



Colliers

Architect's Rendering

For Lease

4,000–145,000 SF Available

Multi-use Flex

460 West 500 South
Salt Lake City, Utah 84111

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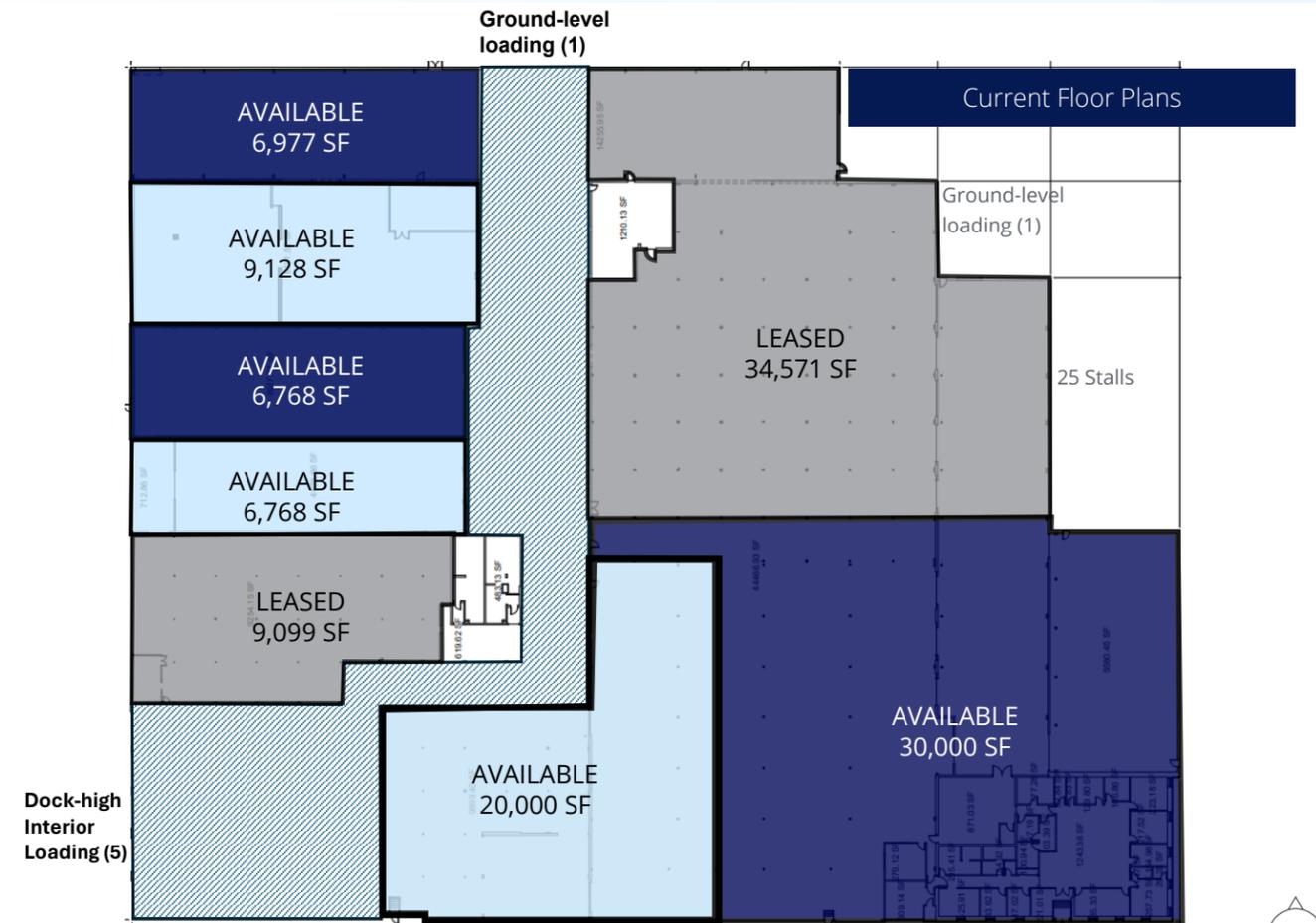
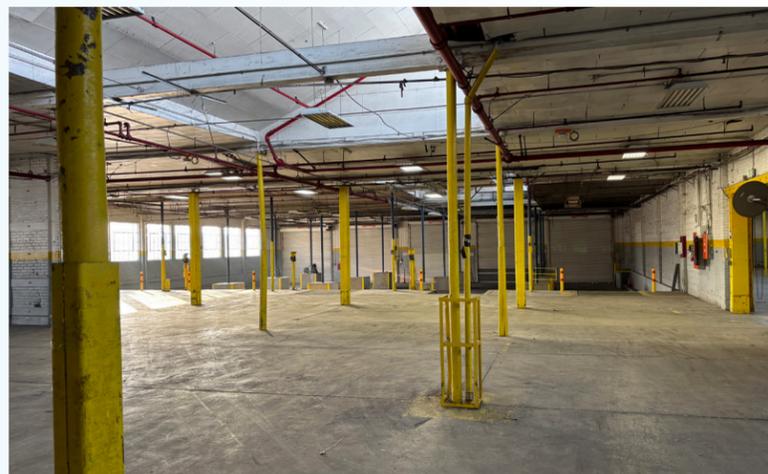
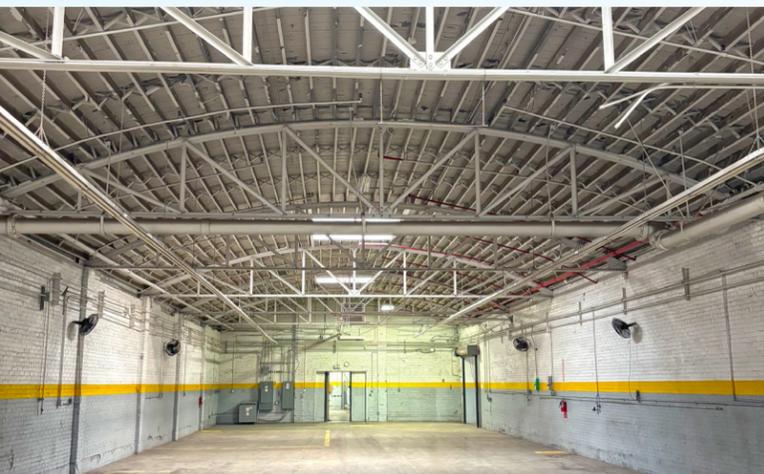
Property Highlights

- Industrial flex building
- Prime downtown location
- Significant outdoor parking
- Heavy power
- Dock high and grade level loading available
- Call for pricing

460 W 500 S | For Lease

Flex Space

Flexible retail or industrial space from 4,000 to 145,000 SF in the heart of downtown Salt Lake City. Located at 460 W 500 S, this property offers dock-high and grade-level loading, outdoor parking, and unbeatable access.



Downtown Overview



**CITY
CREEK
CENTER**

110+
stores and services
700,000+
of retail shops



175+
local bars + restaurants



**THE
GATEWAY**

105+
stores and services
650,000+ SF
of retail shops



80+
arts and entertainment
events each month



**SALT PALACE
CONVENTION CENTER**

675,000 SF
meeting, exhibit and ballroom space
700
room convention hotel



2 Blocks
from Salt Lake Intermodal Hub

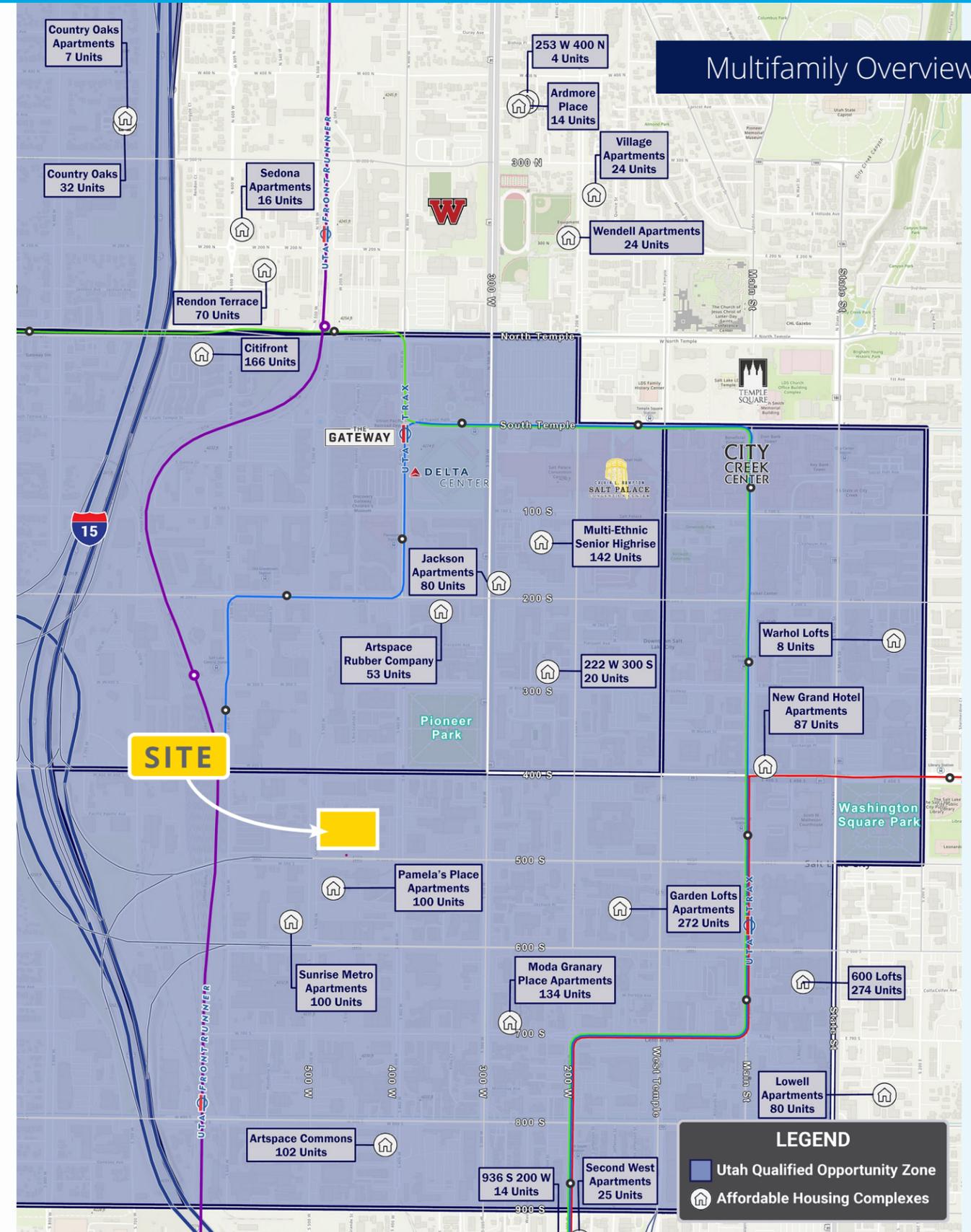
A DIVERSIFYING DOWNTOWN ECONOMY



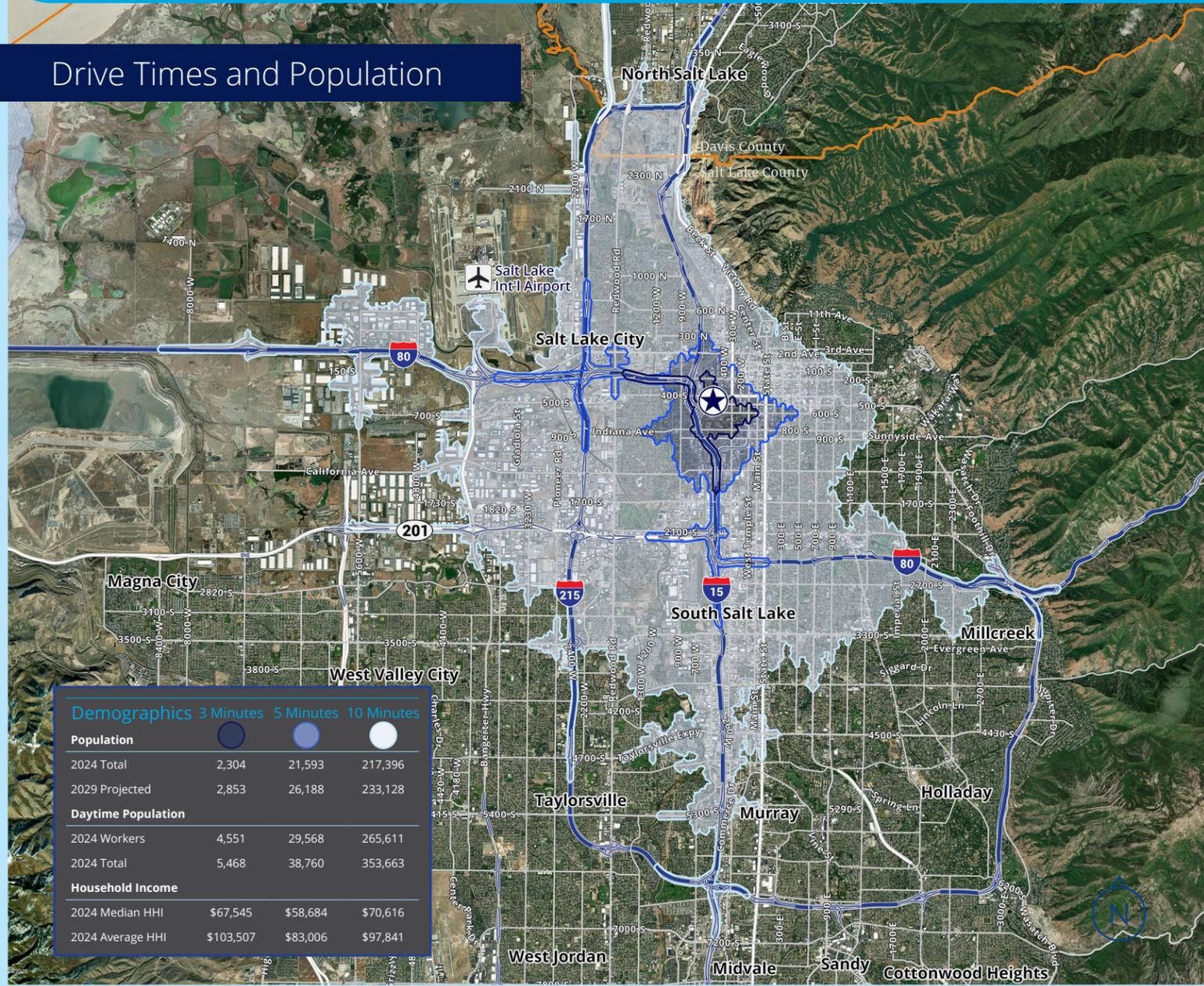
Enjoy the area's plentiful farm-to-table restaurants, global eateries, bars and pubs, shop historic Trolley Square or the open-air City Creek Center and Gateway malls, or find the perfect entertainment, from the arts, music, festivals, and even "Open Streets" during the summer, when Main Street is closed to cars on the weekends, and shops and restaurants from South Temple to 400 South extend their services onto the sidewalk.

As the downtown residential population doubles in the next 30 months and continues to grow, there are opportunities for office, retail, restaurant and services to serve the growing residential population.

Multifamily Overview



Drive Times and Population



Demographics Population

	1 Mile	3 Mile	5 Mile
2024 Population	16,602	145,253	260,126
2029 Projected	20,668	155,889	273,633



Households

	1 Mile	3 Mile	5 Mile
2024 Population	8,290	66,354	109,213
2029 Projected	10,843	74,119	119,609



Income

	1 Mile	3 Mile	5 Mile
2024 Median HHI	\$60,724	\$70,588	\$76,295
2024 Average HHI	\$87,828	\$102,437	\$111,596
Per Capita Income	\$44,627	\$46,902	\$47,067

Key Points



145k+

Population in 3-Mile Radius



7.3%

Population Growth by 2029



30.8

Median Age



\$70k+

Median Household Income

Utah is a Young & High-Growth State

The Economic Conditions in Utah are Great

Utah Boasts a Highly Educated & Skilled Workforce

Opportunities for Jobs & Careers in Utah are Plentiful

Utah Contains a Multilingual Population

One of the Fastest Growing States in the U.S.
20.7%
Population Increase 2010-2020
(ESRI BAO)

Ranked **2nd**
Best State for Overall Economy
(U.S. News: Best States Ranking)

More Than **35**
Higher Education Institutions in Utah
(National Database of Scholarships)

Among the Top State in the U.S. for Job Growth
3.6%
Utah's Job Growth Rate July 2018-July 2019
(U.S. Bureau of Labor Statistics)

Over **120**
Languages Spoken in Utah
(Desert News)

Median Age of **30.9**
The Youngest State in the U.S. by Median Age
(ESRI BAO)

Utah Named **#2**
Best State for Business in 2018
(Forbes)

48%
of Utahns Have Obtained Postsecondary Certificates or Degrees
(Utah.gov)

Utah is Experiencing Overwhelming Job Growth in **Construction, Financial, Health & Technology** Sectors
(Utah.gov)

About **15%**
of Utah Residents speak a Language Other than English at Home
(The Salt Lake Tribune)

There Are More Than **571k**
More People in Utah Than There Were in 2010
(ESRI BAO)

Ranked **4th**
Best State for Venture Capital
(U.S. News: Best States Ranking)

Over **79k**
Degrees Awarded in 2017
(DataUSA.io)

About **54.5k**
Jobs Were Added to Utah's Economy from July 2018-July 2019
(U.S. Bureau of Labor Statistics)

More Than **246k**
Spanish Speakers
(U.S. Census Bureau)



Utah's Metropolitan Statistical Areas (MSAs)



- 1 Salt Lake City** (1,283,161)
Counties: Salt Lake & Tooele
- 2 Provo-Orem** (714,263)
Counties: Utah & Juab
- 3 Ogden-Clearfield** (699,065)
Counties: Weber, Davis & Box Elder
- 4 St. George** (190,266)
Counties: Washington
- 5 Logan** (153,122)
Counties: Cache, UT & Franklin, ID

Utah's Most Populous Cities

- 1 Salt Lake City** (204,380)
- 2 West Valley City** (141,290)
- 3 Provo** (129,973)
- 4 West Jordan** (121,762)
- 5 Orem** (103,120)
- 6 Sandy** (100,343)
- 7 St. George** (98,525)
- 8 Ogden** (89,694)
- 9 South Jordan** (86,315)
- 10 Layton** (78,750)



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