

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



69 EAST
CENTER ST
PROVO, UT

SHOVEL READY MIXED USE REDEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

ADDRESS	69 E. Center ST, Provo, UT	PROJECTED NUMBER OF UNITS	20
TOTAL SF	23,150 SF	ZONING	DT1
TOTAL AC	0.11 AC	YEAR BUILT	TBD
LISTING PRICE	\$1,500,000	PARCEL NUMBER	05:028:0002

Approved mixed-use development opportunity in the heart of downtown Provo. This shovel-ready, 23,150 SF planned project is fully entitled for a DT1-zoned building featuring 20 condo or apartment residences with a rooftop deck, plus 4,000 SF of street-level commercial space.

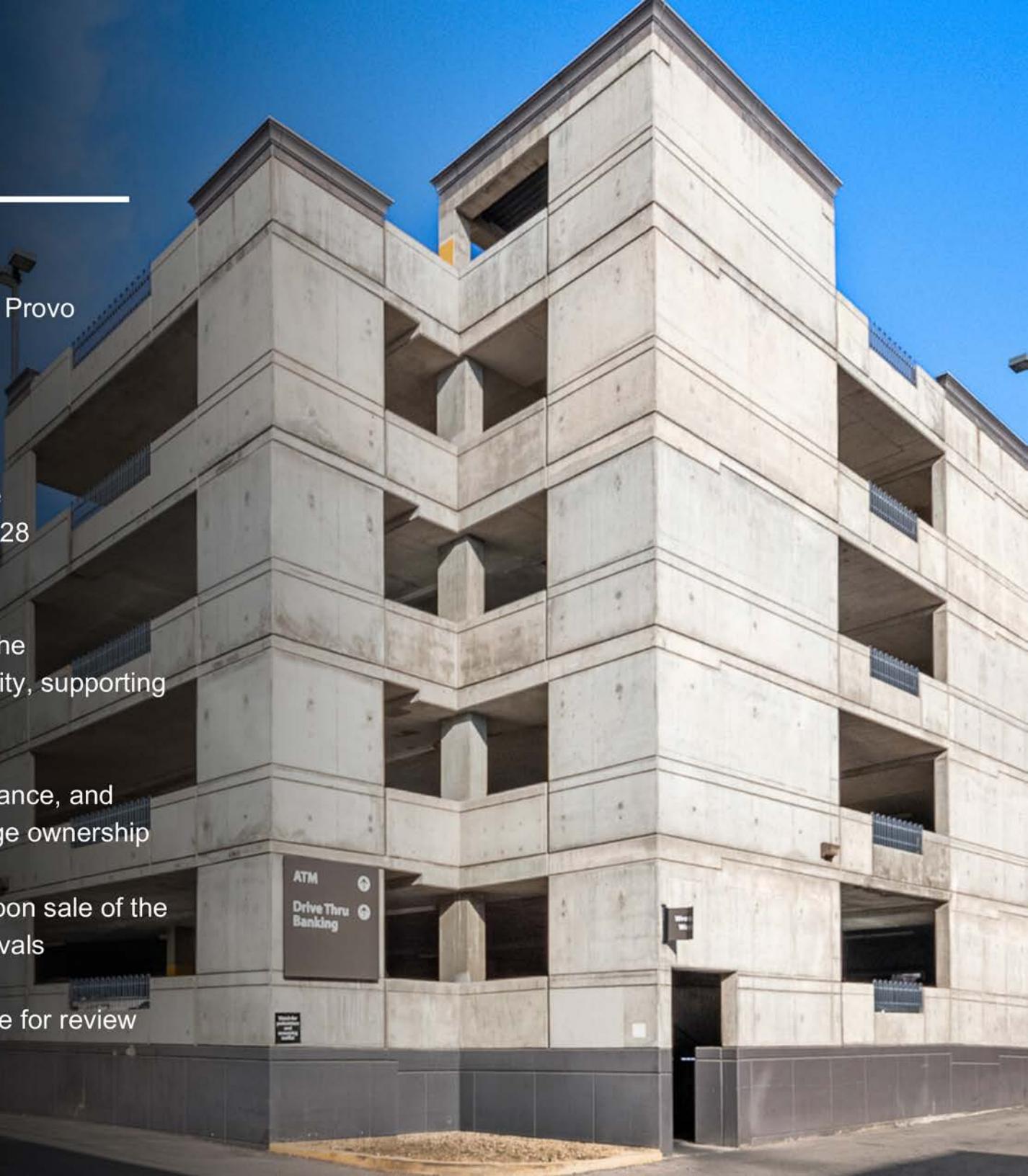
Positioned for standout appeal with incredible Provo Temple views and walkable access to restaurants, shopping, parks, comedy clubs, arts venues, and event centers. The site sits in a tax-advantaged **Opportunity Zone** and is framed by an apartment building and record store, with a public parking structure directly behind—supporting strong visibility, built-in demand, and convenient access. Buyer can move forward with the approved plans or submit new concepts.

PARKING OVERVIEW

Off-Site Structured Parking Secured

- 30 parking stalls secured within the Provo University Plaza Parking Facility:
 - 15 reserved stalls
 - 15 unreserved stall
- 20-year parking agreement in place
 - Commencement: January 1, 2028
 - Term through December 2048
- Parking rights designated through the Redevelopment Agency of Provo City, supporting long-term availability
- Parking facility operations, maintenance, and snow removal handled by the garage ownership
- Parking agreement is assignable upon sale of the project, subject to customary approvals

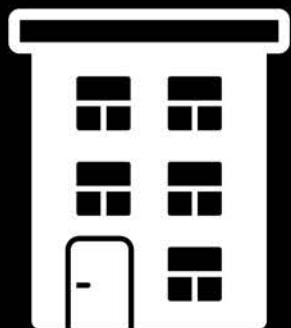
Full parking license agreement available for review during due diligence.



SIXTY THREE



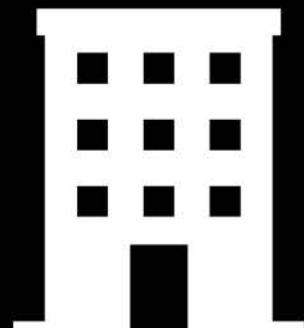
MIXED USE **DEVELOPMENT OPPORTUNITY**



Multifamily



Hotel



Office



Restaurant

69 EAST CENTER ST

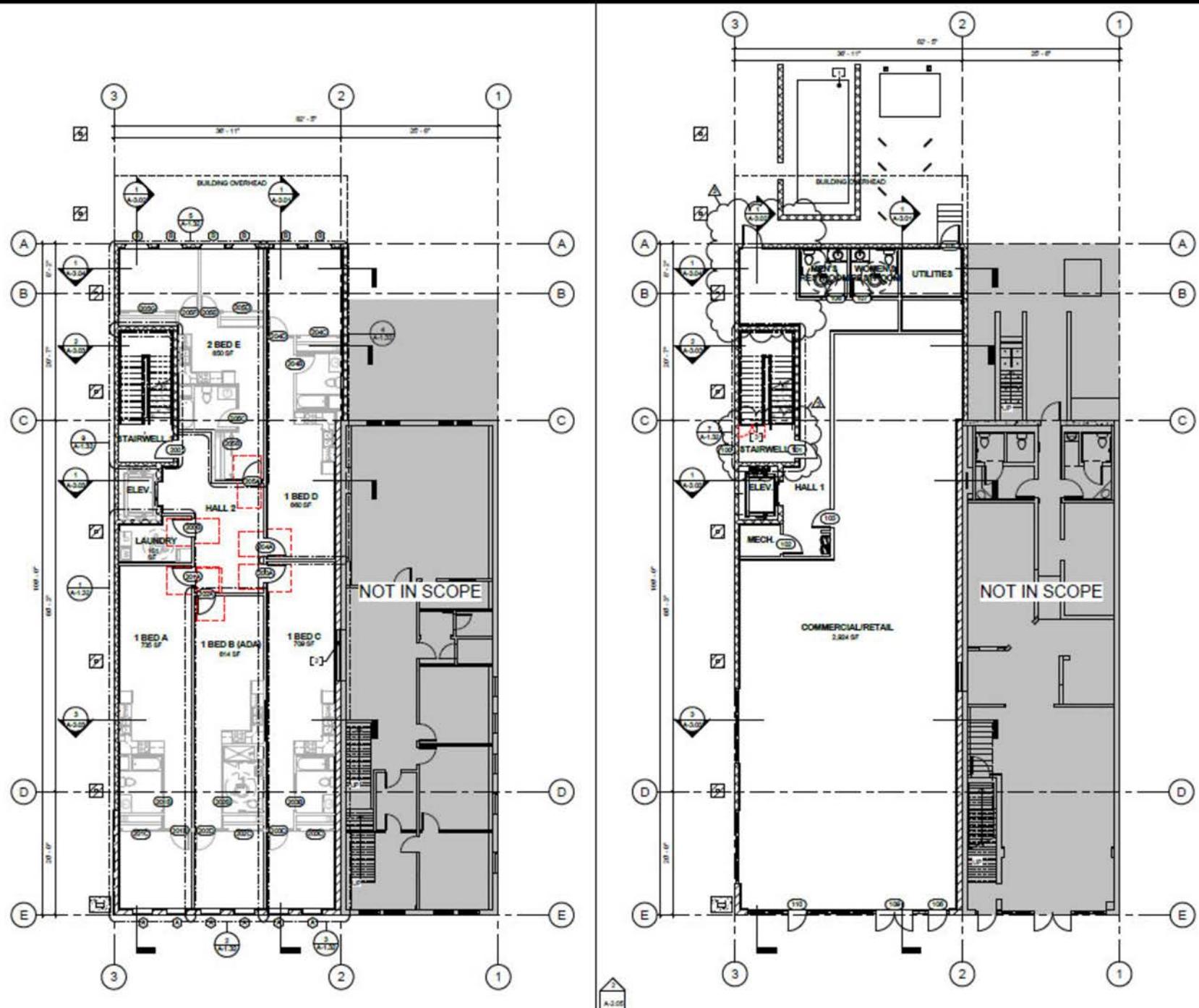
OFF-SITE PARKING

0.11 AC

PROVO MAIN STREET

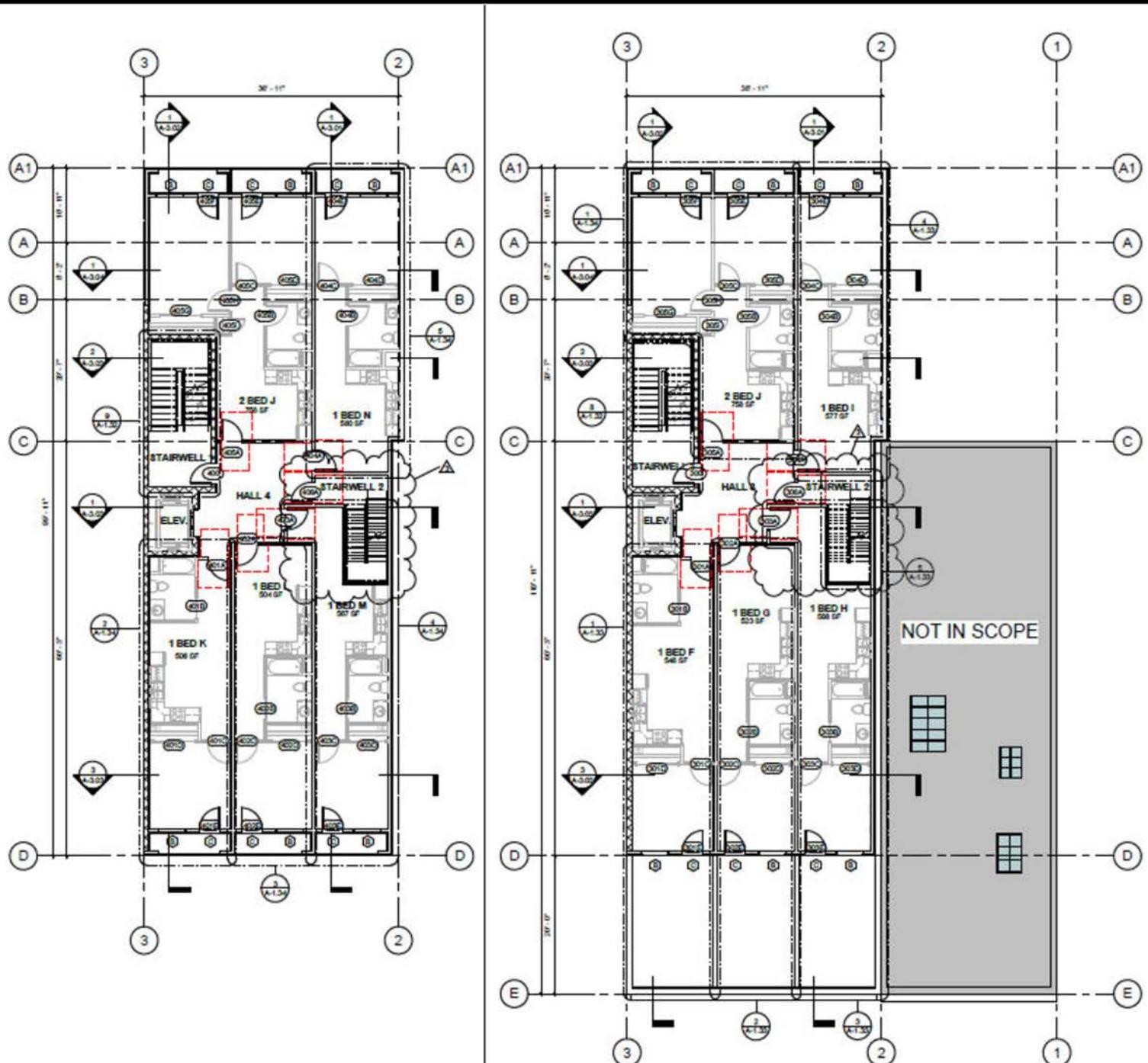
PROPOSED LAYOUT

FIRST AND SECOND FLOORS COMMERCIAL AND 1-2 BEDROOM, 1 BATH SPACES



PROPOSED LAYOUT

THIRD AND FOURTH FLOOR LIVING SPACE WITH 1-2 BEDROOM, 1 BATH SPACES



DT1 General Downtown Zoning

Permitted Uses

- Antiques and secondhand merchandise
- Apartments
- Apparel and accessories
- Assisted living facility
- Banks, insurance, and real estate
- Bed and breakfast
- Billiards and pool halls
- Books, stationery, art, and hobby supplies
- Bowling alleys
- Breweries
- Coin-operated amusements
- Communications
- Cultural activities
- Department stores
- Discount department stores
- Drug stores
- Educational services
- Electrical supplies
- Furniture Store
- Garden supplies
- Grocery store
- Gunsmiths
- Hardware
- Hotels
- Jewelry
- Locksmiths
- Miniature golf
- Misc retail stores
- Motels
- Other amusements
- Paint, glass, and wallpaper
- Parcel delivery service
- Personal services
- Postal services
- Professional services
- Public assembly
- Religious activities
- Religious quarters
- Repair services
- Restaurant
- Saw, knife, and tool sharpening
- Sporting goods, bicycles, and toys
- Theatres
- Travel agencies
- Variety stores
- Video rental shops

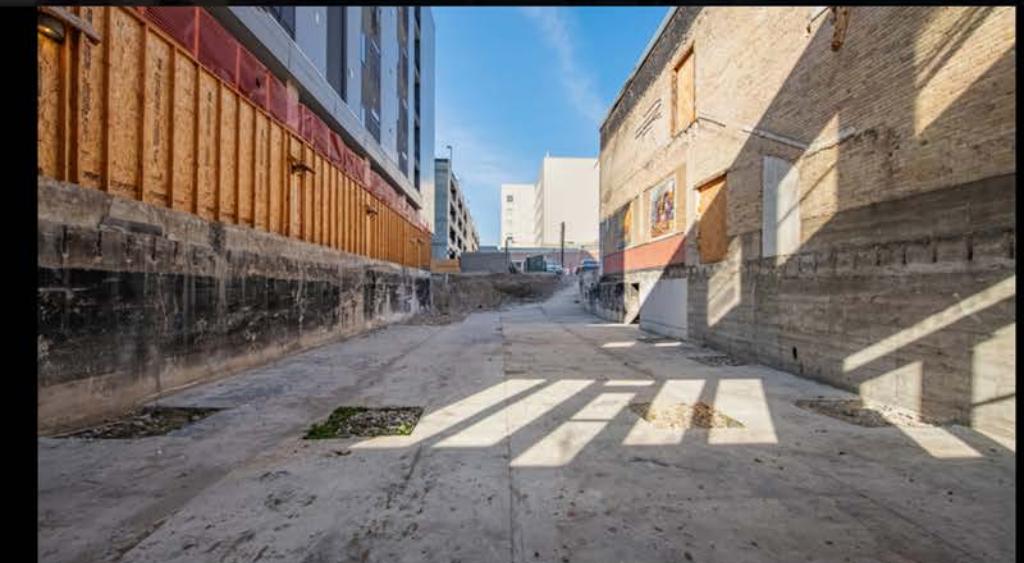


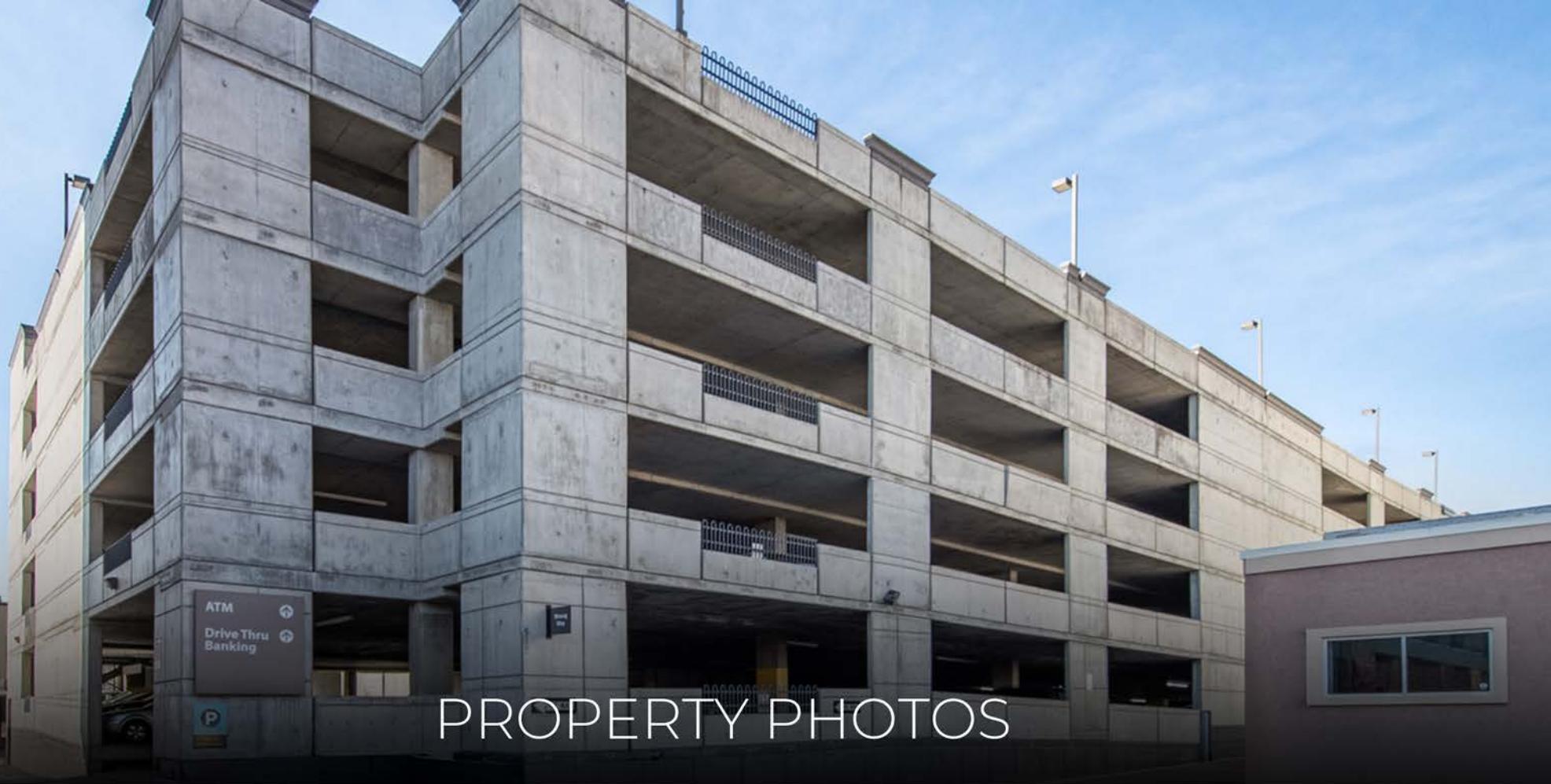
PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





MARKET DEMOGRAPHICS

Provo continues to stand out as one of the Wasatch Front's most resilient markets for both housing and commercial growth, powered by a strong job base, steady in-migration, and the long-term anchor of Brigham Young University. On the residential side, limited land supply and consistent demand have supported solid absorption and helped keep values comparatively stable, with buyers drawn to Provo's walkable neighborhoods, amenities, and proximity to major employers throughout Utah Valley.

Commercially, the area benefits from an active small-business ecosystem and expanding office, retail, and industrial demand tied to tech, education, healthcare, and regional logistics. With ongoing reinvestment in the urban core, continued population growth, and a deep pool of talent, Provo offers an attractive backdrop for developers, owner-users, and investors looking for durable fundamentals and long-term upside.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
2024 Population	85,927	175,565	358,633
2029 Population Projection	100,257	205,087	418,891
Total Households	27,365	54,270	107,438
Avg Household Income	\$68,705	\$85,973	\$97,592
Median Age	25.8	26.7	27.4
Total Consumer Spending	\$815M	\$1.8B	\$4B



PROVO, UT

Provo, Utah sits at the base of the Wasatch Mountains in Utah Valley, about 45 minutes south of Salt Lake City, and feels like a classic mountain town blended with a lively college-city vibe.

It's home to Brigham Young University, so there's a steady energy downtown with local restaurants, coffee shops, and year-round events, while nearby neighborhoods range from historic tree-lined streets to newer hillside communities with big views.

Outdoors is a huge part of daily life—hiking and biking trails, Provo Canyon, and world-class skiing and lakes are all close—so it's easy to go from work to the mountains in minutes.

Overall, Provo is clean, scenic, and family-friendly, with a strong community feel and a backdrop of dramatic peaks that makes even a quick drive around town memorable.





kw SOUTH VALLEY
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