

# Gateway Center

RETAIL SPACE – FOR LEASE

136 Heber Ave  
Park City, Utah





## PARK CITY MAIN STREET

At the center of Historic Park City is Main Street—home to over 200 unique businesses and the trailhead to your mountain town adventure. Visitors can shop among over 100 independent boutiques, dine at 50 one-of-a-kind restaurants, relax at a restorative spa, ride the town lift to play in the mountains, stay in style within a short walk of everything, revel in our spirited nightlife, discover something to treasure from our lively art community, connect with someone who can help you start a life in Park City, or meet within the heart of a mountain town. In today's Park City the riches lie above ground and the prospects are looking good.

Source: [historicparkcityutah.com/about-us](http://historicparkcityutah.com/about-us)

### CONTACT OUR AGENTS

**KATIE WILKING** CCIM, MRED  
435 640-4964  
[katie@wc-cre.com](mailto:katie@wc-cre.com)

**JILL CAMPBELL**  
310-600-0338  
[jill@wc-cre.com](mailto:jill@wc-cre.com)

**BERKSHIRE  
HATHAWAY** UTAH  
HOMESERVICES PROPERTIES

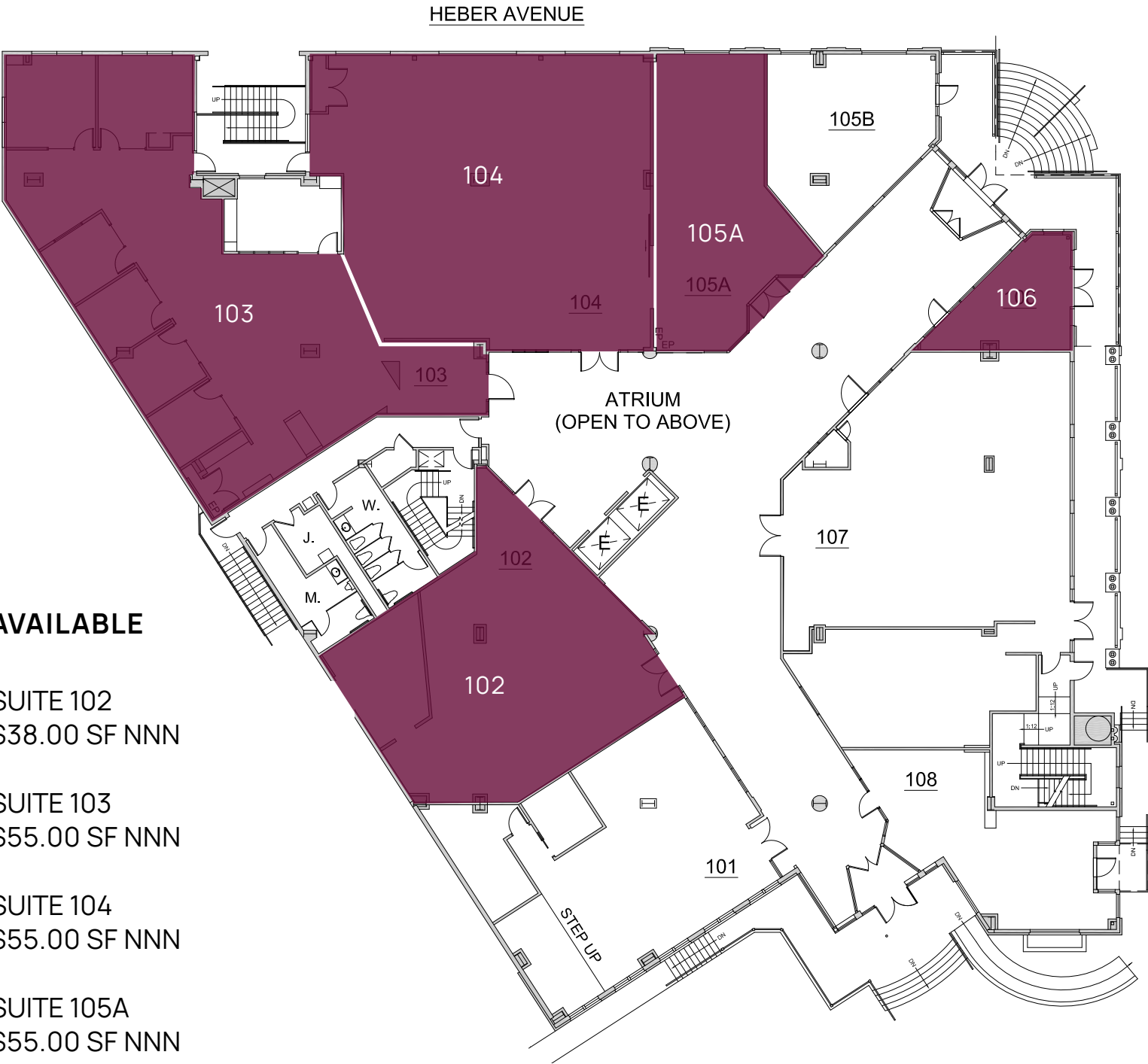
COMMERCIAL DIVISION





FIRST FLOOR

AVAILABLE RETAIL SPACE **\$38.00 - \$55.00 NNN (CAM EST \$10.13/SF)**



AVAILABLE

SUITE 102  
\$38.00 SF NNN

SUITE 103  
\$55.00 SF NNN

SUITE 104  
\$55.00 SF NNN

SUITE 105A  
\$55.00 SF NNN

SUITE 106  
\$55.00 SF NNN





## An aerial photograph of a mountain town in winter, with snow-covered roofs and streets. Four callout boxes with white text on a blue background point to specific locations: 'CHINA BRIDGE PARKING' points to a parking area on the left; 'GATEWAY CENTER' points to a central building complex; 'MAIN STREET' points to a street running through the town; and 'TOWN LIFT' points to a lift line on the right. A small circular logo is visible near the Gateway Center callout.





Park City Area

Park City, Utah, in Summit County, sits along the Wasatch Back—just 32 miles from downtown Salt Lake City and 20 miles from Sugar House via Interstate 80. Known worldwide as a premier mountain destination, the city welcomes a seasonal visitor population that far exceeds its permanent residents, contributing an average of \$529.8 million annually to Utah’s economy.

Park City is home to two internationally acclaimed ski resorts: Park City Mountain Resort—the largest ski area in the United States with 330 trails, 43 lifts, and 6 terrain parks—and Deer Valley Resort®, repeatedly ranked the #1 ski resort in the nation. Both resorts played host to major alpine and snowboarding competitions during the 2002 Winter Olympics and are preparing to once again be center stage as key venues for the 2034 Winter Olympics.

The city’s Olympic legacy lives on at the Utah Olympic Park, which features the 2002 Olympic bobsled, skeleton, and luge track, and remains a world-class training ground for elite athletes. Park City is also home to the U.S. Ski & Snowboard Team, training grounds for the Australian Freestyle Ski Team, and a thriving outdoor industry, with companies like Backcountry.com, Rossignol USA, and Skullcandy headquartered here.

Beyond the slopes, Park City offers year-round recreation and lifestyle amenities: golf courses, hiking and biking trails, reservoirs, hot springs, and endless opportunities for snowmobiling, cross-country skiing, and backcountry adventure. Its lively Main Street in Old Town features world-class dining, boutique shopping, nightlife, and cultural experiences



Summit County



43,249

Residents



16,679

Households



40,599

Daytime Population



\$229,040

Average Income



40.9

Median Age



59.8%

Bachelor's Degree

Demographics

Population	Summit County
2025 Total Population .....	43,249
2030 Projected Population .....	42,590
2020 Total Population .....	42,357
2010 Total Population.....	36,327
2010-2020 Annual Rate.....	1.7%
2025-2030 Projected Annual Rate .....	-0.3%
2025 Median Age .....	40.9

Households	
2025 Households.....	16,679
2030 Projected Households .....	16,909
2020 Households .....	15,688
2010 Households .....	12,991
2025-2030 Projected Annual Rate .....	0.30%
2010-2025 Historical Annual Change .....	1.9%
2020 Average Household Size .....	2.60

Income	
2025 Average Household Income .....	\$229,040
2030 Projected Average Household Income .....	\$225,728
2025 Median Household Income .....	\$145,007
2030 Projected Median Household Income .....	\$144,955
2025 Per Capita Income .....	\$88,357
2030 Projected Per Capita Income .....	\$89,646

Housing	
2025 Housing Units .....	27,596
2025 Occupied Units.....	60.40%
2025 Vacant Units .....	39.60%
2025 Owner-Occupied Units .....	77.00%
2025 Renter-Occupied Units .....	23.00%
2025 Median Home Value .....	\$1,060,000

Employment	
Total 2025 Population 15+ .....	35,738
White Collar .....	70.90%
Services .....	15.70%
Blue Collar.....	29.10%



# Available for Lease

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