

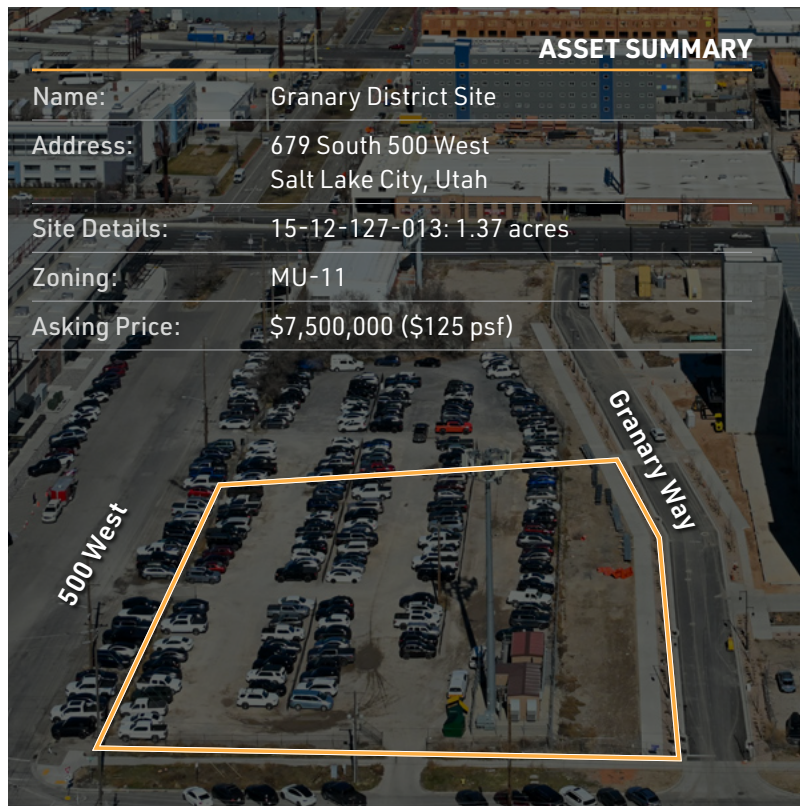


GRANARY DISTRICT SITE

OZ Multifamily Development Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 679 South 500 West (the "Site"), a premier 1.37-acre development parcel zoned MU-11, located in the vibrant Granary District of Salt Lake City, Utah.

This offering represents a rare chance to secure highly coveted, developable land in the heart of the Mountain West's fastest-growing metro. With minimal new multifamily supply expected over the next three years and renter demand holding strong, Salt Lake City's multifamily market is approaching a pivotal moment. This creates a rare window for developers to deliver high-quality product and meet growing demand.



ASSET SUMMARY

Name:	Granary District Site
Address:	679 South 500 West Salt Lake City, Utah
Site Details:	15-12-127-013: 1.37 acres
Zoning:	MU-11
Asking Price:	\$7,500,000 (\$125 psf)

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CUSHMAN & WAKEFIELD

ENTRANCE TO THE GRANARY DISTRICT

The Granary District is a rapidly transforming urban neighborhood blending historic industrial roots with modern creative energy. Located just south of Downtown, it's emerging as one of Salt Lake City's most vibrant mixed-use districts.



Granary Live Entertainment Venue



Hoodah by Garth Franklin



- **Creative & Cultural Hub:** Home to iconic venues such as Kilby Court and Granary Live which combined host over 350 events annually
- **Community Anchors:** Features the Salt Lake Bicycle Collective, Spy Hop, Granary Campus Salt Lake, and Industry SLC, an iconic office building forming a work-live-play environment
- **Walkable & Gritty Charm:** The 9 Line Trail, mural-lined streets, and iconic art pieces such as Hoodah create a pedestrian-friendly, visually enjoyable environment
- **Food & Beverage Scene:** Includes Woodbine Food Hall, craft breweries (TF, Fisher, Kiitos), and pop-up events that attract locals and visitors alike
- **Transit-Oriented Growth:** Proposed TRAX Orange Line will connect the District to Downtown and the Salt Lake City International Airport, supporting future density and accessibility
- **Zoning & Development:** Multiple nearby parcels have been rezoned MU-11 allows for up to 11-story mixed-use buildings, encouraging vertical growth, urban infill, and drawing foot traffic to the District

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NEARBY AMENITIES, ENTERTAINMENT, AND RETAIL

The Site is located in one of Salt Lake City's most desirable and walkable neighborhoods, surrounded by a vibrant mix of dining, shopping, and entertainment. Just steps away, future residents can enjoy popular local spots Water Witch, TF Brewing, and Blue Copper Coffee. In addition, the Site is in walking distance to prominent live entertainment venues, Kilby Court and Granary LIVE, combined hosting over 350 events annually. After acquiring the area surrounding Kilby Court, local developer Blaser Ventures plans to expand the venue's capacity from 250 to up to 1,000 and transform it into an arts-focused retail hub.

The Site is also located minutes to over 1.5 million square feet of lifestyle retail at City Creek Center and The Gateway. Jointly owned by the LDS Church and Simon Property Group-owned Taubman Centers, City Creek Mall is an 890,000-sf open-air shopping center featuring retractable glass roof, man-made creek, two waterfalls, outdoor plazas, and over 100 high-end stores and restaurants. The Gateway is a premier open-air mixed-use development that spans 650,000 square feet and features more than 105 shops and restaurants.



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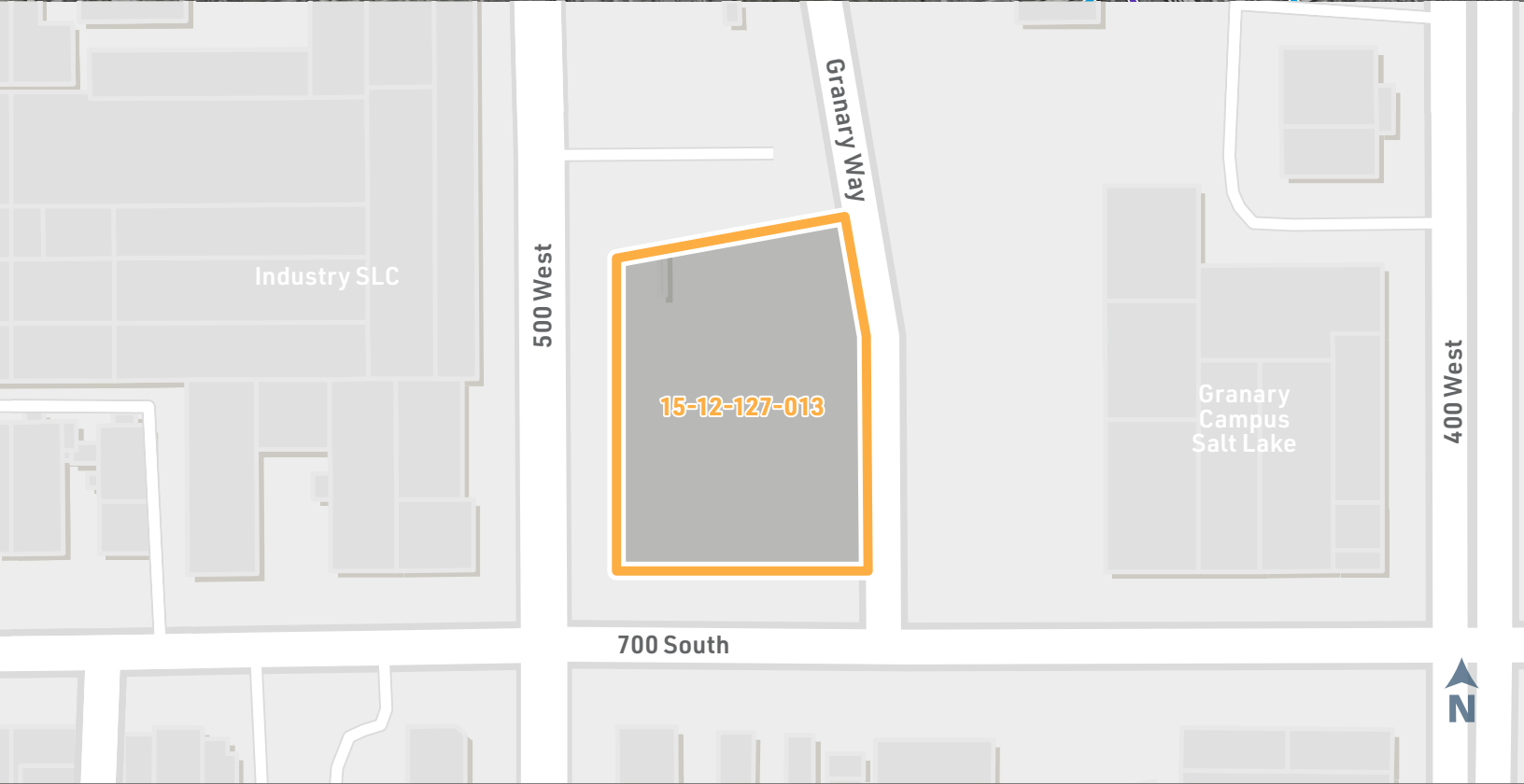
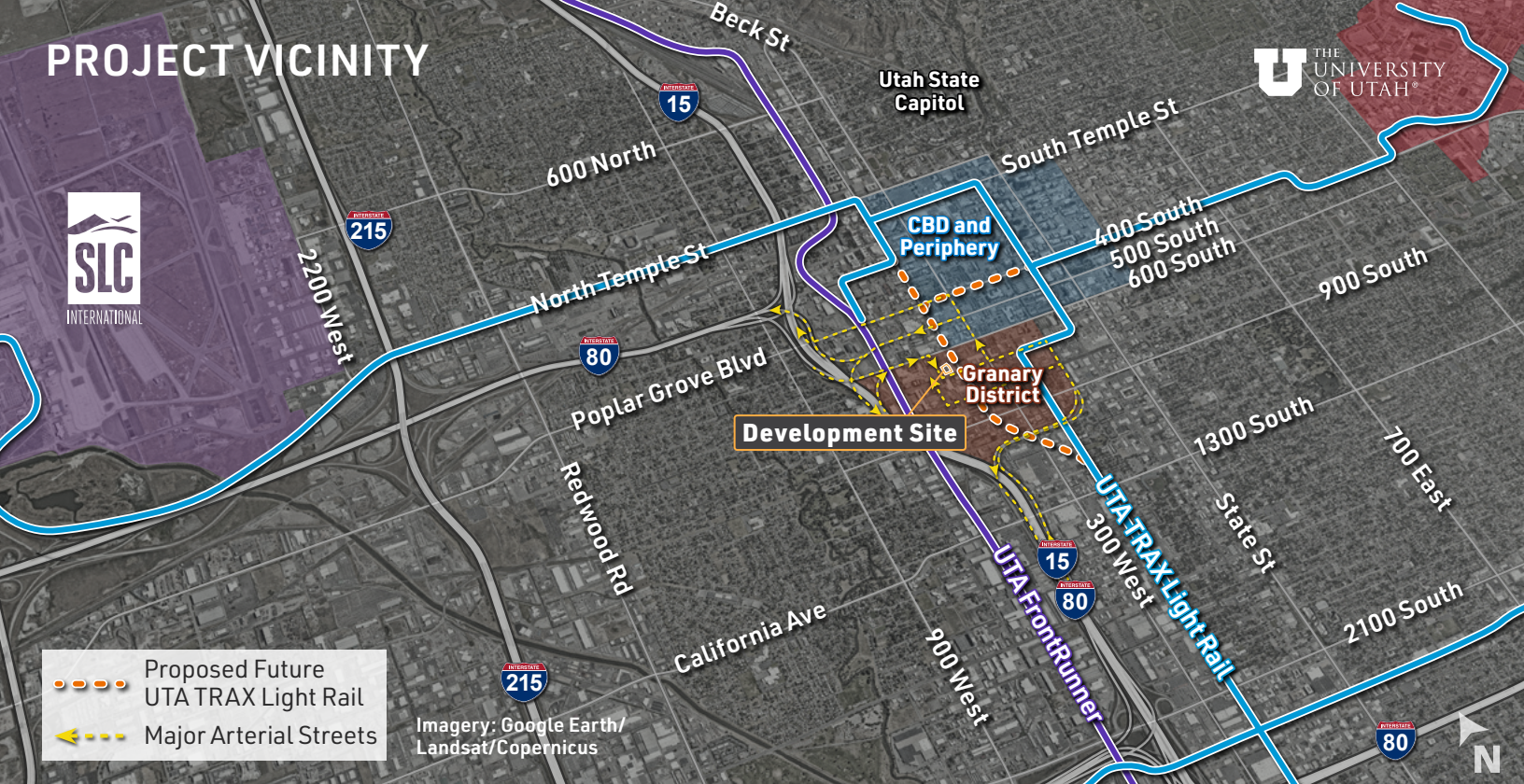
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PROJECT VICINITY



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