



RETAIL LEASING OPPORTUNITY

9TH NOTE

915 W NORTH TEMPLE, SALT LAKE CITY, UT

Salt Lake City's fastest-growing urban corridor

2

GROUND-FLOOR RETAIL SPACES

**UNMATCHED
MIXED USE**

(2,031 SF + 1,817 SF)



Gabe Chadsey

801.205.9030

gabe@uterra.net

Sean Neves

801.463.1503

sean@uterra.net



— THE OPPORTUNITY



"A curated neighborhood destination that activates the street and serves residents."

ONE NOTE MARKET — the ground-floor gathering space anchoring the residential community above.

Positioned at the Center of North Temple's Transformation

9th Note brings two ground-floor retail suites to 915 W North Temple, set beneath 110 newly built residential units in one of Salt Lake City's most active urban corridors. The project sits directly on the TRAX Green Line and within minutes of Downtown, the Power District, and Salt Lake City International Airport — surrounded by new investment, major employers, and a fast-growing residential base.

Thoughtfully designed ground floor spaces are built to activate the street, serve residents, and create a vibrant community hub — giving incoming tenants a built-in customer foundation from day one.

OPPORTUNITY HIGHLIGHTS

Two ground floor retail suites totaling 3,848 SF (2,031 + 1,817)

Directly adjacent to the TRAX Green Line

Ground floor of a newly built 110-unit residential community

Delivered as warm shell — expected mid-2027

Excellent street frontage and visibility along North Temple

TRADE AREA SNAPSHOT 3 MILE RADIUS

147,800
POPULATION

\$74,100
AVG. HH INCOME

57,900
HOUSEHOLDS

121,900
DAYTIME POP.

32.3
MEDIAN AGE

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AVAILABLE RETAIL SPACES

Two Suites Built for a Curated Tenant Mix

Both suites deliver as warm shell along North Temple Street, positioned at the base of 110 residential units and steps from the TRAX platform.

COMMERCIAL SPACE 1

2,031 SF

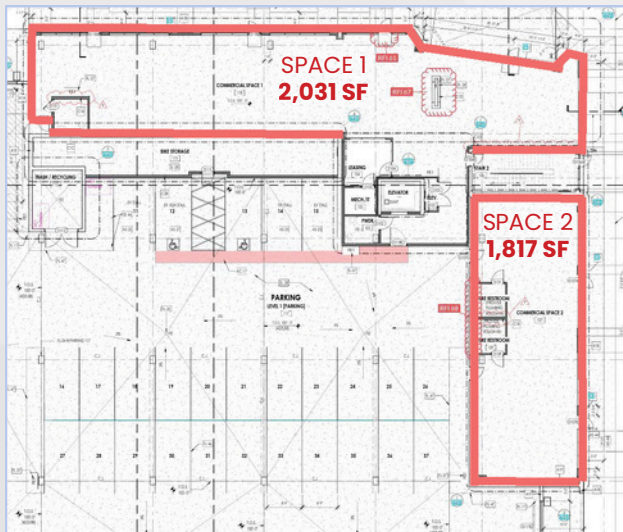
- North Temple frontage
- Adjacent to lobby & leasing
- Direct exposure to TRAX
- Suited to coffee, bakery, market, grab-and-go or wellness

COMMERCIAL SPACE 2

1,817 SF

- Corner exposure at North Temple & 900 West
- High visibility and signage opportunity
- Suited to restaurant, bar, salon or boutique retail

Ground Floorplan North Temple St. Frontage



Built Condition



Restrooms Installed



Utilities Stubbed



HVAC Capped



Fire Suppression in place

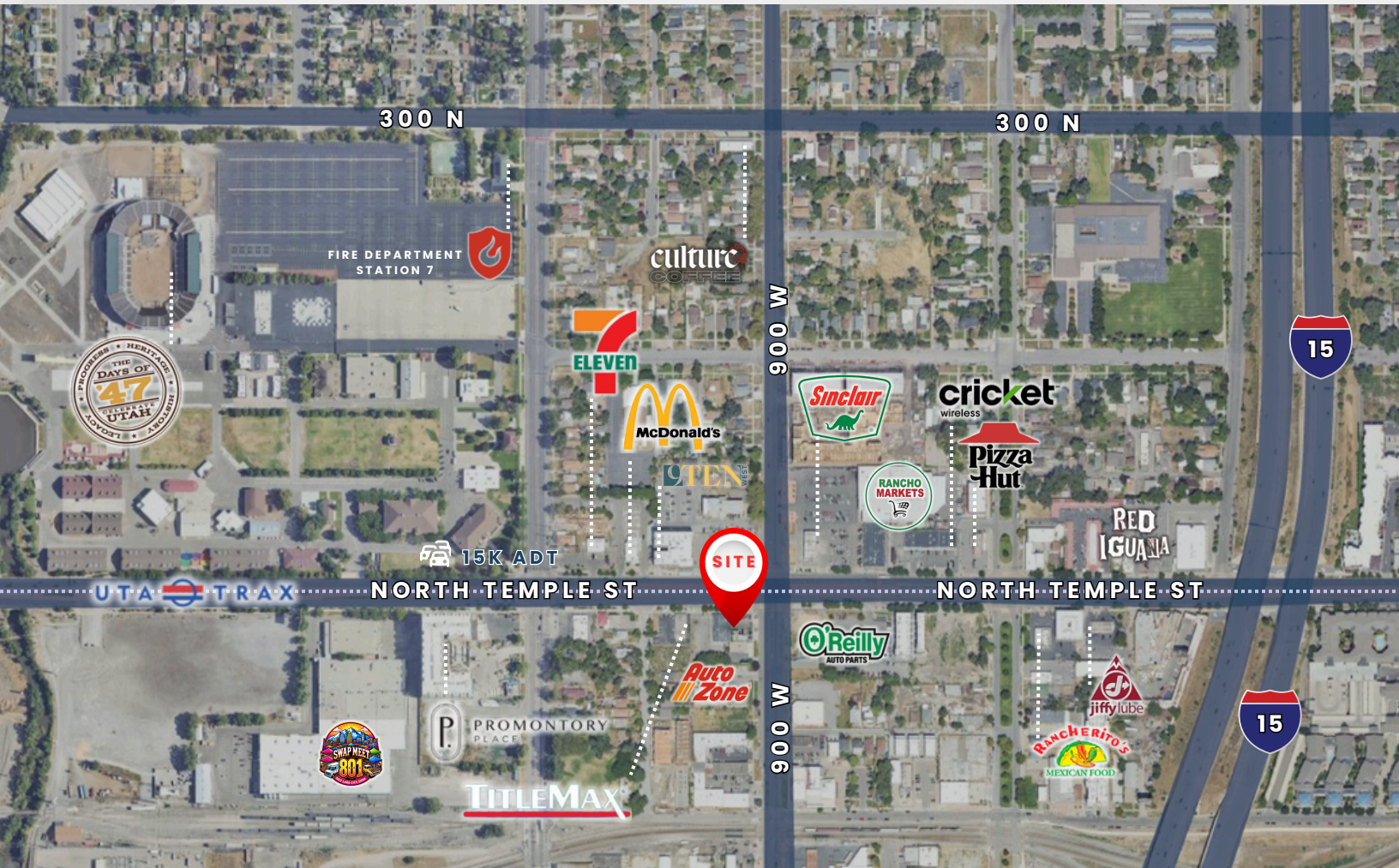
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ROADWAYS, TRANSIT & THE TRADE AREA

9th Note sits at North Temple and 900 West, directly on the TRAX Green Line and within a five-minute drive of Downtown Salt Lake City. The map below highlights the roadways, transit stops, and everyday retailers already drawing residents and commuters through the corridor.



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www.uterra.net



Scan for Details

