



Courtyard at Jamestown Retail Shops

FOR LEASE

3470 North Street
Provo, Utah 84604

Property Highlights

- ±5,832 SF Available (Full Building)
- Three Suites Available
- End-Cap Units with Drive-Thru Capability
- Monument and Building Signage Available
- Prime Frontage on University Avenue
- Strong Traffic Counts and Visibility
- New Construction Delivering September 2026

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Summary	9,595	122,818	221,320
2030 Projected	9,964	127,857	231,955
Households			
2025 Summary	2,992	38,421	69,753
2030 Projected	3,179	41,119	75,102
Income			
2025 Median HHI	\$114,115	\$74,542	\$78,685
2025 Average HHI	\$158,964	\$103,443	\$105,859
2025 Per Capita	\$49,189	\$32,536	\$33,500

Information provided by ESRI Business Analyst

Asking Price:

Call Broker

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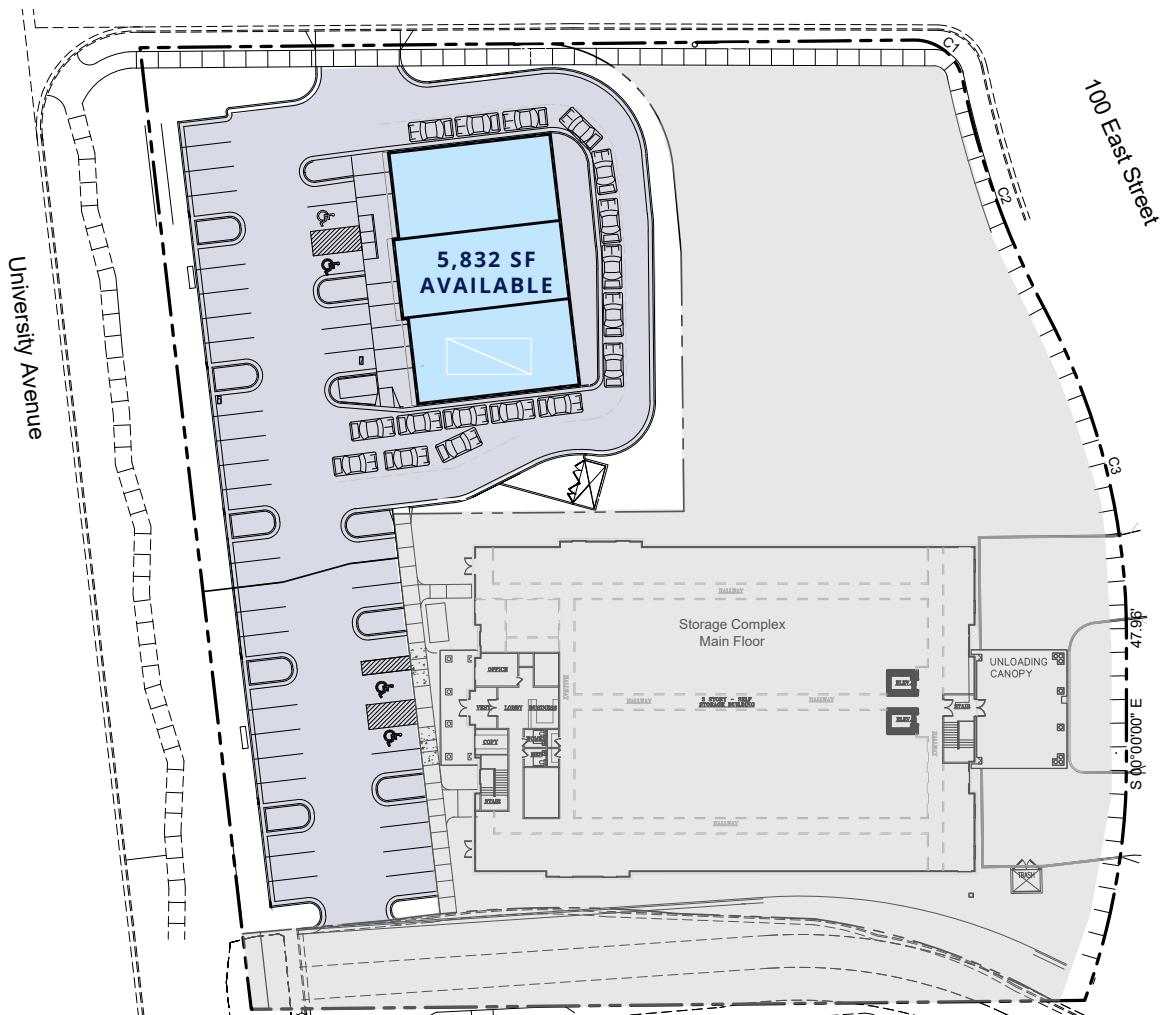
Property Site Plan

3470 North Street | Provo, Utah

PROPERTY HIGHLIGHTS

- ±5,832 SF new retail building available as a full building or individual suites
- Three shop spaces available, designed for restaurant and service users
- End-cap units with drive-thru capability, ideal for coffee and QSR concepts
- Prime frontage on University Avenue with excellent visibility and traffic exposure
- Monument and building signage available for strong tenant branding
- New construction delivering August 2026 with modern design and efficient layouts

SITE PLAN



HERS

ADT



18,000 ADT 800 E

21,000 ADT

13,000 ADT 15,000 ADT



Carterville Rd

Provo

27,000 ADT

189

3700 N

12,000 ADT



SITE



University Ave

32,000 ADT

189

9,800 ADT

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