

FOOTHILL DRIVE REDEVELOPMENT

MULTI-TENANT INVESTMENT

1442 Foothill Drive, Salt Lake City, UT 84108



NEWMARK
MOUNTAIN WEST

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Mountain West?

INVESTMENT SUMMARY

- **.69 acre CB zoned parcel in premier East Bench location**
- **Supports high density multi family or mixed use redevelopment**
- **Current month to month tenants with low rents providing income during entitlement**
- **No minimum lot size allowing flexible site planning**
- **Retail not required as ground floor can be residential or other active uses**
- **Strong demographics and proximity to major employment centers**

This is an ideal opportunity for developers and investors seeking immediate income, high visibility frontage, and long term value through redevelopment.



LISTING PRICE

\$3,900,000

RENT ROLL

TENANT NAME	SF	LEASE TERMS WITH OPTIONS & ESCALATIONS				
		START	END	\$/SF	MONTHLY	ANNUAL
Five Alls	4,475		MTM	\$ 9.05	\$ 3,375.00	\$ 40,500.00
Best Nails	2,090		MTM	\$ 15.50	\$ 2,700.00	\$ 32,400.00
Washington Federal	2,756		MTM	\$ 32.66	\$ 7,500.00	\$ 90,000.00
Copy Stop	1,200	9/1/2025	9/30/28	\$ 11.00	\$ 1,100.00	\$ 13,200.00
Modern Awards	800		MTM	\$ 6.75	\$ 450.00	\$ 5,400.00
Village Cobbler	950		MTM	\$ 18.19	\$ 1,440.00	\$ 17,280.00
Trailside Cleaners	1,150		MTM	\$ 17.26	\$ 1,654.00	\$ 19,848.00
Total	13,421			\$ 15.77	\$ 18,219.00	\$ 218,628.00
Occupied	100%					
Vacant	0					

*LL has a termination clause for Copy Stop that requires a six-month notice.

*The buyer needs to verify SF numbers.

PROPERTY SUMMARY

LOCATION:

1442 Foothill Drive
Salt Lake City, Utah 84108

LAND AREA:

Name consists of parcels totaling approximately .69 acres of land area or approx. 30,056 SF

BUILDING AREA:

The subject property consists of retail buildings totaling approximately 13,421 SF of gross leasable area.

TRAFFIC COUNTS:

Foothill Drive- 42,287 ADT
23200 East- 9,372 ADT

YEAR BUILT:

1954

ZONING:

CB

LAND OVERVIEW

APN #	ACRES	SF
16-15-132-005-0000	0.69	13,421

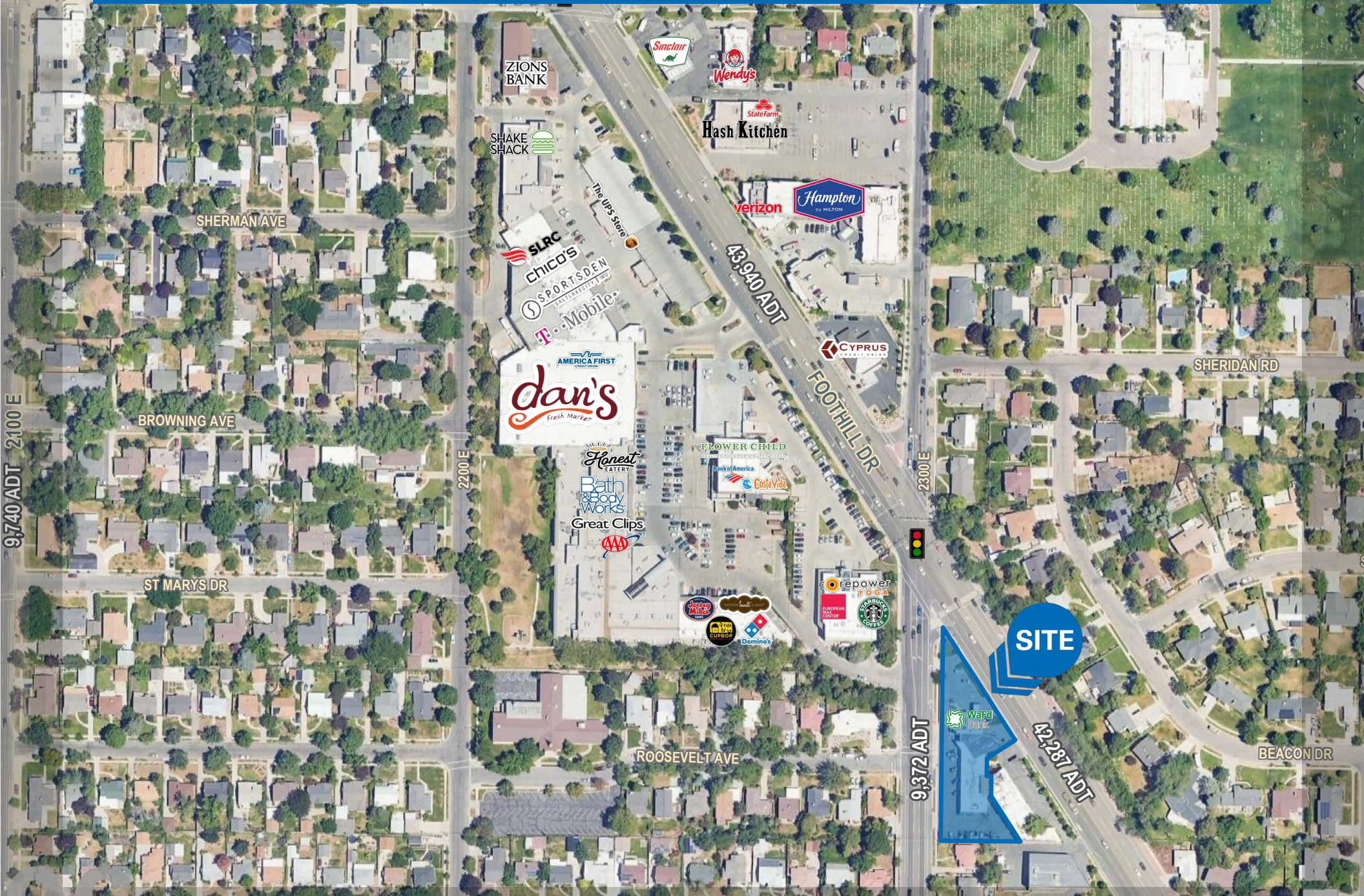


8,019 ADT

CHASE

SURROUNDING RETAIL

9,740 ADT 2100 E



ZIONS BANK

SHAKE SHACK

SLRC

CHICO'S

SPORTS DEN

T-Mobile

AMERICA FIRST

dan's Fresh Market

Harvest Eatery

Bath & Body Works

Great Clips

FLOWER CHILD

Bank of America

Costa Vida

repower YOGA

STARBUCKS COFFEE

Domino's

WaFd Bank

SITE

SHERMAN AVE

BROWNING AVE

ST MARYS DR

ROOSEVELT AVE

EMERSON AVE

43,940 ADT

Hampton by HILTON

FOOTHILL DR

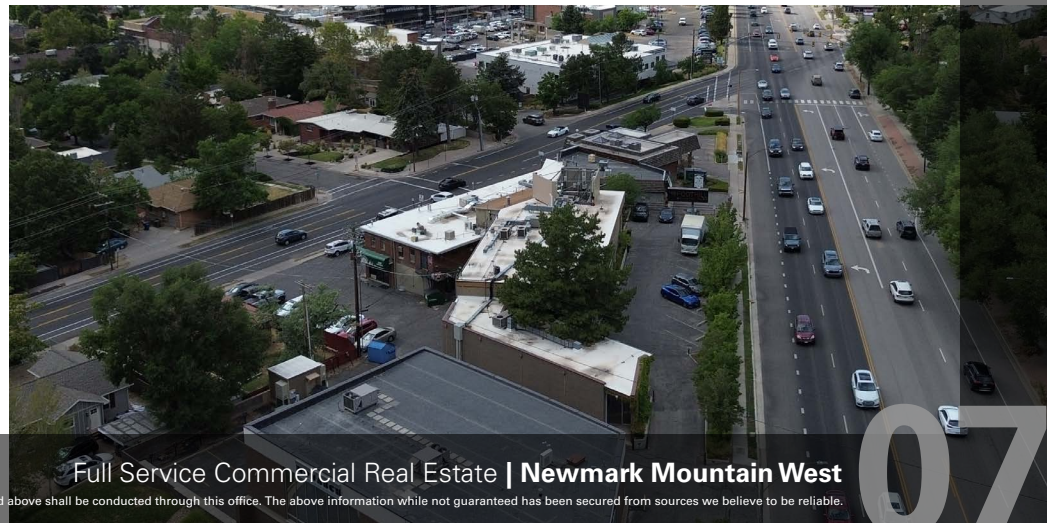
9,372 ADT

42,287 ADT

SHERIDAN RD

BEACON DR

PROPERTY PHOTOS



EAST FACING

SITE

FOOTHILL DRIVE - 42,287 ADT

2300 E - 9,372 ADT

SOUTH FACING

SITE

FOOTHILL DRIVE - 42,287 ADT

2300 E - 9,372 ADT

TENANT PROFILES

The Five Alls

Five Alls

Come celebrate a long-standing Utah tradition! We've been serving gourmet fare in a cozy, English tavern atmosphere since 1969. Whether you crave a delicious ribeye steak, fresh seafood, classic chicken kiev, or the best of all worlds with our signature crab-topped Filet Oscar, we have a gourmet offering for every palate. Featuring a unique five course meal, join us for a fine dining experience that you can't find anywhere else in the Salt Lake Valley.

BEST NAILS

Best Nails

Best Nails is a locally owned nail salon that has been servicing customers, friends, and families, for over 20+ years, offering acrylics, gel colors, and pedicures, plus same-day appointments.



WaFd

WaFd Bank is a regional bank, but we've tried to act more like a reliable next door neighbor. Ever since we got our start back in 1917, we've been helping to build healthy, thriving communities. And, as active members of our communities, we're truly invested in clients like you—delivering simple, straightforward banking solutions to help you make the most of your money.

At WaFd Bank, we love what we do and making a difference in the communities we serve. That's why we created the WaFd Bank Foundation—to facilitate giving to local nonprofits that serve the needs of low- and moderate-income individuals.

TENANT PROFILES



Copy Stop

Copy Stop in Salt Lake City, UT offers a variety of services including digital printing, graphic design, signs and posters, and custom apparel. Their logo isn't specifically described in detail, but they are focused on providing a comprehensive range of design and printing solutions for businesses, organizations, and individuals.



Modern Awards

Modern Awards is a fully realized company dedicated to providing a seamless and efficient award-related experience. From the initial consultation to the final delivery, we will ensure that your award-related needs are met with utmost care and attention to detail.



Village Cobbler





We are a full service repair shop. We work on shoes, boots, sandals, handbags, luggage, belts and more. We sell shoe shine supplies, insoles, laces and more!



Trailside Dry Cleaning

Since 1984, Trailside Dry Cleaning has been offering various dry cleaning services, including formal wear, alterations, ski wear, and household items. We have state-of-the-art shirt laundry equipment and experienced personnel to provide high-quality service at a reasonable price.

2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		17,739	110,166	263,796
2030 EST. POPULATION		17,470	108,475	276,448
EST. HOUSEHOLDS		6,994	48,521	119,725
EST. AVERAGE HOUSEHOLD INCOME		\$192,008	\$143,399	\$130,946
EST. MEDIAN HOUSEHOLD INCOME		\$122,335	\$100,165	\$94,533

SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

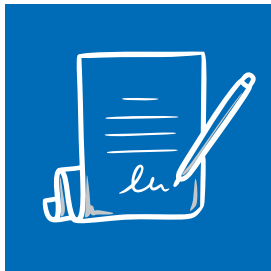
of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 1442 Foothill Drive, Salt Lake City, UT 84108. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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