



## NEARBY TENANTS



## PROPERTY FEATURES

- 5,948 SF Available
- \$1.20 PSF
- 747 SF of Second Floor Office
- 12' x 12' Bay Door
- 18' Ceiling Height
- Freeway Visibility
- Highly Prominent End Cap
- Ample Parking
- 7,300 AADT - 2000 West
- Close Proximity to I-15 Access
- 40 Minutes from SLC

## AREA DEMOGRAPHICS

|            | 1 MILE    | 3 MILE    | 5 MILE    |
|------------|-----------|-----------|-----------|
| Population | 4,217     | 35,183    | 86,737    |
| Households | 1,246     | 10,930    | 27,411    |
| Income     | \$124,216 | \$112,199 | \$102,234 |

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