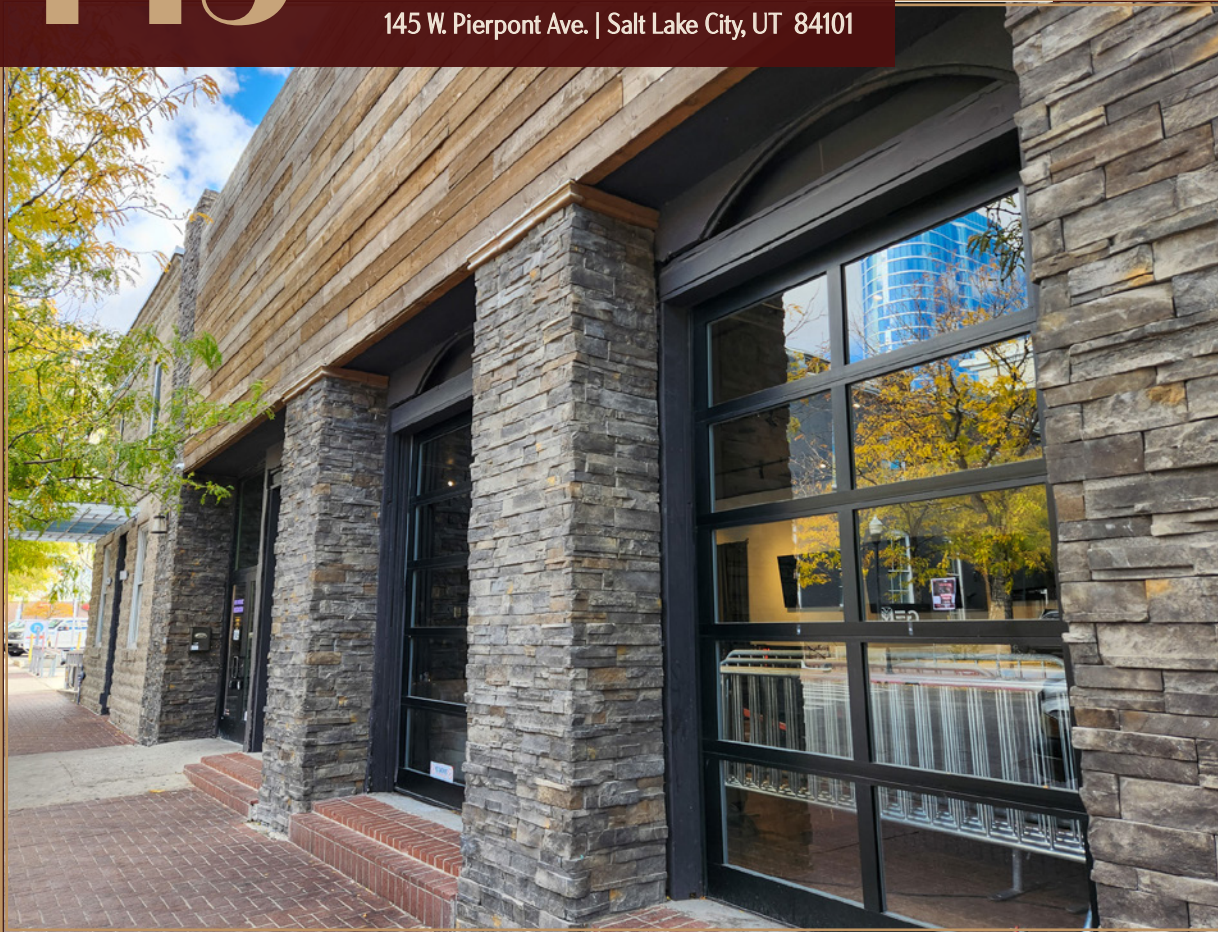


145 Pierpont Ave

145 W. Pierpont Ave. | Salt Lake City, UT 84101



Rare owner-user opportunity in a **prime location** in the heart of **Downtown Salt Lake City**

For Sale: \$3,500,000

- Parcel: 15-01-277-008-0000
- Acreage: 0.12
- Total building size: 13,520 SF (buyer to verify)
 - Basement: 4,946 SF
 - Main: 5,151 SF
 - Mezzanine: 3,423 SF
- Zoning: D-3 (commercial and residential USES permitted)

Marketed Exclusively By

Mariko Mimnaugh

Vice President

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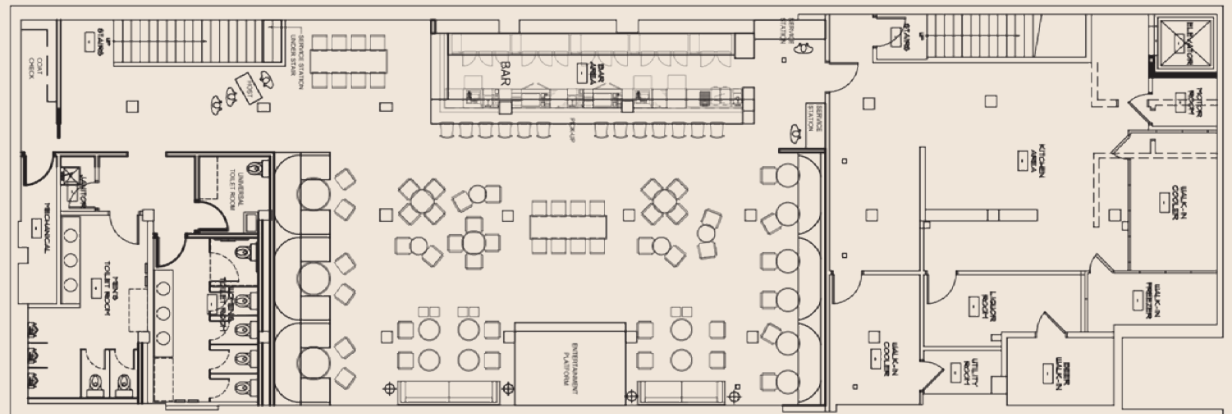
mariko.mimnaugh@colliers.com

Property & Building Highlights

- Former restaurant and bar building
 - Existing kitchen & bar equipment, included
 - Liquor license, included
- Two (2) existing bars (main level and basement)
- High ceilings on all building levels
- Unique storefront with three (3) roll-up doors
- Fully sprinklered building
- Abundant public parking options (structured, surface and street)

Basement Level

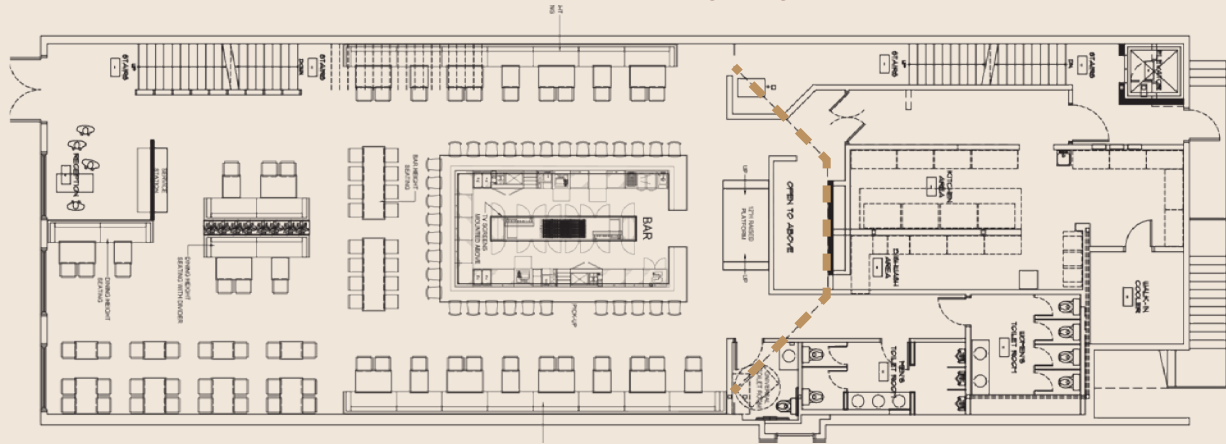
- 4,946 SF
- Seating for 101
- Ceiling Height 10'-4"
- May be operated independent of main/mezzanine levels



**Conceptual floor plans and renderings*

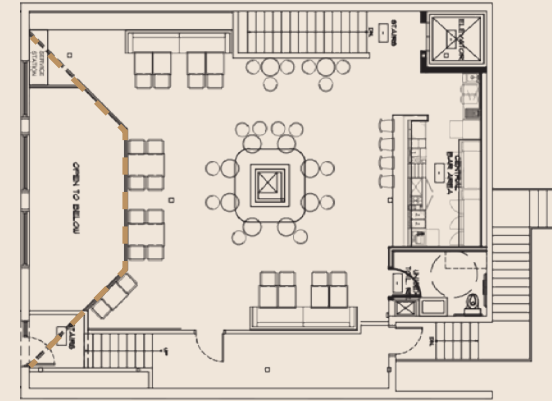
Main Level

- 5,151 SF
- Seating for 136
- Ceiling Height 21'-3"



Mezzanine

- 3,423 SF
- Seating for 54
- Ceiling Height 11'-5"



**Conceptual floor plans and renderings*

Area Highlights

- Nestled in Salt Lake City's vibrant central business district, surrounded by corporate offices, restaurants, bars, entertainment venues, cultural attractions and many hotels and apartments
- Located within two blocks of the Salt Palace Convention Center, Capitol Theatre, Eccles Theatre and the Delta Center arena/event center
- Easy access to the freeway and public transit, including light and commuter rail



2024 Demographics	1 Mile	3 Mile	5 Mile
Population			
Daytime Population	91,000	220,174	401,134
Population	26,740	145,593	242,236
Median Age	32.7	32.9	32.9
Income			
2023 Median HHI	\$67,154	\$72,362	\$78,243
2023 Average HHI	\$98,827	\$106,672	\$115,456



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