



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

CONTACT US

John Monson

Vice President
+1 801 915 0122
john.monson@colliers.com

Spencer Croshaw

Vice President
+1 801 830 7690
spencer.croshaw@colliers.com



Colliers International

2100 Pleasant Grove Blvd, Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

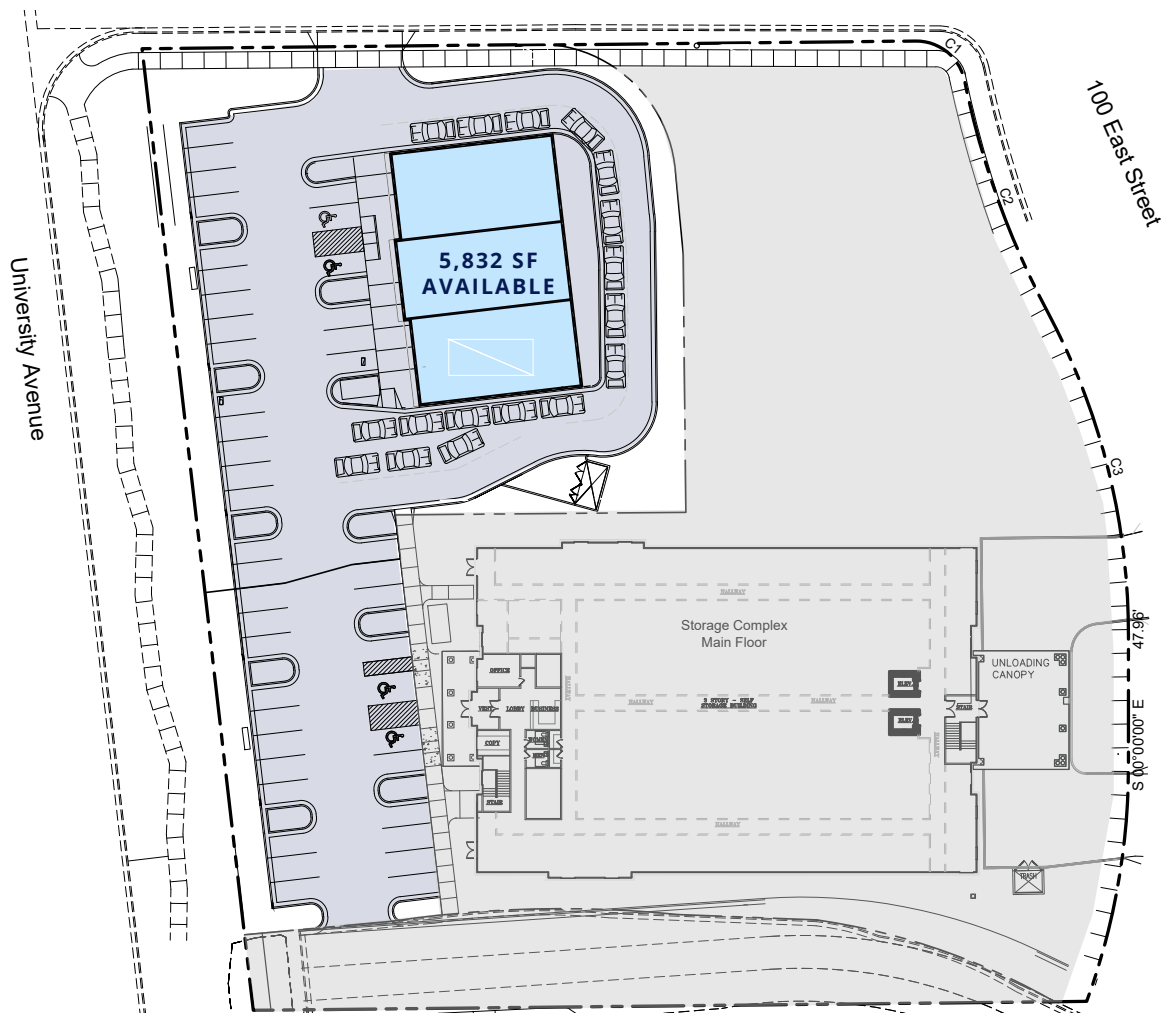
Property Site Plan

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





CONTACT US

John Monson

Vice President
+1 801 915 0122

john.monson@colliers.com

Spencer Croshaw

Vice President
+1 801-830-7690

spencer.croshaw@colliers.com

Colliers

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.