

# Provo Commercial Land

402 W Rivers Edge Dr | Provo, UT

**FOR SALE OR  
GROUND LEASE**



## PROPERTY HIGHLIGHTS

- 0.63 Acres
- Parcel ID: 51:733:0009
- Zoned SC3 - Regional Shopping Center
- Surrounded by ~90,000 SF of Restaurant, Retail, Office, & Medical
- Adjacent to Over 400 New Class A Rental Units
- Located Between BYU & UVU (~84,000 Students)

**SALE PRICE:  
\$975,000**

**GROUND LEASE:  
\$80,000/YR NNN**



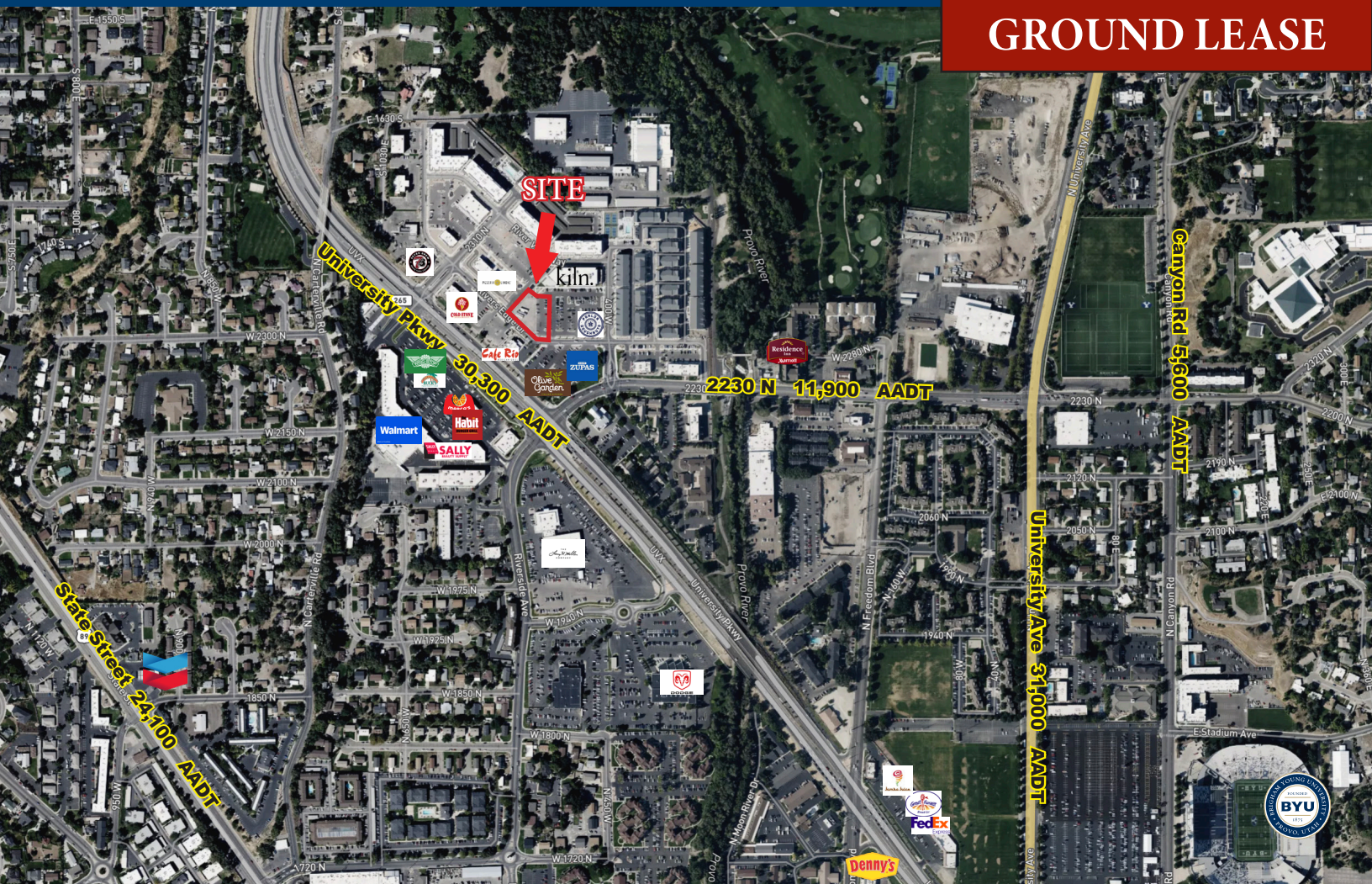
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**Caden Bryan**  
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**(435) 881-7294**

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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2024	21,670	147,744	218,307
Households			
2024	6,297	45,490	67,648
Income			
2024 Median	\$63,669	\$68,391	\$74,674

**Provo 2025-2026 Accolades**

- #1 Best-Run City in America: Recognized by WalletHub for operating efficiency, safety, and low unemployment.
- #1 City for Worker Satisfaction: Ranked top by Glassdoor due to high job fulfillment and a robust, diverse economy.
- #1 Boomtown in America: Identified by Checkr for rapid economic growth and population influx.
- #2 Hottest Job Market: Ranked by the Wall Street Journal, highlighting low unemployment and high labor-force participation.

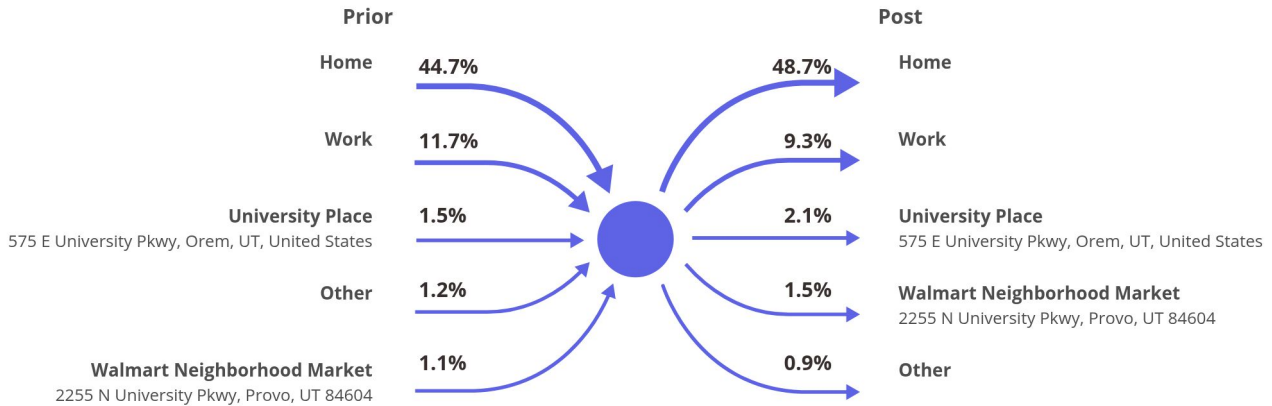


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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

# VISITOR JOURNEY & TENANT PERFORMANCE



Tenants / Category	Visits	Visits Chain Rank, State	Visits Cat. Group Rank, State	Visits Chain Rank, Nationwide
<b>Olive Garden</b>   Restaurants 504 W 2230 N, Provo, UT 84604	289.3K (-1%)	9/14 (-1) 42%	280/4.2K (-21) 93%	405/919 (-18) 56%
<b>7 Brew Coffee</b>   Breakfast, Coffee, Bakeries & Dessert Shops 2298 N University Pkwy, Provo, UT 84604	147.5K (+138%)	3/3 (-2) 33%	964/4.2K (+1294) 77%	368/371 (-151) 1%
<b>Jimmy John's</b>   Fast Food & QSR 2308 N University Pkwy, Provo, UT 84604	82.8K (-3%)	15/48 (-2) 70%	1.9K/4.2K (-102) 55%	389/2.3K (-77) 83%
<b>Cafe Zupas</b>   Fast Food & QSR 408 W 2230 N, Provo, UT 84604	184.7K (+8%)	14/30 (+1) 56%	690/4.2K (+67) 83%	27/80 67%
<b>Cafe Rio Mexican Grill</b>   Fast Food & QSR 2244 N University Pkwy, Provo, UT 84604	278.9K (-2%)	3/47 95%	299/4.2K (-22) 92%	8/148 95%
<b>Cold Stone Creamery</b>   Breakfast, Coffee, Bakeries & Dessert Shops 2302 N University Pkwy, Provo, UT 84604	106.4K (+4%)	2/6 83%	1.4K/4.2K (+62) 66%	92/717 (+3) 87%
<b>Kiln</b>   Workplace 412 W Rivers Edge Dr, Provo, UT 84604	44.1K (+11%)	1/2 100%	20/256 (+1) 92%	1/4 100%
<b>Banfield Pet Hospital</b>   Pet Stores & Services 475 W 2310 N, Provo, UT 84604	40.4K (+2%)	1/5 100%	2.7K/6.4K (+27) 57%	98/281 (+2) 65%
<b>Pizzeria Limone</b>   Restaurants 422 W Rivers Edge, Provo, UT 84604	84K (+2,758%)	2/8 (+5) 87%	1.8K/4.2K (+2170) 56%	2/8 (+5) 87%
<b>Lovely Pho</b>   Restaurants 2306 N University Pkwy, Provo, UT 84604	46.9K (-3%)	N/A	2.7K/4.2K (-125) 35%	N/A



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