

Office For Sale or Lease

Granite Equity Plaza III

*Exceptional Colonial-Style Office Building
in the Heart of Davis County*



327 W. Gordon Ave. | Layton, UT

Colliers



Property Highlights

Discover a rare opportunity to own a beautifully maintained colonial-style office building in the thriving heart of Layton, Utah. Situated just seconds from I-15, this 4,100+ SF building offers unmatched convenience and accessibility for businesses seeking a strategic Davis County location.

Ideally suited for an owner/user, this property provides ample private office space, abundant natural light, and stunning views of the Wasatch Mountain Range. The surrounding area is rich with dining, retail, and service amenities, offering convenience for both clients and employees.



Sale Price: \$1,150,000
Lease Rate: \$18.50 FS



Direct Access
to I-15 Hill Field
Road interchange

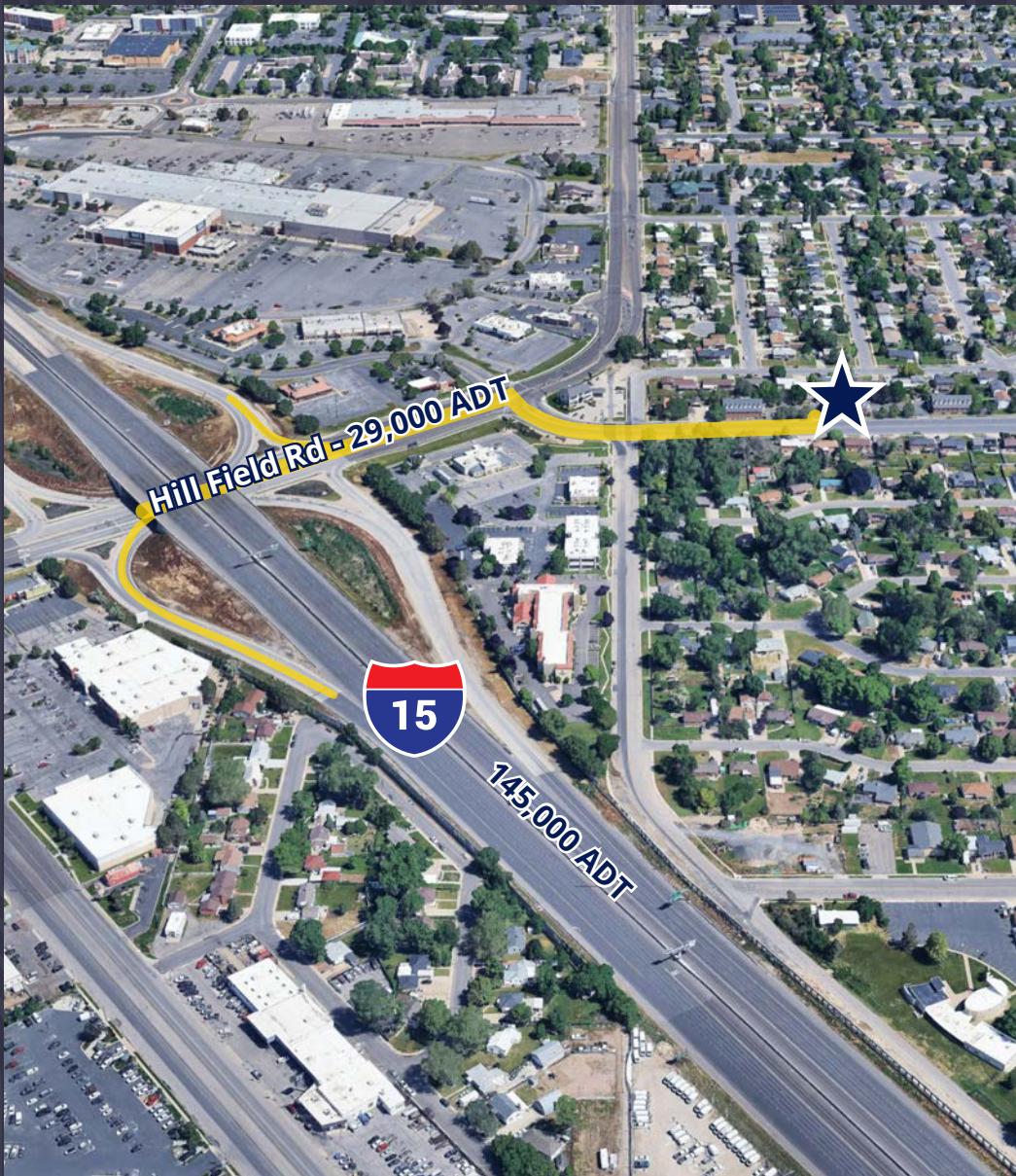


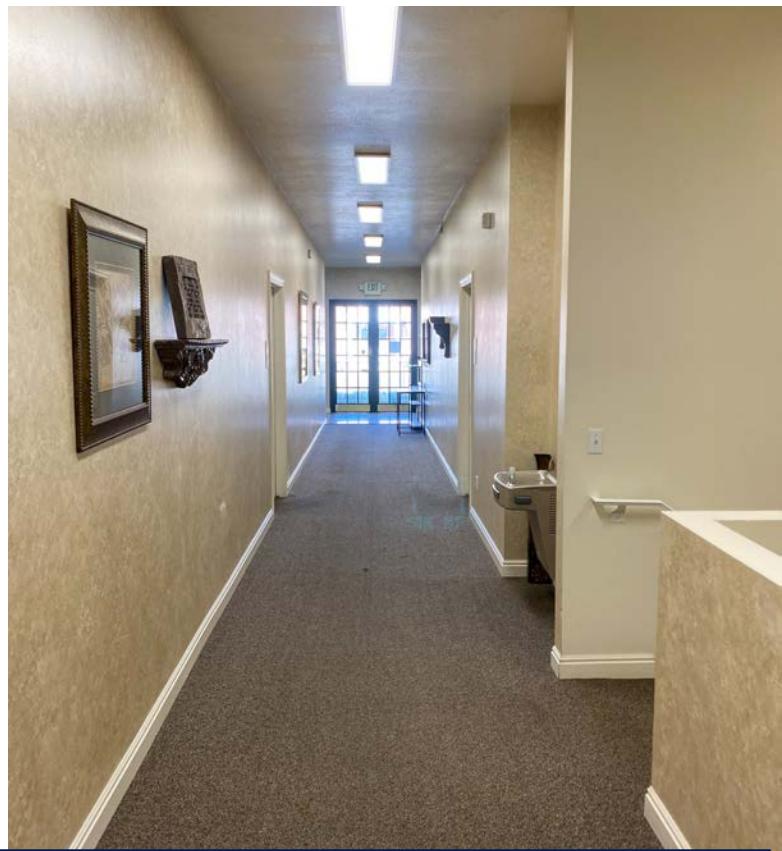
4,116 SF
Office Building



Highly Visible
surrounded by
numerous amenities

- 4,116 Total available rentable square feet
- Versatile unfinished basement – perfect for storage, server rooms, or specialty build-outs
- Multiple fiber providers
- Abundant parking
- Colonial style with timeless, professional architecture
- Within minutes for Hill Air Force Base
- Ideally located with high visibility, immediate freeway access and within walking distance of many retail, dining, entertainment and hospitality amenities
- Immediate access to public transit and within 2.5 miles of Layton FrontRunner Station





Granite Equity Plaza III





Ideal for creative or professional office users

With generous on-site parking, strong visibility, and timeless architectural charm, this property is a perfect fit for professionals looking to establish or expand their presence close to home—all while investing in a rapidly growing market.

Amenities

Hotels

- 1 La Quinta Inn & Suites
- 2 Courtyard by Marriott
- 3 Fairfield Inn & Suites by Marriott
- 4 TownePlace Suites
- 5 Holiday Inn Express & Suites
- 6 Hampton Inn by Hilton
- 7 Hilton Garden Inn
- 8 Home2 Suites by Hilton
- 9 Candlewood Suites
- 10 Best Western Plus
- 11 Comfort Inn

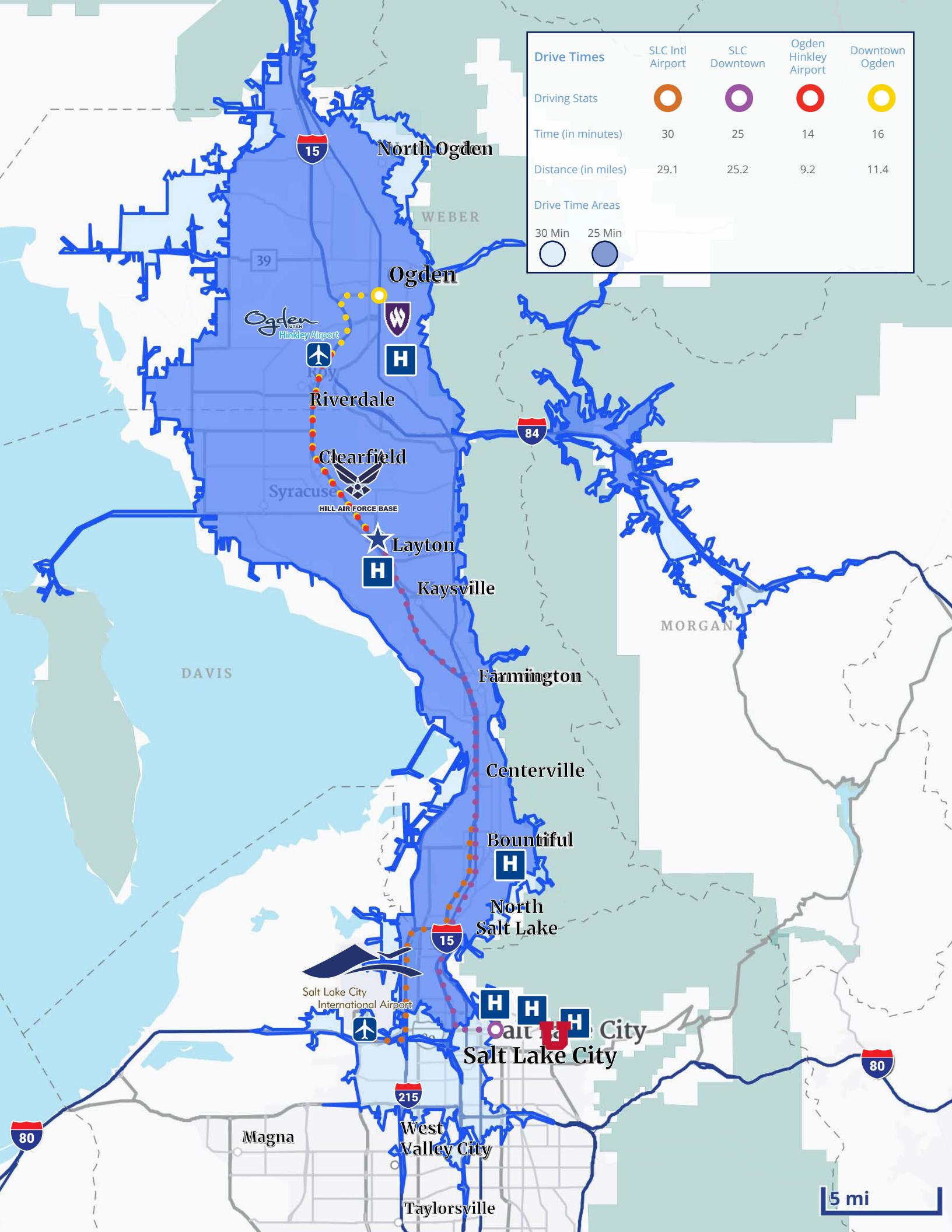
Restaurants

- 1 Cupbop
- 2 Domino's Pizza
- 3 Pizza Hut
- 4 Papa Murphy's
- 5 Cafe Rio
- 6 Firehouse Subs
- 7 Jersey Mike's
- 8 Wingstop
- 9 Little Caesars Pizza
- 10 Five Guys
- 11 Zao Asian Cafe
- 12 Raising Cane's
- 13 Noodles & Company
- 14 Cafe Zupas
- 15 Rumbi Island Grill
- 16 Habit Burger
- 17 Kneaders
- 18 Chili's Grill & Bar
- 19 Papa John's
- 20 Chipotle Mexican Grill
- 21 Jamba Juice
- 22 Panda Express

- 23 Applebee's
- 24 Red Robin
- 25 Hook & Reel
- 26 Costa Vida
- 27 Buffalo Wild Wings
- 28 Texas Roadhouse
- 29 Sizzler
- 30 Olive Garden
- 31 IHOP
- 32 Einstein Bros Bagels
- 33 Cupbop
- 34 Rancherito's

Retail

- 1 Rancho Markets
- 2 Ross Dress for Less
- 3 Five Below
- 4 RC Willey
- 5 Davids Bridal
- 6 Petco
- 7 Walgreens
- 8 Lowe's
- 9 Target
- 10 Michaels Arts & Crafts
- 11 AMC
- 12 Kohl's
- 13 Cinemark
- 14 JCPenney
- 15 Big 5 Sporting Goods
- 16 Hobby Lobby
- 17 Harbor Freight Tools
- 18 Big Lots
- 19 Sam's Club
- 20 Office Depot
- 21 Walmart
- 22 Home Depot





Area Overview

Layton, Utah

The city of Layton is located in Davis County, about 20 minutes north of Salt Lake City. Immediately adjacent to Hill Air Force Base, the largest single-site employer in Utah, the largest industries are aerospace and composites, healthcare and education.

Layton is the epicenter of retail in Davis County, at \$2 billion, it receives 30% higher annual taxable sales of all the county's cities. It is also home to two of Utah's highest-ranked high schools and is near Weber State University and Davis Technical College.

Residents enjoy easy access to countless outdoor activities that include hiking, biking, boating, hunting, fishing, and is within hours of many excellent ski areas, some that will host the 2034 Winter Olympics.

Layton Demographics 2025



Population

85,892



2029 Projected Population

90,741



Associate+ Degree

49.4%



Median Age

32.4



Average Household Income

\$128,750



Median Household Income

\$105,959

Northern Wasatch Front

Weber and Davis Counties

make up the northern region of Utah's Wasatch Front with a mix of business, manufacturing and residential communities. Just north of Salt Lake County, Davis County offers quick access to Downtown Salt Lake City and Salt Lake City International Airport.

The area provides residents with a good work/life balance, job growth more than double the national average and minimal commute times. It has abundant year-round recreation options within minutes, including several nearby lakes and reservoirs and three nationally recognized ski resorts.



Lagoon

Utah's only amusement park



Antelope Island State Park

1M+ visitors per year



Ogden-Hinkley Regional Airport (OGD)

4 weekly flights to John Wayne/Orange County Airport (SNA) via Breeze Airways

\$4.4M terminal expansion improving loading/unloading zones and indoor baggage claim began in January 2025 in preparation for increased area growth



Ogden is a Major Transportation & Industrial Center

Crossroads between east to west via **Interstate 84** and Canada to Mexico via **Interstate 15**

Union Pacific National Hub
location



Yes, Utah



High-Growth State

Current population of **3.4+** million people

Projected population of **3.7+** million people by 2030

Fastest-growing state in the nation, 23.88% total growth, or 1.5% annualized growth, 2010–2023



Young, Skilled, & Educated

Youngest state in the nation with a median age of 32.5
50.1% Associate Degree+

3.2% unemployment rate



This is the Place

#2 Best state economy – WalletHub, 2025

#1 Best state for the third consecutive year – U.S. News & World Report, 2025

#1 Best economic outlook for the 18th year in a row – Rich States Poor States, 2025

#3 Best state to start a business – WalletHub, 2025

#3 Top state for business and trade – Schweitzer Engineering Laboratories (SEL), 2025



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