



InterNet
PROPERTIES

**2ND GENERATION RESTAURANT OWNER-USER OR
INVESTMENT OPPORTUNITY NEAR I-80**

2125 South 3200 West

Presented By

CHRISTIAN PRISKOS, CCIM

801.573.8500

christian@iproperties.com

ALEXANDER PRISKOS

801.903.8749

alexander@iproperties.com

Table of Contents

Confidentiality & Disclaimer

All materials and information received or derived from InterNet Properties, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither InterNet Properties, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. InterNet Properties, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. InterNet Properties, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. InterNet Properties, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by InterNet Properties, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	12

1

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY HIGHLIGHTS

- Turnkey Second-Generation Restaurant Space Ready for Immediate Use
- All Restaurant Furniture, Fixtures and Equipment Included in Sale
- Flexible Building Layout Supports Multiple Business Types for Owner-Users or Investors
- Prime West Valley City Location with Immediate Access to I-80 & I-215
- Minutes from Salt Lake City International Airport and Downtown Salt Lake City
- Strong Visibility Along 3200 West with Prominent Freestanding Signage
- Grease Trap & Hood Ventilation Installed
- Currently 100% Vacant

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	2
North Suite Restaurant Space:	2,840 SF
South Suite Flex/Office Space:	2,000 SF
Lot Size:	0.33 Acres
Building Size:	4,840 SF

Property Description



PROPERTY DESCRIPTION

This well-located commercial property offers a rare opportunity to acquire a highly functional, flexible building in the heart of West Valley City's established commercial corridor. Positioned just off I-80 with quick access to I-215 and only minutes from Salt Lake City International Airport and Downtown Salt Lake City, the site benefits from strong regional connectivity and consistent daily exposure. The freestanding signage along 3200 West provides excellent visibility, while the surrounding mix of residential neighborhoods, workforce housing, hotels, and local businesses supports steady customer traffic and employee access. The building is configured into two suites totaling approximately 4,840 square feet, creating multiple pathways for both owner-users and investors. The north suite features a turnkey, second-generation restaurant space that includes all existing furniture, fixtures, and equipment, significantly reducing startup costs and allowing for immediate operation. The south suite offers flexible office or operational space that can support a wide range of business uses. This dual-suite layout creates the opportunity to occupy one portion while generating income from the other, or to lease both spaces for investment purposes. The property's open floor plans and M zoning allow for a wide range of permitted commercial and light industrial uses, making it suitable for restaurant operators, catering companies, commissary kitchens, office users, or flex-style businesses. The site also includes yard space at the rear of the building, providing additional functionality for storage, service access, or operational expansion. Ample on-site parking supports both customer traffic and employee needs, while convenient access points make the property well-suited for deliveries and day-to-day operations. Located within one of the fastest-growing areas of the Salt Lake Valley, the property is surrounded by an active mix of retail, restaurant, office, and industrial users. Its proximity to major transportation routes, employment centers, and residential communities enhances long-term usability and desirability. With strong visibility, flexible building design, and immediate usability, this standalone asset presents a compelling opportunity for businesses seeking to control occupancy costs, establish a prominent presence, or invest in a well-located commercial property with long-term growth potential.

IDEAL USER PROFILE

- Restaurant & Entertainment Operator
- Commissary Kitchen
- Catering Companies
- Contractor Office + Yard
- Flex Industrial Uses
- Investors

Floor Plan



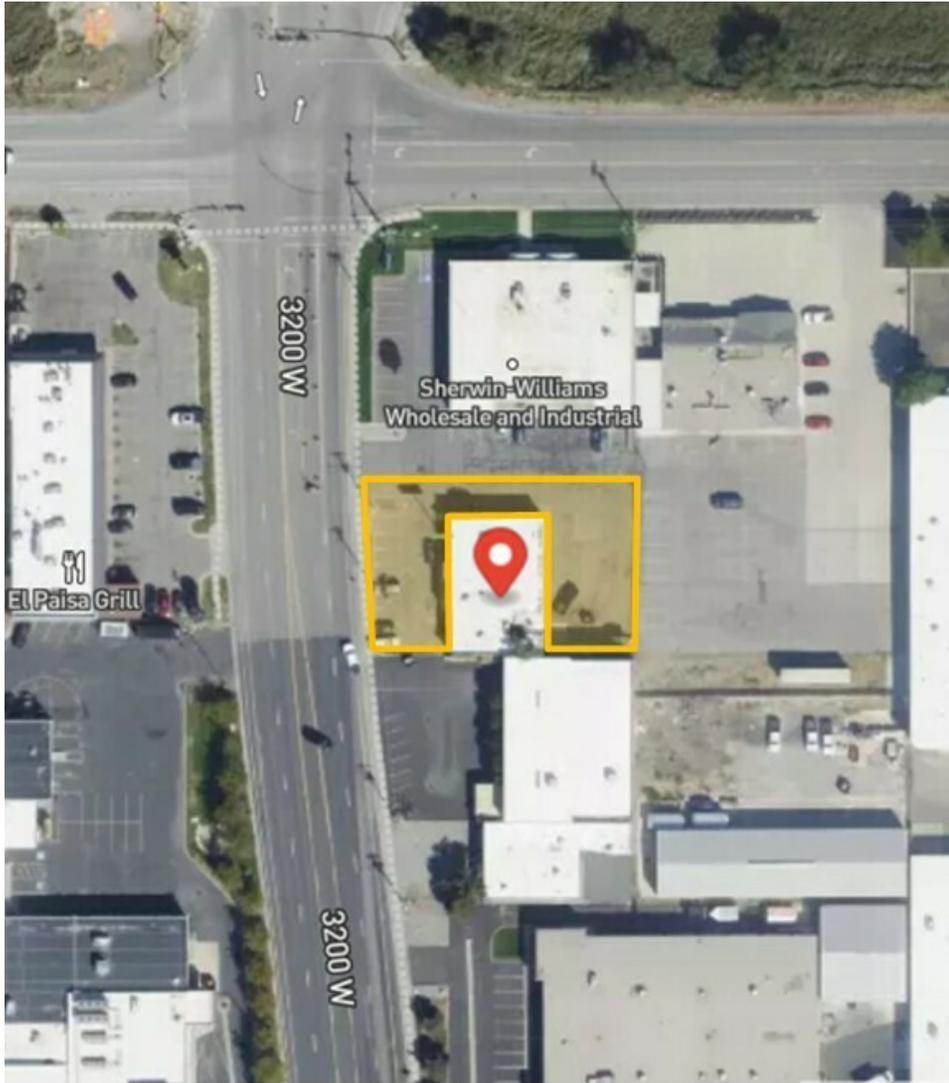
South Suite (Blue): 2,000 SF Flex / Office Space

North Suite (Green): 2,840 SF Restaurant Space

Interior Photos



Parking



PARKING INFORMATION

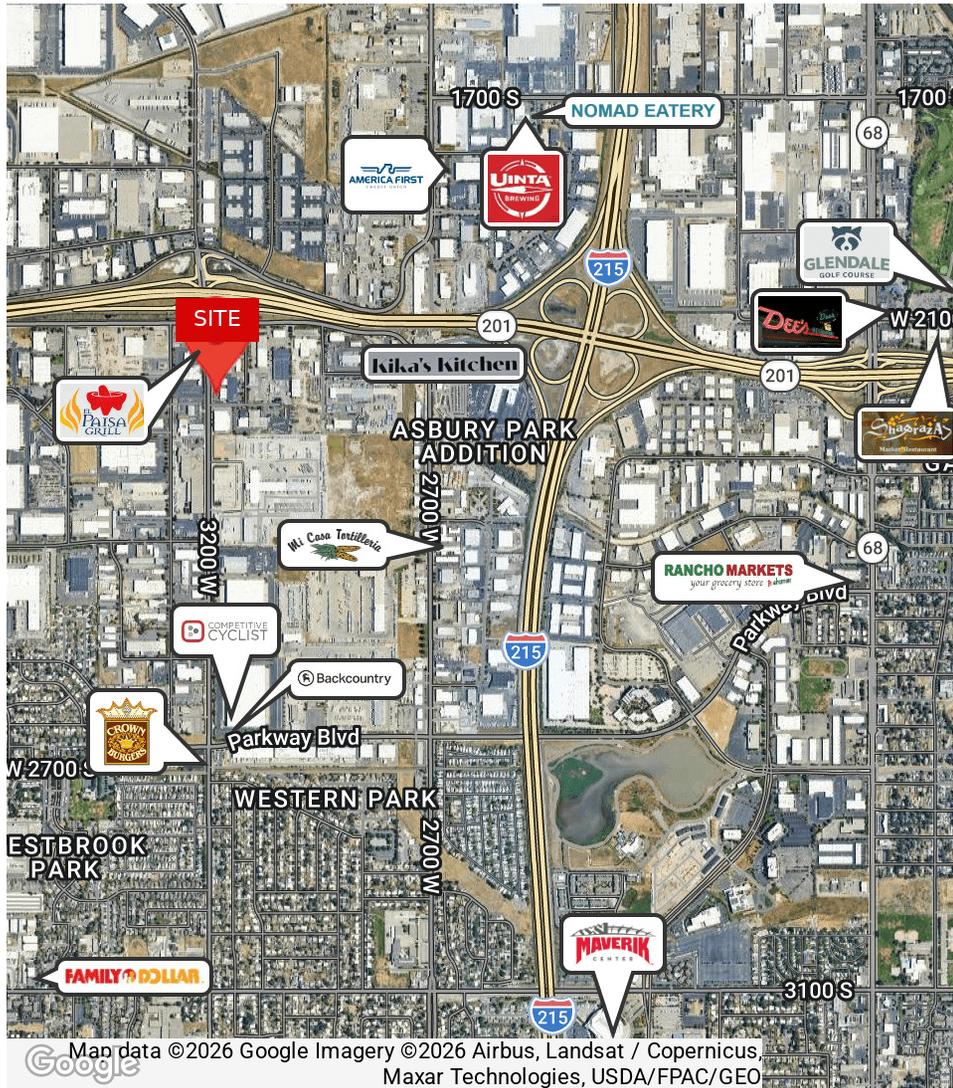
- Ample On-Site Parking in the Front and Back of the Building
- Convenient Front Parking Supports Restaurant Traffic, Office Users, and Day-to-Day Business Operations
- Functional Site Layout Allows for Smooth Vehicle Circulation Around the Property
- Ideal Setup for Commissary Kitchen Operations with Direct Access for Loading and Unloading
- Back-of-Building Access Supports Delivery Vehicles, Catering Vans, and Service Trucks

2

SECTION 2

LOCATION INFORMATION

Location Map



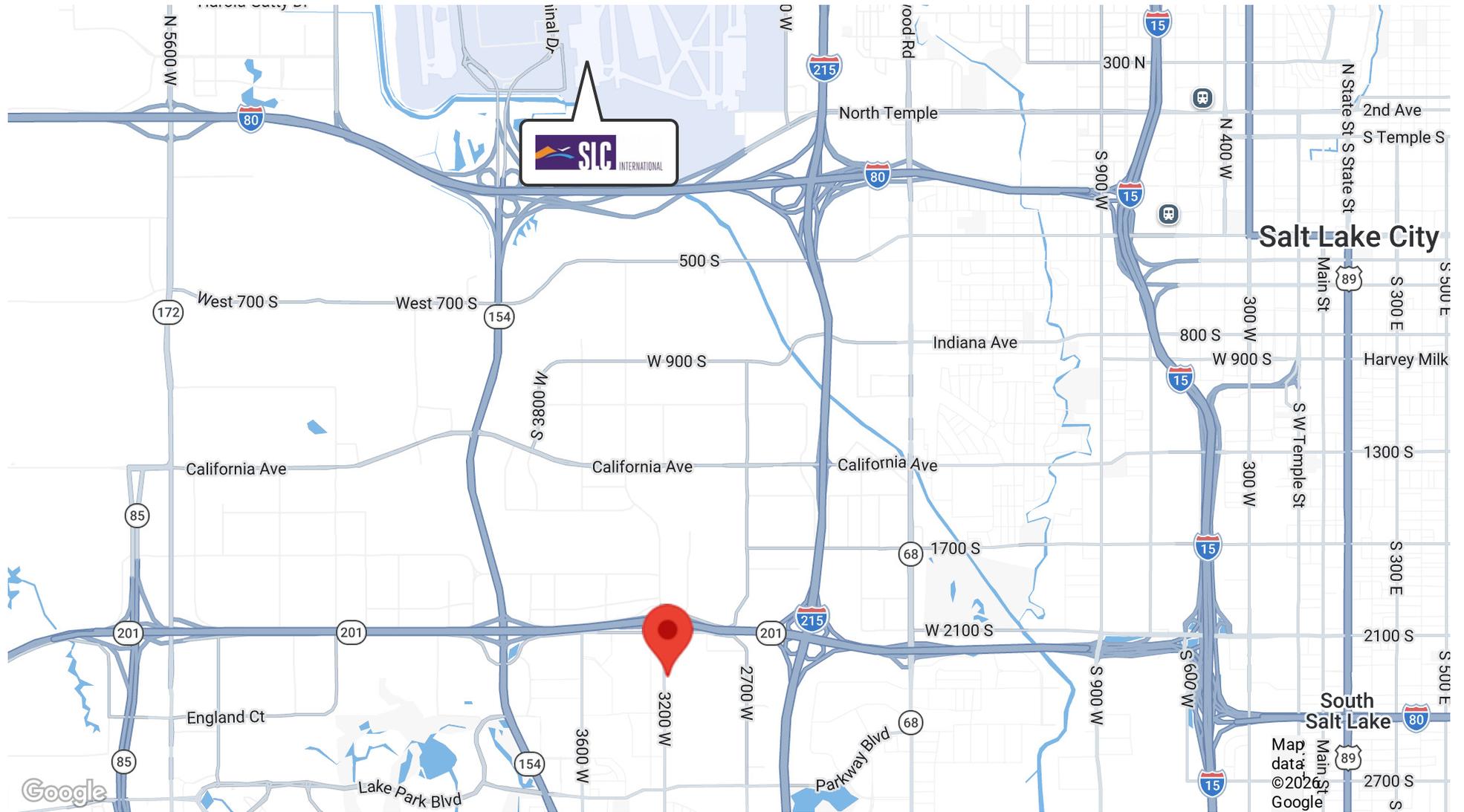
LOCATION OVERVIEW

- The property is located within an established commercial corridor in West Valley City, offering excellent access and visibility for a wide range of business users. Positioned along 3200 West, a major North-South commuter route, the site benefits from consistent daily traffic and strong exposure. The location provides immediate access to I-80, with quick connections to I-215 and Bangerter Highway, allowing for efficient travel throughout the Salt Lake Valley and beyond.

The property is approximately a 10-minute drive from downtown Salt Lake City and just minutes from Salt Lake City International Airport, making it highly accessible for customers, employees, and vendors. The surrounding area includes a dense mix of residential neighborhoods and workforce housing, supporting reliable staffing and local customer demand. Nearby retail, restaurant, office, and light industrial uses contribute to steady daytime activity and a well-established business environment.

Situated in one of the fastest-growing areas in the Salt Lake Valley, the location continues to benefit from ongoing commercial and residential expansion. Proximity to major employment centers, industrial parks, hotels, and distribution hubs further enhances the site's appeal for both owner-users and investors. This strategic central-valley position supports local visibility while maintaining convenient regional reach, making the property well-suited for businesses seeking accessibility, exposure, and long-term growth potential.

Regional Map



3

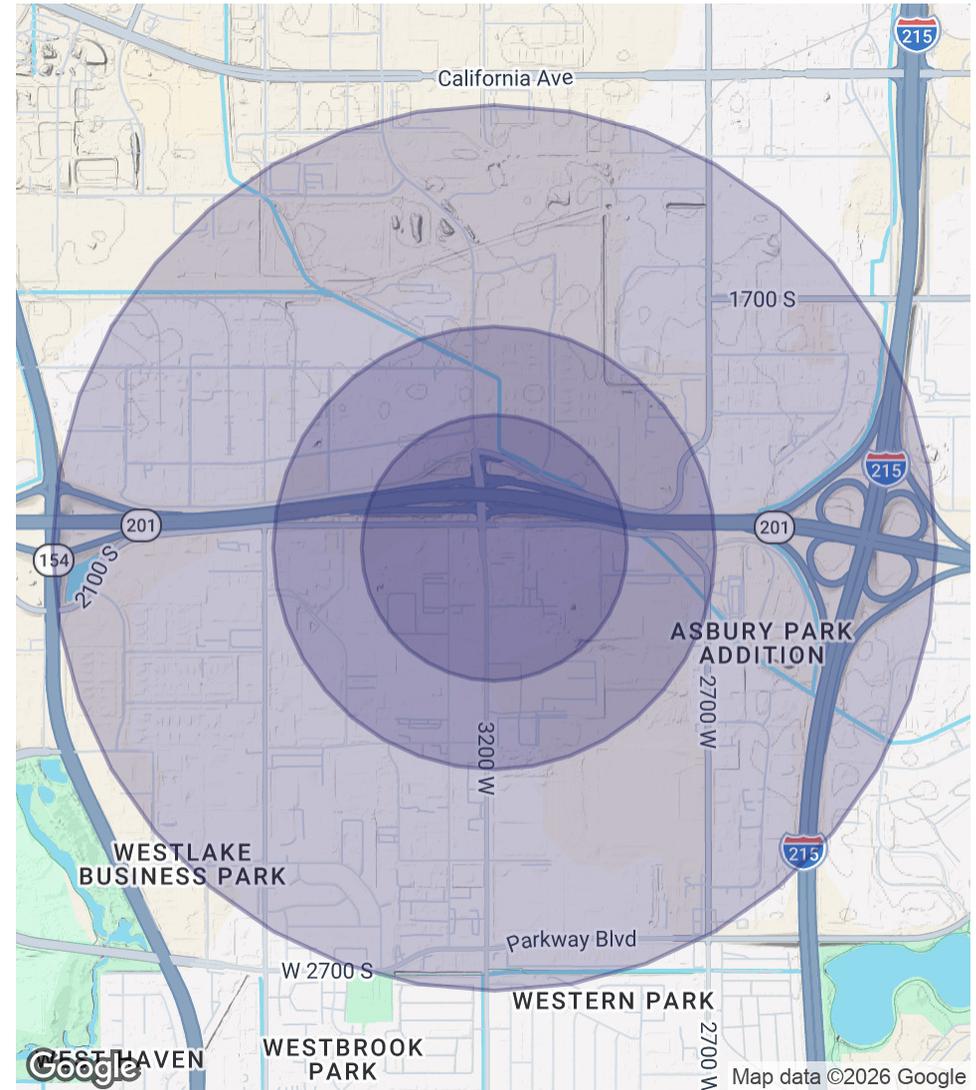
SECTION 3

DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	33	883
Average Age	33	33	33
Average Age (Male)	33	33	32
Average Age (Female)	33	33	33
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	9	243
# of Persons per HH	4	3.7	3.6
Average HH Income	\$86,180	\$86,190	\$84,648
Average House Value	\$396,180	\$396,310	\$346,385

Demographics data derived from AlphaMap





InterNet
PROPERTIES

**2ND GENERATION RESTAURANT OWNER-USER OR
INVESTMENT OPPORTUNITY NEAR I-80**

2125 South 3200 West

Presented By

CHRISTIAN PRISKOS, CCIM

801.573.8500

christian@iproperties.com

ALEXANDER PRISKOS

801.903.8749

alexander@iproperties.com