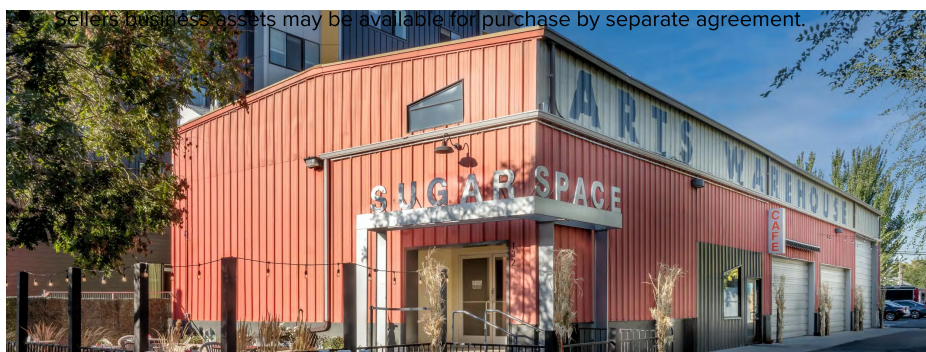
christiedaugherty@gmail.com





Warehouse Arts District Commercial Campus

- Rare opportunity to acquire a flexible commercial campus in one of Salt Lake City's most dynamic redevelopment corridors.
- Situated on approximately 0.40 acres, this property includes approximately 6,900 square feet of commercial improvements featuring a large clear-span warehouse/event space, commercial kitchen, café infrastructure, offices, studio space, outdoor gathering areas, and dedicated parking. The property is currently operated under a restaurant liquor license, demonstrating its suitability for hospitality and event uses (buyer to verify licensing requirements).
- The property's adaptable layout supports a broad range of commercial uses including:
 - Entertainment & Event Venue
 - Restaurant / Brewery / Taproom
 - Creative Office
 - Education / Daycare / Training
 - Nonprofit or Community Organization
 - Religious Assembly
 - Fitness/Recreation
 - Medical / Wellness / Dance / Movement Studio
 - Production & Studio
 - Showroom
 - Hospitality
 - Professional Services
 - Adaptive Mixed-Use Redevelopment



Sellers business assets may be available for purchase by separate agreement.



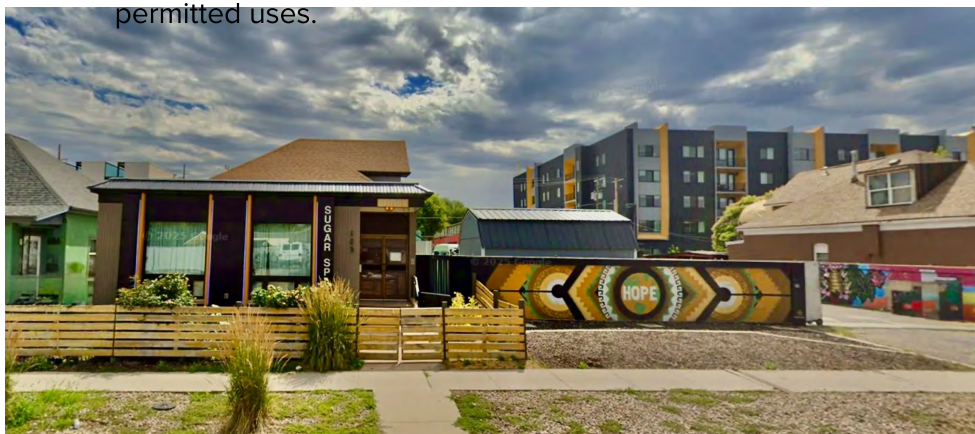
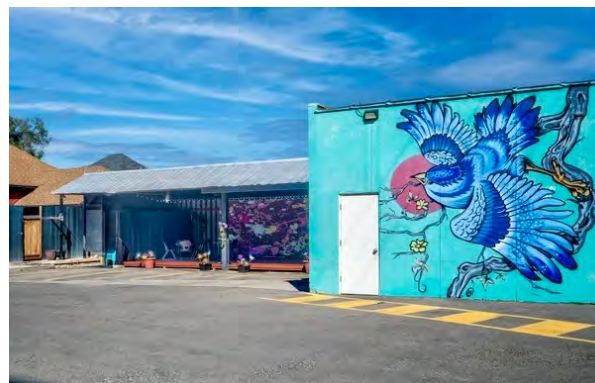
Mixed-Use Commercial Property with Detached Studio

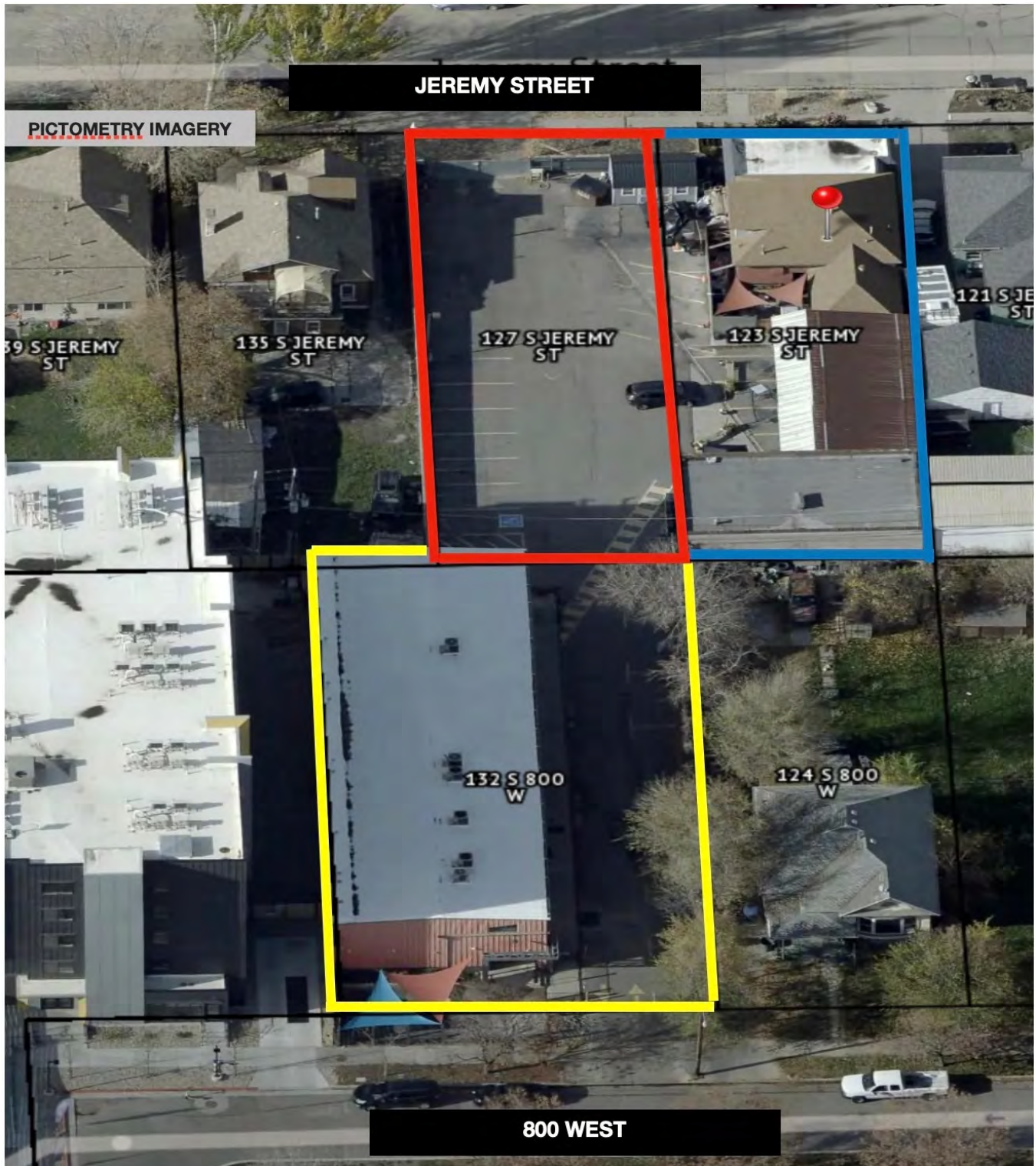
Flexible mixed-use commercial property located just one mile from downtown Salt Lake City, at 123 S Jeremy Street.

- The property consists of approximately 2,735 square feet across two separate buildings situated on 0.16 acres, including a $\pm 1,535$ SF retail/commercial building and a $\pm 1,200$ SF detached studio/workspace currently utilized as a dance studio.
- Its versatile layout supports a wide variety of potential uses including retail, office, showroom, studio, fitness, education, professional services, light production, or other commercial applications (Buyer to verify).

127 S Jeremy Street - Parcel - 0.16 - Currently Utilized for Parking

- The parking area is shared across the three parcels within the assemblage and conveys with the sale.
- Outdoor areas may support additional parking, food truck operations, outdoor gathering space, storage, or other expanded commercial uses. The existing commercial kitchen has previously supported commissary and food truck operations.
- All parcels are located within an Opportunity Zone and zoned MU-5, the assemblage offers significant long-term flexibility for owner-users, investors, or redevelopment opportunities.
- Buyer to verify all zoning, parking, development potential, and permitted uses.





SECTION 2

LOCATION INFORMATION



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130 South 800 West, Salt Lake City, UT 84104



Location Highlights & Nearby Redevelopment

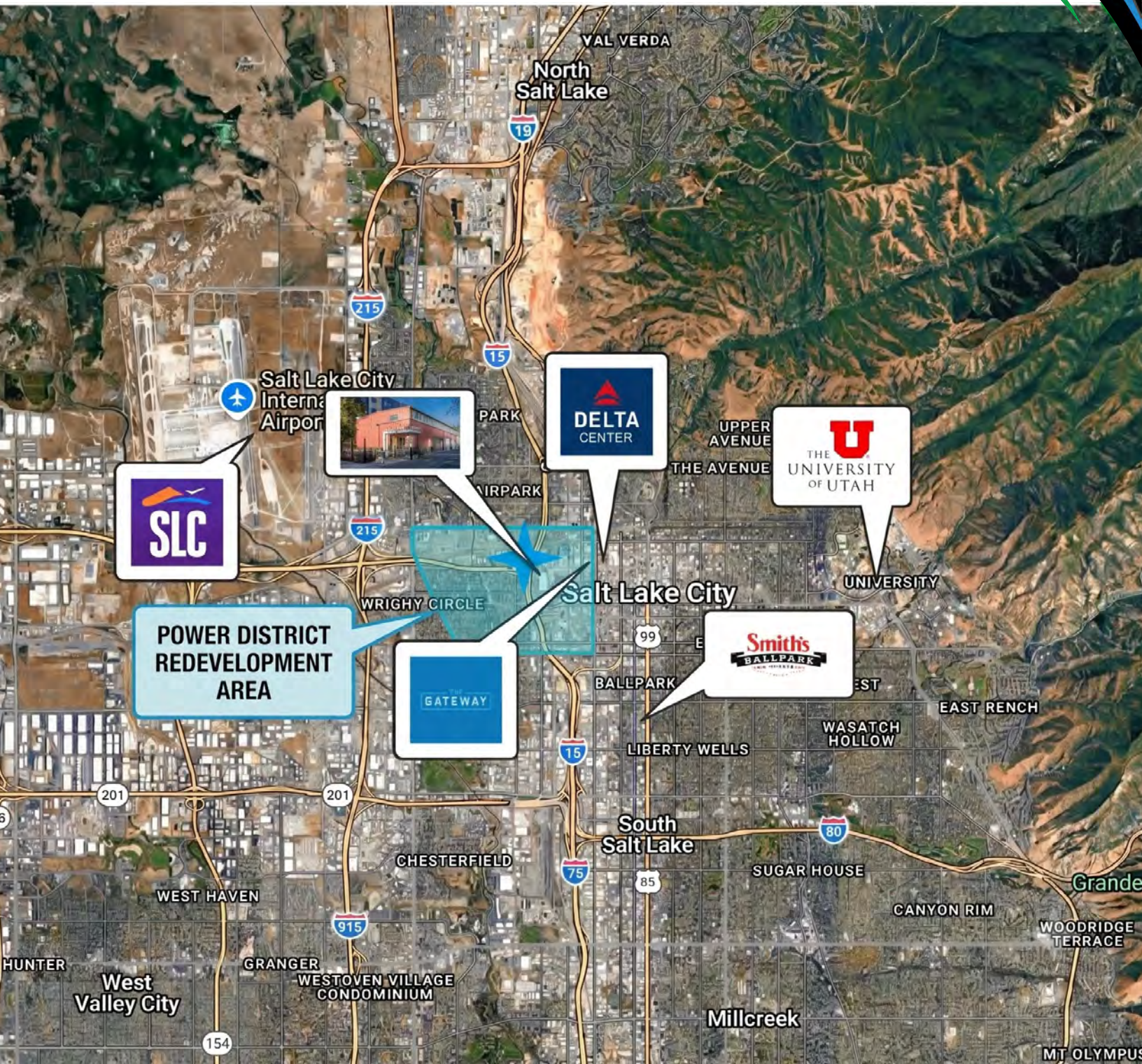
- Approximately 1 mile from Downtown Salt Lake City
- Minutes from I-15
- Salt Lake Central Station (TRAX, FrontRunner, and regional bus) is approximately 0.6 miles away; the Folsom Trail passes nearby
- Fairpark District (west): plans for over 5,000 multifamily residential units, substantial retail development, and a new MLB stadium.
- Smith Entertainment Group / Delta Center district (east): redevelopment of the Delta Center and surrounding blocks into an expanded entertainment hub.
- Combined announced investment in the two programs exceeds \$4 billion.
- Less than one mile from anticipated 2034 Winter Olympic venues and the Jordan River Parkway.

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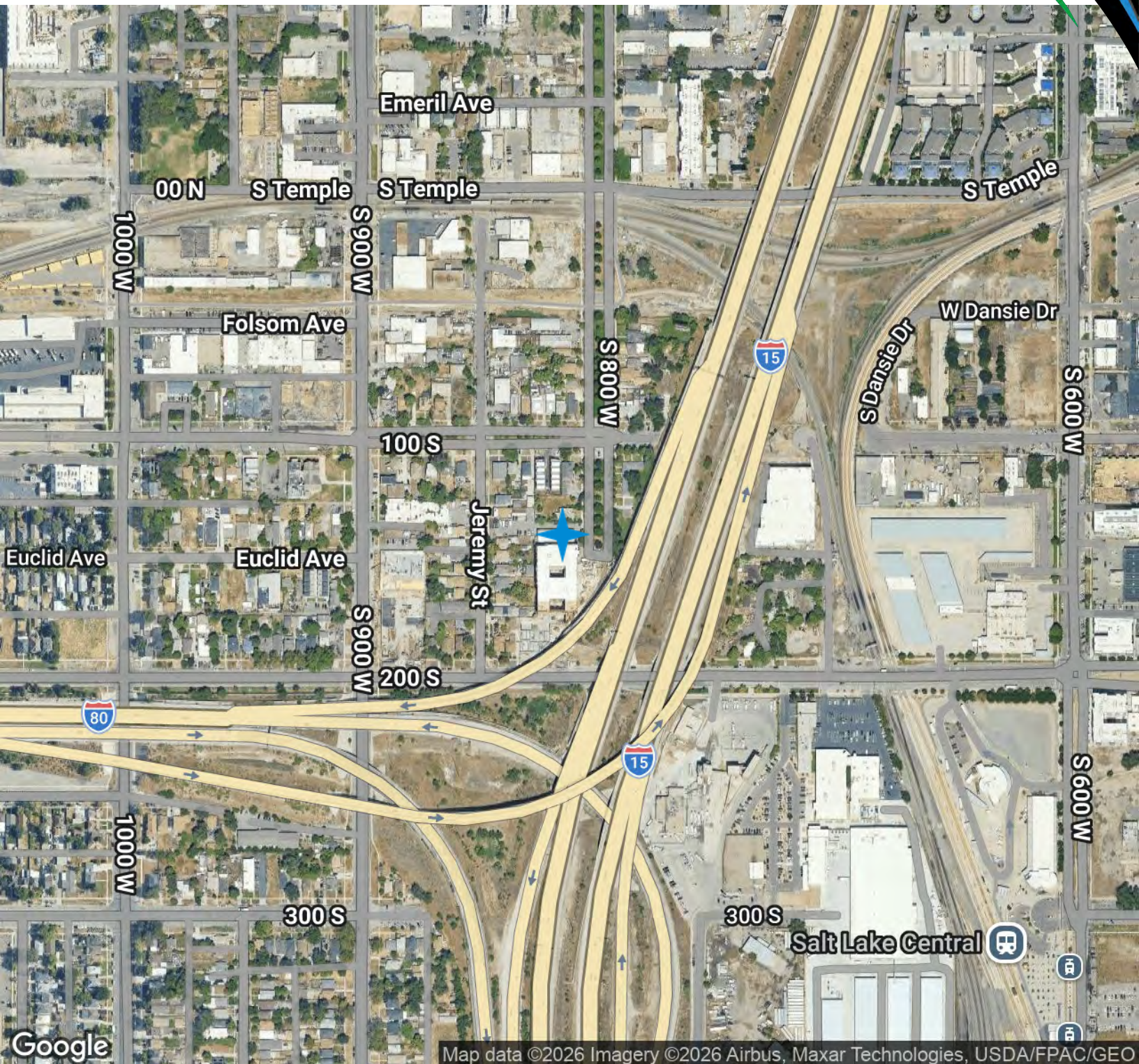




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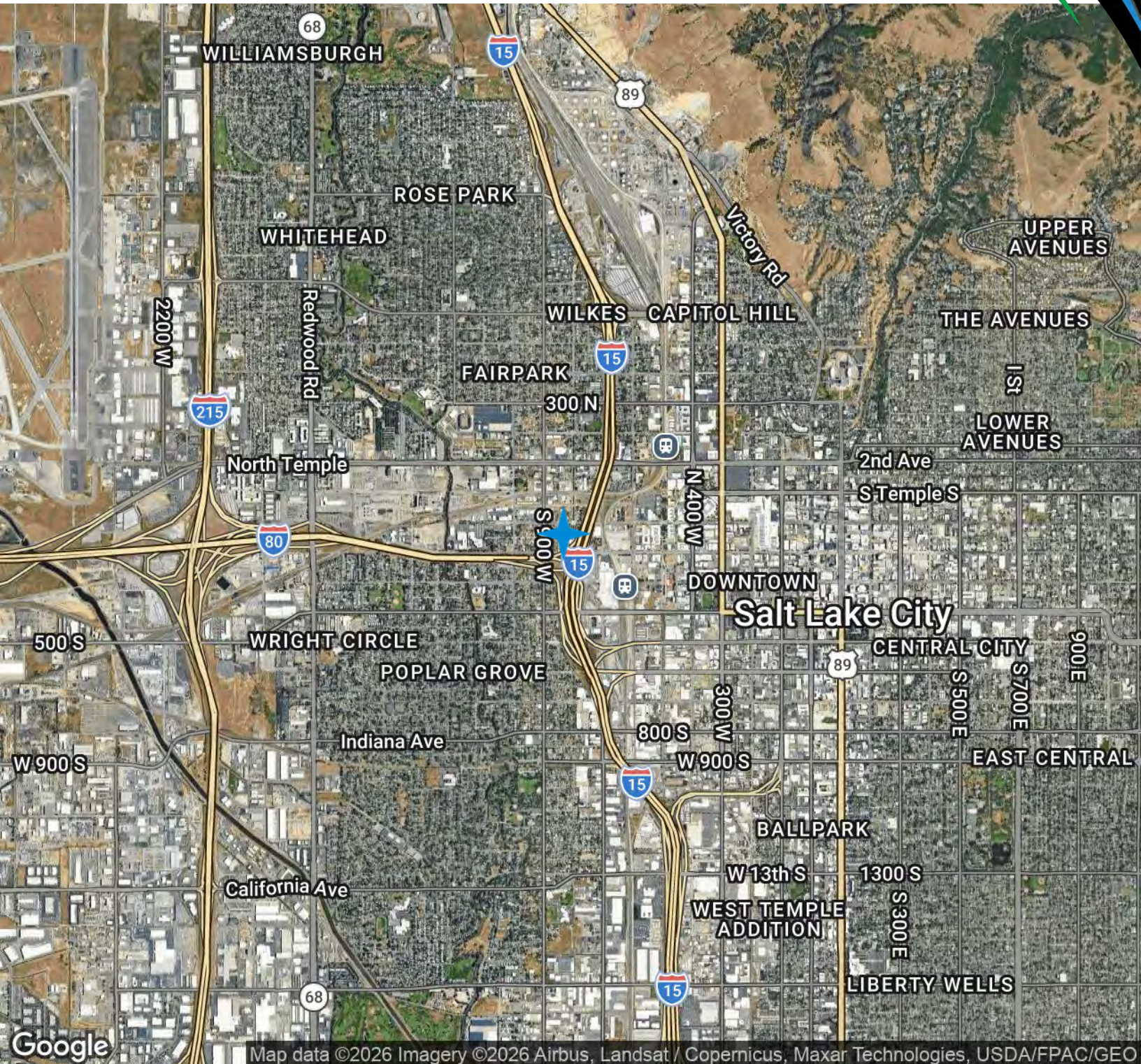




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SECTION 3

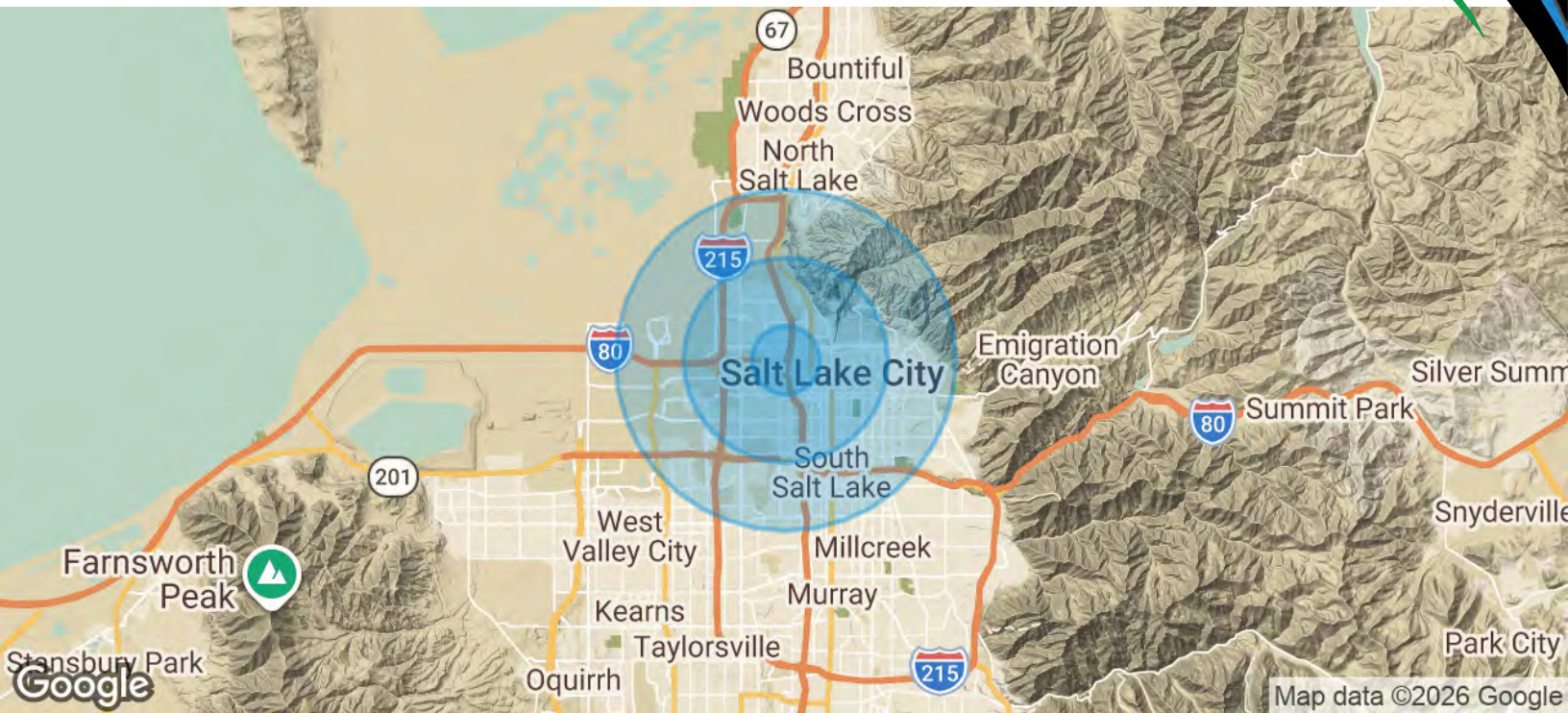
DEMOGRAPHICS



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SUGAR SPACE

ARTS WAREHOUSE COMMERCIAL CAMPUS



Population

	1 Mile	3 Miles	5 Miles
Total Population	17,517	124,668	220,558
Average Age	33.7	33.6	33.3
Average Age (Male)	34.8	33.8	33.6
Average Age (Female)	32.7	34.0	34.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,456	57,300	94,115
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$83,104	\$88,697	\$101,874
Average House Value	\$317,170	\$443,532	\$518,378

2023 American Community Survey (ACS)

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