

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

ORE
& GIFTS

Peachtree
MEDICAL CLINIC
Modern and Alternative Medicine



893 EAST

9400 SOUTH SANDY, UTAH

1,555 SF MEDICAL/COMMERCIAL SPACE IN COMMUNITY CENTER FOR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	893 E. 9400 So Sandy, UT
Total Available SF	1,555 SF
Price Per SF	\$37/SF/YR
Cam Fees	\$8.39/SF/YR
Total Monthly Rent	\$5,881.79/Mo
Lease Type	NNN
Zoning	SD-CC
Year Built	1984
Remodeled	2007

Tenant responsible for gas and electric utilities.

Owner may consider selling this property to an owner/user. Contact listing agent for details.

**PLEASE DO NOT CONTACT THE TENANTS.
REACH OUT TO AGENT TO SCHEDULE
A PRIVATE SHOWING.**

PROPERTY OVERVIEW

Peak Collective Real Estate is pleased to present this professional 1,555 square-foot commercial condo available for lease in Sandy, Utah.

The space is thoughtfully designed with five private offices, providing an ideal layout for professional services, medical, or administrative uses.

The suite also features a welcoming reception area, open work space, and dedicated storage, creating a balanced mix of functionality and comfort for your team and clients.

Large windows bring in natural light, while modern finishes make the space move-in ready.

Conveniently located near major retail, dining, and business centers with easy access to I-15 and 9000 South, this property offers excellent visibility and accessibility in one of Salt Lake County's most active commercial corridors.

This is a rare opportunity to secure a well-appointed office space in a thriving Sandy location.



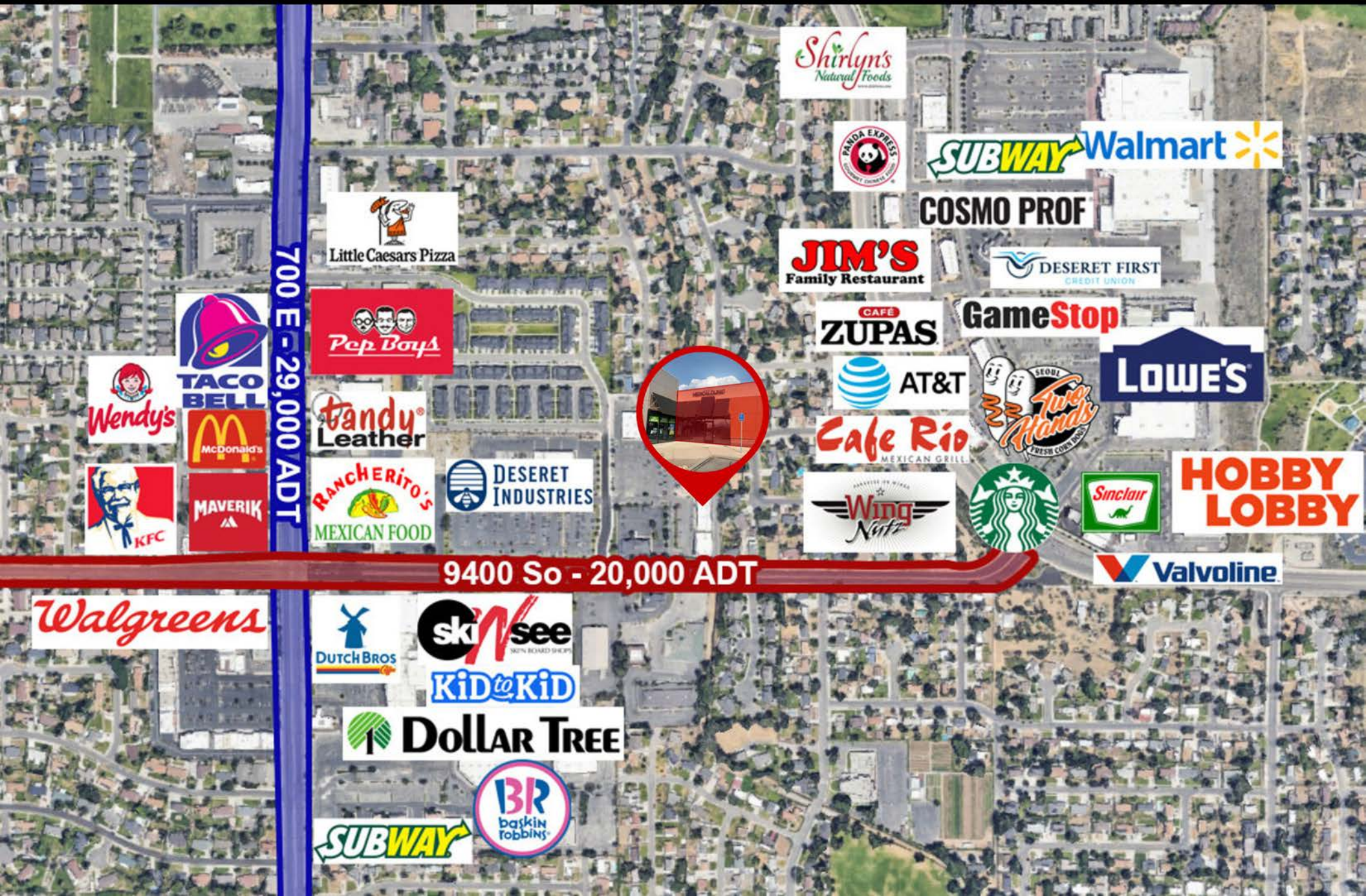
893 EAST
9400 SOUTH

1,555 SF

An aerial photograph of a white, rectangular industrial building with a flat roof. The building is situated in a commercial area. To the left of the building is a large, paved parking lot with several cars parked. To the right of the building is a street and a landscaped area with trees and a smaller building. A red rectangular label with white text is overlaid on the building, indicating its size as 1,555 SF.

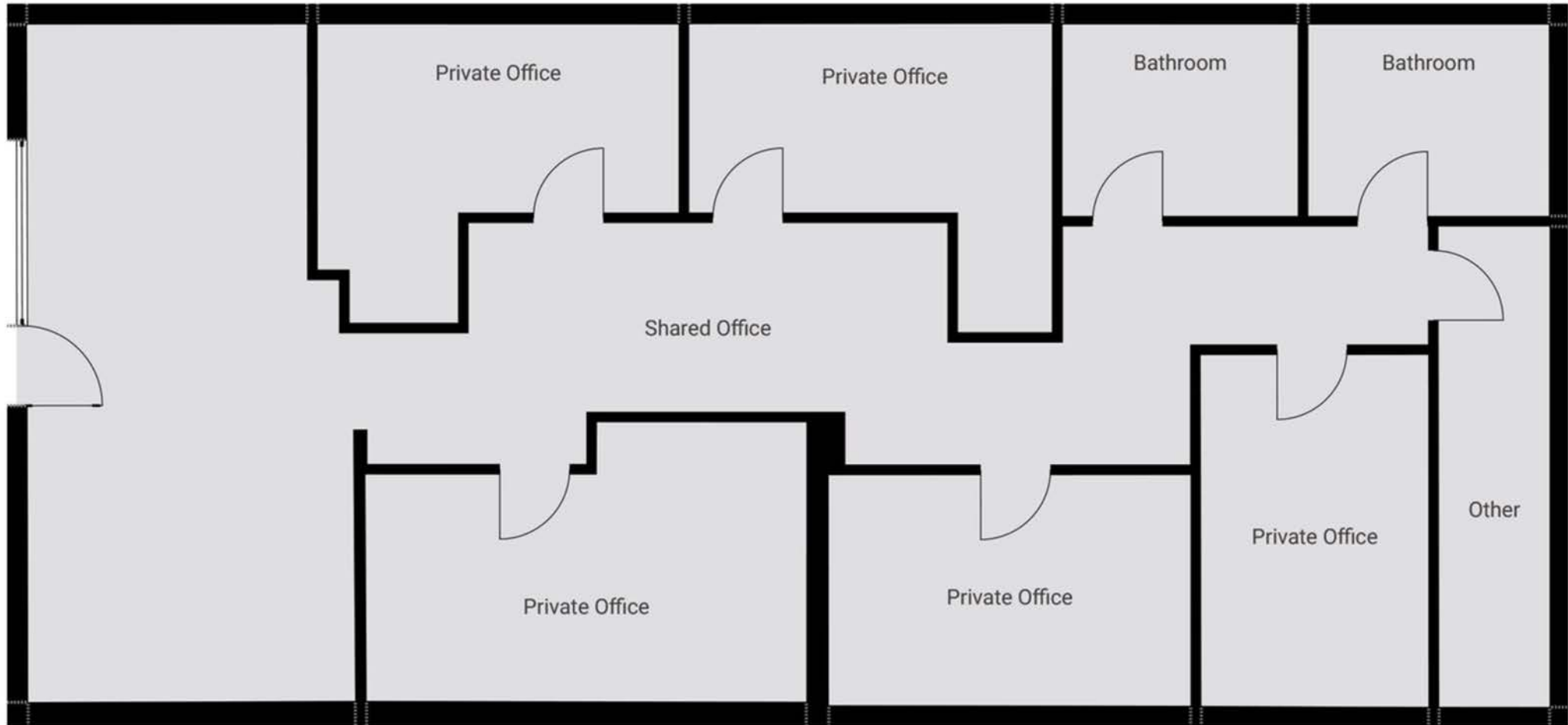
893 EAST

9400 SO



893 EAST

9400 SOUTH



SD-CC ZONING PERMITTED USE

The SD-CC Timberline District allows for retail businesses and related uses to be grouped together into a well-planned and -designed community commercial center. The Community Center District is available to commercial developments of a scale and location to serve an area of one or more of Sandy planning communities and/or areas that may extend beyond Sandy City.

- Alcoholic beverage off-premises retailer license.
- Alcoholic beverage on-premises recreational beer retailer.
- Alcoholic beverage restaurant beer-only license.*
- Alcoholic beverage restaurant, full service license.*
- Alcoholic beverage restaurant, limited service license.*
- Animal kennel, veterinary offices.
- Arcade.
- Athletic, tennis, or health club.
- Automotive self-service station.
- Automotive service station.
- Business or financial services.
- Commercial retail sales and services.
- Commercial school.
- Medical and health care offices.
- Public service.
- Recreation center.

- Recreation, indoor.
- Religious or cultural activity.
- Restaurant.
- Restaurant, drive-in.
- Theater, concert hall.

CONDITIONAL USE:

- Alcoholic beverage single event permit.
- Alcoholic beverage temporary beer event permit.
- Any permitted use that is not integrated with the planned center or which occupies a separate lot or its own street frontage.
- Commercial parking garage.
- Industry, light.
- Motel/hotel.



ASPEN PLAZA

 Amber René SALON & SPA	SCELT^o MODERN ITALIAN
 La Costa Mexican Restaurant	BONSAI JAPANESE STEAKHOUSE
 THE BEAN YARD COFFEE HOUSE	TOWN DENTAL
 AJMOTION SPORTS	 Mountain Land PHYSICAL THERAPY 801.562.0066
JD NAILS & SPA	LOCKSMITH
CHIROPRACTIC	 PEACHTREE MEDICAL CLINIC
 L & P Bakery Cafe	ACCOUNTING FACTOR
APPLE VISION	 CURRY CONNECT





INTERIOR PHOTOS





INTERIOR PHOTOS







MARKET ANALYSIS

The commercial corridor in Sandy, Utah is experiencing strong momentum, supported by consistent rent growth and regional economic expansion. Average asking rents reached \$24.35 per square foot in 2024, with Class B space even outpacing Class A, reflecting strong demand for value-driven but high-quality office options.

Sandy's strategic location within the Salt Lake Valley, adjacent to the fast-growing Silicon Slopes tech hub, adds to its competitive edge. The area benefits from excellent access to I-15 and proximity to major retail, dining, and residential growth, making it an attractive choice for businesses looking for visibility and convenience. This connectivity, combined with a supportive business climate, continues to drive long-term demand for space in the corridor.

In addition, the region's trend toward adaptive reuse and office-to-residential conversions offers creative opportunities for investors and owners to maximize value. With solid fundamentals, regional tailwinds, and room for strategic repositioning, Sandy's commercial corridor stands out as a market that offers both stability and upside potential for tenants, landlords, and developers.



MARKET DEMOGRAPHICS

Sandy, Utah’s commercial market is thriving, fueled by its prime location along the I-15 corridor and strong population growth in the south Salt Lake Valley. The city has become a hub for retail, office, and entertainment, anchored by destinations like The Shops at South Town, the Mountain America Expo Center, and America First Field.

With steady demand from both national brands and local businesses, Sandy continues to attract investment and development that caters to a diverse customer base. Its proximity to downtown Salt Lake City, excellent transportation access, and a highly skilled workforce make it an appealing choice for companies seeking visibility, growth potential, and long-term stability in one of Utah’s most dynamic commercial corridors.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	55,111	311,401	940,893
Total Households	20,430	108,011	310,634
Avg Household Income	\$94,507	\$115,808	\$110,524
Median Age	35.4	37.4	35
Total Consumer Spending	\$700.3M	\$4.3B	\$12.1B



SANDY, UTAH

Sandy is a dynamic city nestled at the base of the Wasatch Mountains, offering the perfect balance of outdoor adventure, entertainment, and modern amenities.

Just 15 minutes south of Salt Lake City, Sandy is known for its breathtaking mountain views, quick access to world-class ski resorts like Alta, Snowbird, Brighton, and Solitude, and its position as a gateway to both recreation and urban convenience.

Visitors enjoy exploring the city's vibrant shopping and dining scene at The Shops at South Town and nearby local restaurants, as well as catching concerts and professional soccer matches at America First Field, home of Real Salt Lake.

Sandy is also a hub for events, with the Mountain America Expo Center hosting conventions and trade shows year-round.





KW SOUTH VALLEY
KELLERWILLIAMS REAL ESTATE

Derek Orr

Commercial Real Estate Broker

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