



1045 E 2100 S

Salt Lake City, UT 84106



Investment Realty
ADVISORS

ALLISON LARSEN

Vice President of Commercial Leasing
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ELLIOT ABEL

Associate Broker
435.485.7070
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Up to 4,800 sf of Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business at one of Sugar House's most recognizable intersections. This fully updated 4,800 SF commercial building, plus a 2,200 SF bonus basement, offers an exceptional opportunity for restaurant, retail, entertainment, or single-tenant office use. Featuring existing restaurant infrastructure, abundant natural light, and a highly flexible three-level layout, the property is ideally suited for businesses seeking a premier location with outstanding visibility, walkability, and immediate occupancy.

PROPERTY HIGHLIGHTS

- Entire Building Available
- 4,800 SF + 2,200 SF Basement
- Prime Sugar House Location
- Existing Hood Vent & Commercial Kitchens
- Walk-In Freezer
- Elevator Access
- Three-Level Layout
- Restaurant, Retail & Office Potential
- Ample Parking
- Google Fiber Available
- Immediate Occupancy

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr
Lease Type:	Triple Net(NNN)
Monthly Rent:	\$11,000
Estimated CAM:	\$7.92 SF/yr
Available SF:	4,800 SF
Storage Space:	2,200 SF Basement

Building Type:	Retail / Restaurant
Building Layout:	Three Levels
Parking:	Ample Parking

Lease Term:	2–10 Years
Available:	Now

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ADDITIONAL PHOTOS



ALLISON LARSEN

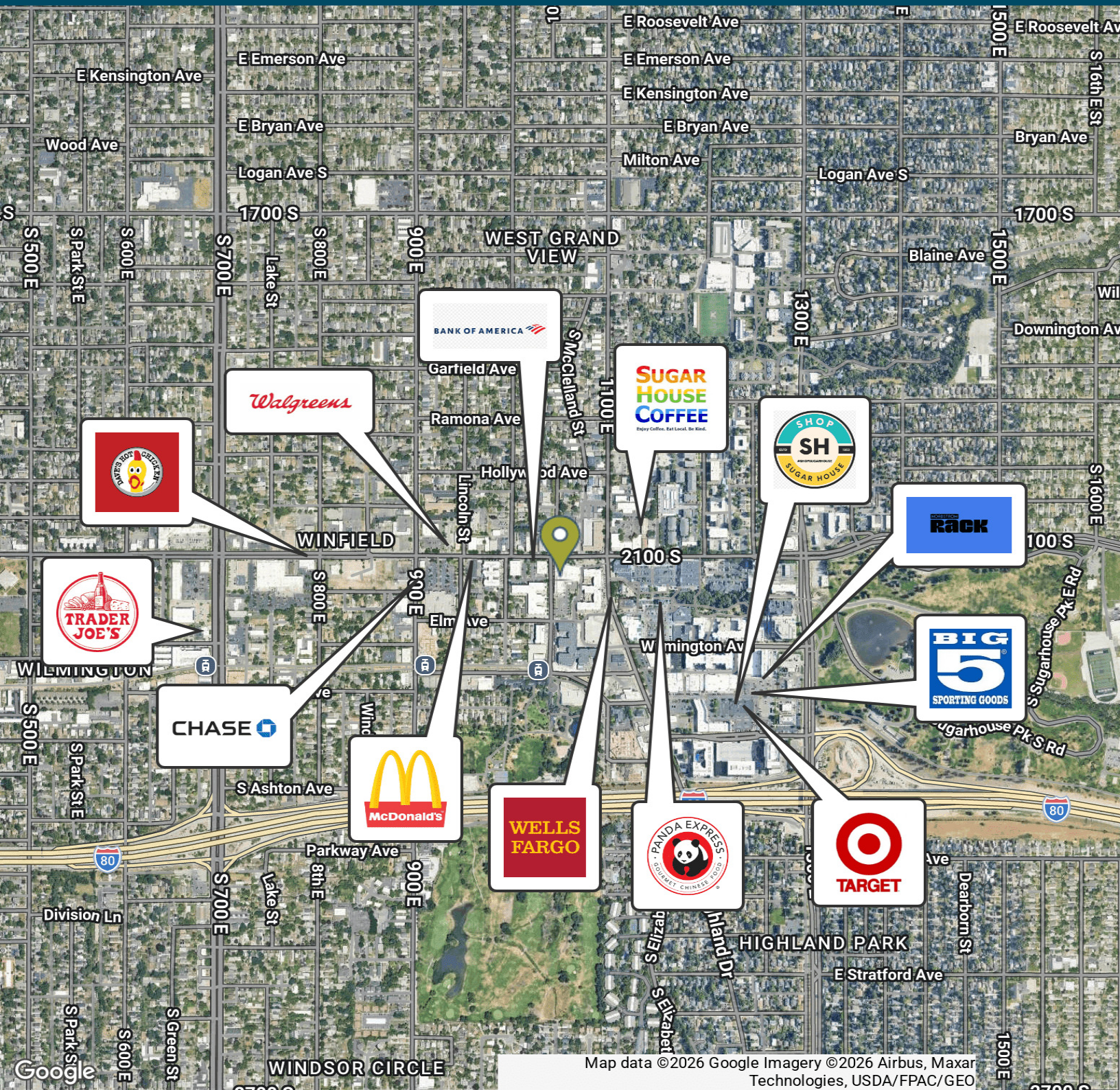
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LOCATION MAP



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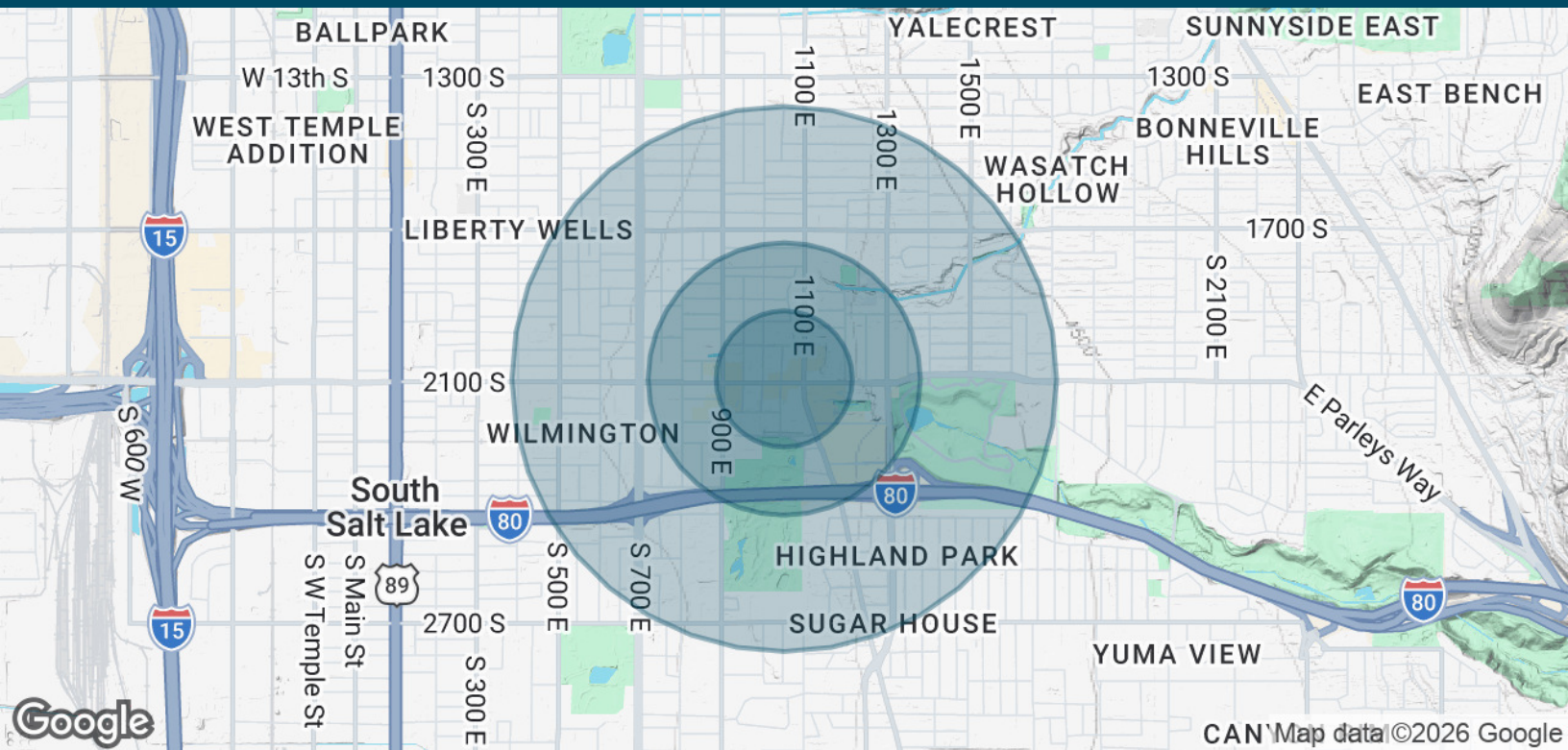
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,251	5,093	20,696
Average Age	35.7	34.3	35.6
Average Age (Male)	32.6	32.8	35.6
Average Age (Female)	42.7	37.9	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	723	2,796	10,094
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$118,337	\$123,278	\$121,073
Average House Value	\$572,660	\$588,545	\$619,054

2023 American Community Survey (ACS)

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