

# 920 W CENTER STREET

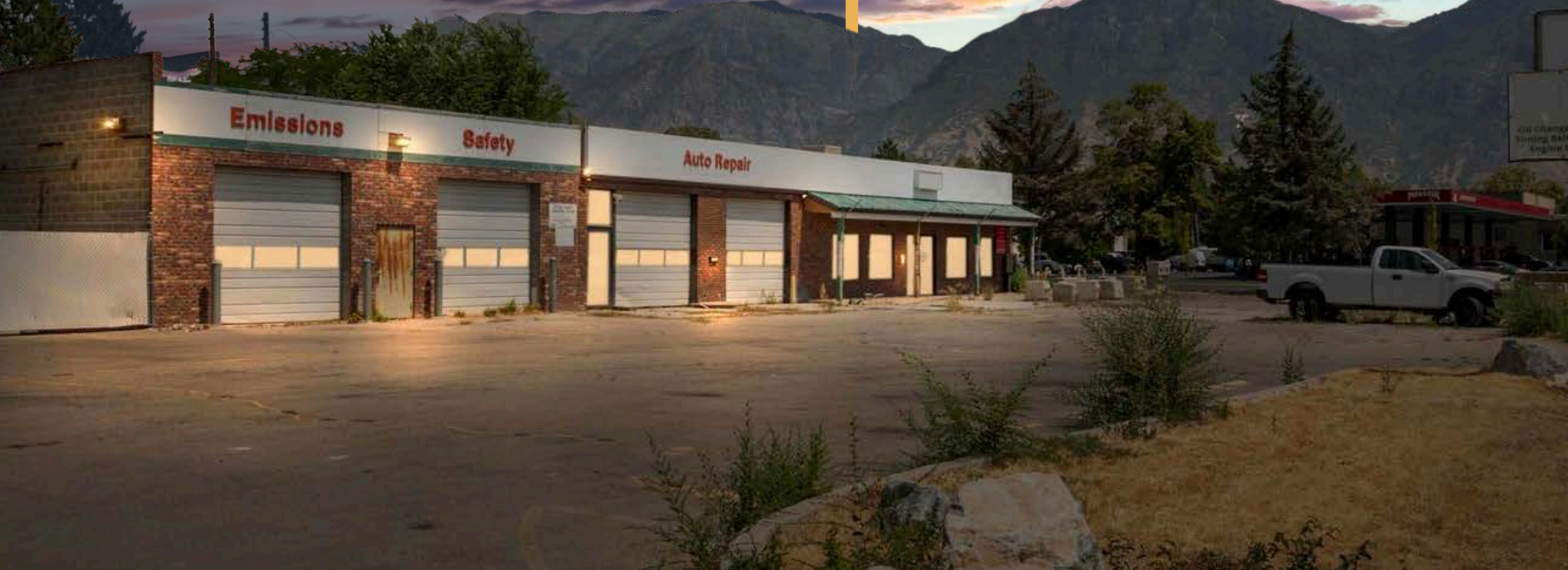
PROVO, UTAH 84601

Former gas station on 0.80 acres along West Center Street, with NFA letter on hand and utilities in place—ready for immediate redevelopment.

APEX   
COMMERCIAL REAL ESTATE SERVICES



PROPERTY WEBSITE



PRIME REDEVELOPMENT OPPORTUNITY ON WEST CENTER STREET, PROVO UTAH

## 03 Executive Summary

---

## 05 Property Photos

---

## 11 Location Overview

---



### **ERIC GERARDI**

#### **Gas Station & C-Store Specialist**

eric@apex-cre.com  
(385) 394-5552  
UT 10217079-SAO



This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- **Confidentiality Obligation:** Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- **Purpose of Use:** Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- **Non-Disclosure Agreement:** This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- **Return or Destruction:** Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- **No Rights Granted:** This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



# Executive **Summary**

Redevelopment-ready opportunity along West Center Street



**920** W Center st.



# 920 W Center St, ON BUSTLING WEST CENTER STREET

Situated at a signalized corner along highly trafficked West Center Street, this former gas station and convenience store offers a premier 0.80-acre redevelopment opportunity in a strategic and growing corridor of Central Utah. The ~3,201 SF building footprint sits on a flat, paved parcel with full utility access and excellent street frontage.

With fuel tanks fully removed and a No Further Action (NFA) letter on hand, the site is clean and ready for immediate transformation. Just moments from the I-15 on/off ramps, the location provides unmatched connectivity and visibility for future commercial use, retail, or mixed-use development.



**\$2,100,00**

PRICE



**3,201**

BUILDING SF



**Commercial**

ZONING



**0.80**

LOT AC

**34,850**

LOT SF

- Rapidly Growing Area in the Heart of Provo
- Surrounded by National Retailers and Dense Residential
- Strategic visibility: Frontage on West Center Street, high traffic corridor
- Proximity to I-15: Near Exit 263 (Center Street Exit)—easy interstate access
- Excellent redevelopment canvas: Clean environmental status, site prepped
- Strong surrounding demand: Near University Avenue retail, downtown Provo, Utah Valley University, and major employers



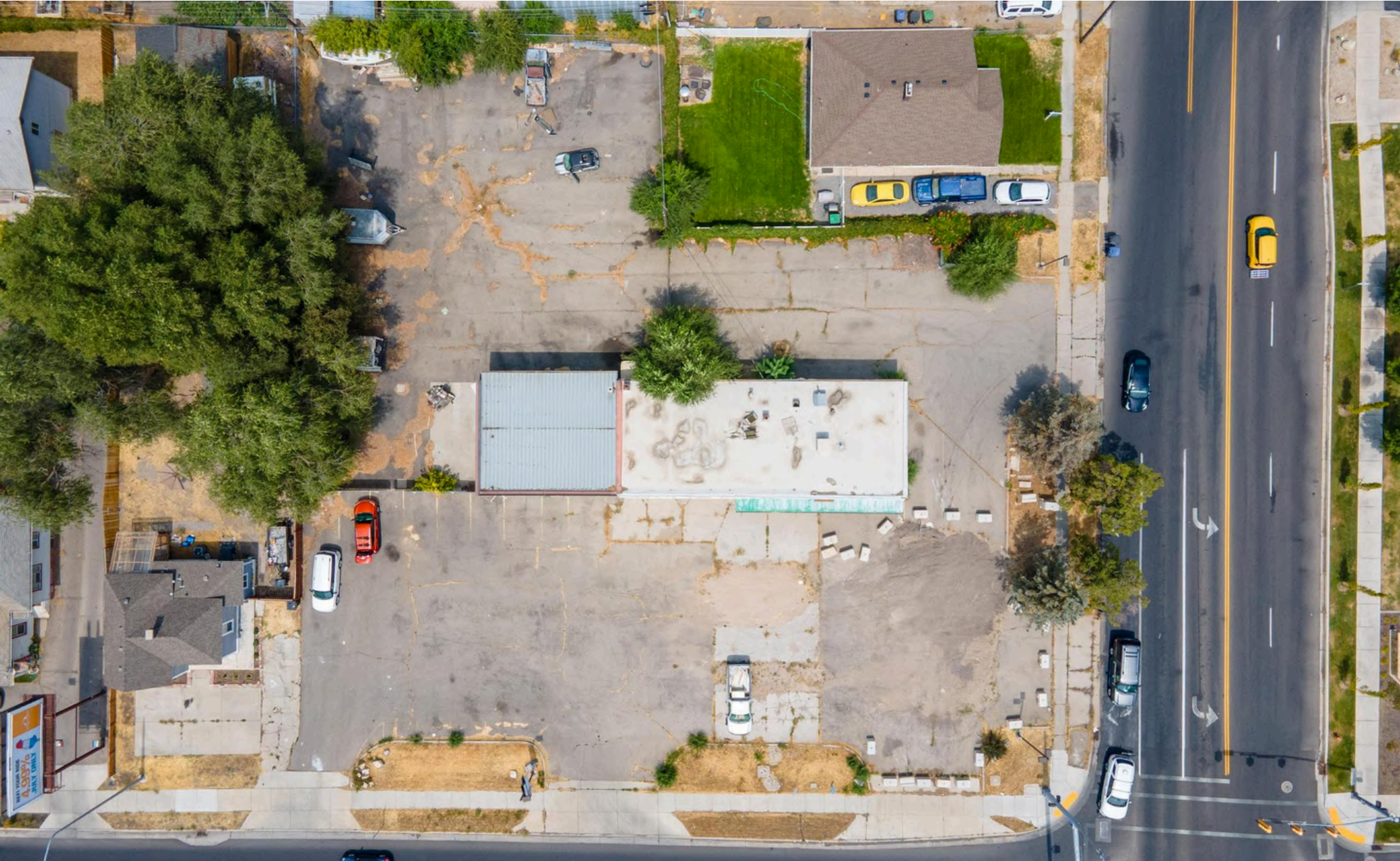
# Property **Photos**

Redevelopment-ready opportunity along West Center Street



**920** W Center st.









# Property Photos



## Investment Highlights

- Clean redevelopment site: 0.80 acres with 3,201 SF former c-store footprint
- Fully remediated with NFA letter—tanks removed
- Key corridor exposure: West Center Street, near I-15 Exit 263
- Growing trade area and strong income/demographic drivers
- Prime for QSR, retail pad, drive-thru, or mixed-use development



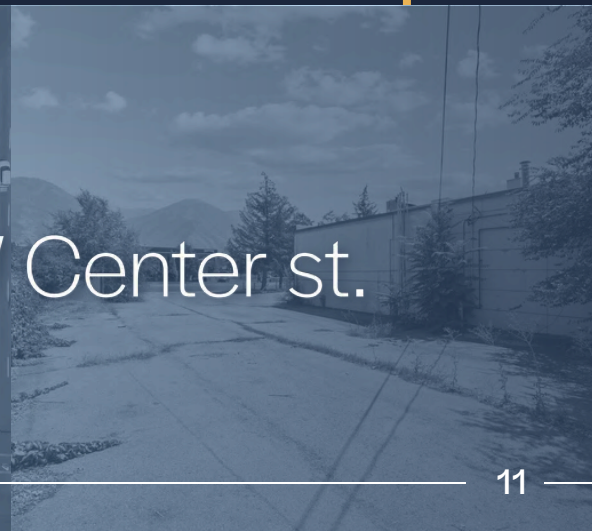


# Location **Overview**

Redevelopment-ready opportunity along West Center Street



**920** W Center st.

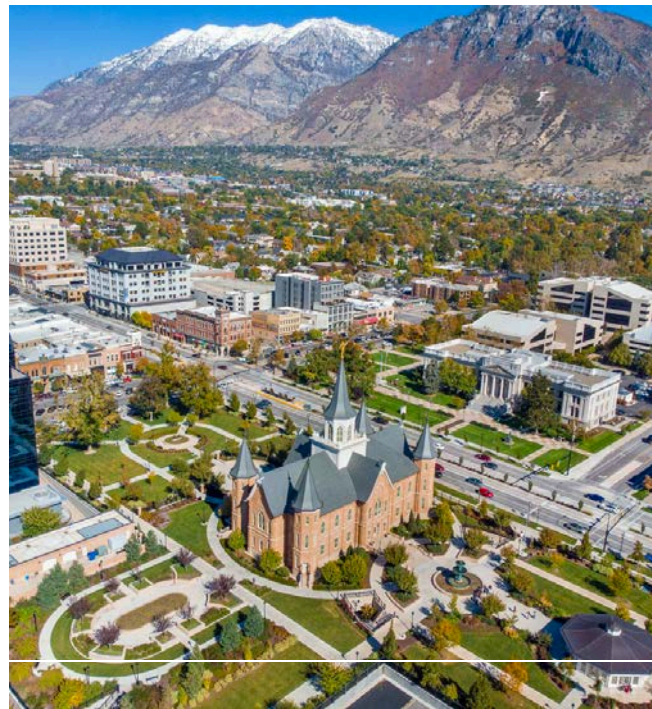
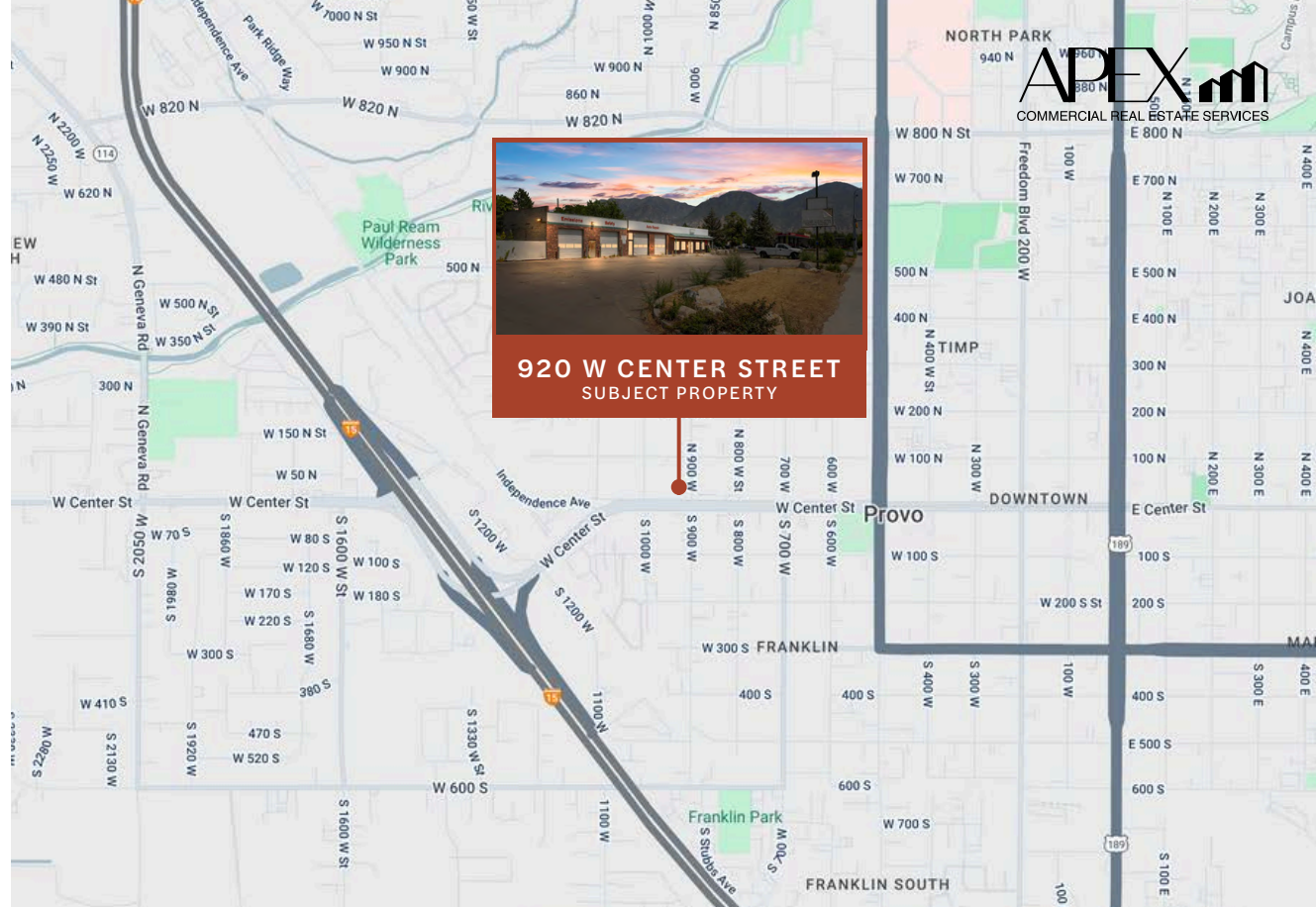


# Provo, Utah



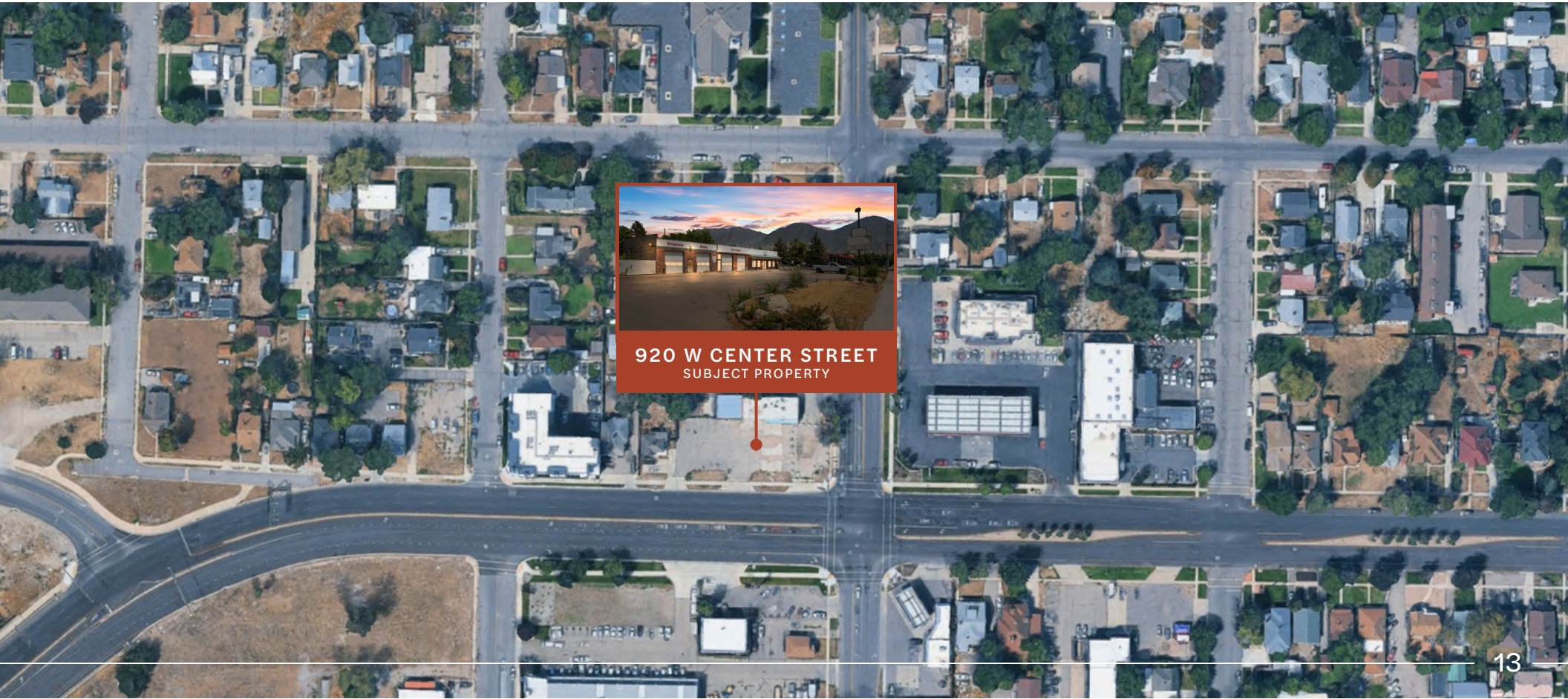
Known as the heart of Utah Valley, Provo is a dynamic and fast-growing city nestled between the Wasatch Mountains and Utah Lake, offering a blend of urban energy and natural beauty.

Home to Brigham Young University, a thriving tech and startup scene, and a walkable downtown filled with local eateries, shops, and entertainment venues, Provo balances innovation with charm. Its central location along the I-15 corridor provides quick access to premier ski resorts, scenic canyons, hiking trails, and the alpine lakes of the Uinta-Wasatch-Cache National Forest.



# Demographic Summary

Radius	Population (2024)	Households (2024)	Median HH Income	Avg Age
1-mile	23,258	8,240	\$50,458	30
3-miles	117,553	37,082	\$56,109	29
5-miles	183,022	56,649	\$63,391	31



# Area Amenities

Riverside Park

Paul Wilderness  
Park

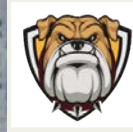
Same Day Electric

THE PROVO  
PIONEER  
VILLAGE

189

provo  
RECREATION  
CENTER

Smith's



W  
WHITE WILLOW

Franz



fresh  
market

Hruska's  
KOLACHES

UTAH VALLEY  
CONVENTION CENTER

TurnKey Storage

Red mountain

Pioneer Park

DABS Utah State  
Liquor Store

15

PETER'S  
APPLIANCE  
PROVO, UT

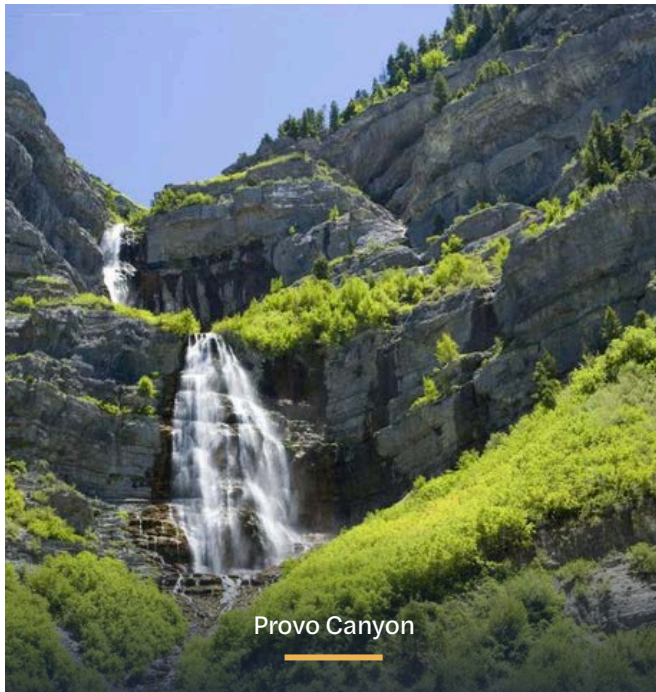
Franklin Elementary  
School

89

**Provo is the county seat of Utah County, located in the heart of Utah Valley. It is the third-largest city in the state and is nestled between the towering Wasatch Mountains and the shores of Utah Lake.**

The city thrives as a balanced hub of education, innovation, and outdoor living. Anchored by Brigham Young University and a booming tech corridor known as “Silicon Slopes,” Provo blends a youthful energy with a strong sense of community. With a population of just over 115,000, Provo maintains a welcoming, small-town feel while offering big-city amenities including a revitalized downtown, diverse restaurants, entertainment venues, and year-round events.

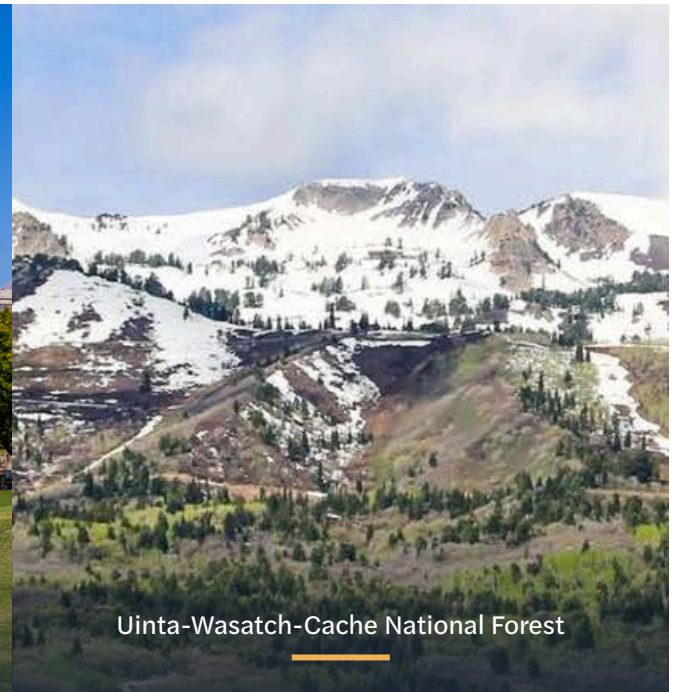
Provo’s location makes it a gateway to adventure, with immediate access to hiking, skiing, climbing, and water sports. The nearby Provo Canyon, Sundance Resort, and Uinta-Wasatch-Cache National Forest offer endless opportunities for recreation, making the city a popular destination for both residents and visitors alike.



Provo Canyon



Brigham Young University



Uinta-Wasatch-Cache National Forest



Brigham Young University is a private research university located in Provo, Utah. Operated by The Church of Jesus Christ of Latter-day Saints, BYU offers undergraduate and graduate degrees across a wide range of disciplines, including business, engineering, the sciences, education, law, and the arts. The university is known for its strong academic programs, competitive tuition, and emphasis on character development and service.



BYU's athletic teams, known as the Cougars, compete in NCAA Division I athletics and are members of the Big 12 Conference. The university has a rich athletic tradition, with national championships in men's volleyball and a historic football program that won the national title in 1984. BYU also fields competitive teams in basketball, soccer, track and field, gymnastics, and more, and is well-known for its dedicated fan base and strong school spirit.



**1875**  
ESTABLISHED



**35,000+**  
STUDENTS



**1,858**  
FACULTY





**ERIC GERARDI**

**Gas Station &  
C-Store Specialist**

eric@apex-cre.com  
(385) 394-5552  
UT 10217079-SAO



**PROPERTY  
WEBSITE**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.