

Historic GEM Theatre

8945 W. Magna Main St
Magna, UT 84044



Historic Background

The GEM Theater opened before 1930. In about 1978, Stephen Barker, a film historian, purchased and renovated the Gem and Empress theaters in Magna. He reopened the GEM on March 15, 1978, showing older films, children's matinees, and catering to clubs and special interest groups.

A fire damaged the building around 1985 and it has used for storage ever since.

RETAIL | FOR SALE

This Iconic Building is sitting on a 17,625 SF lot with ceiling heights to 22' and a footprint of 6,300 SF it offers lots of potential.

New roof, structural and Seismic upgrades completed.

PROPERTY INFORMATION

- > 7,650 SF
- > \$800,000
- > Lot is approx 0.40 acres
- > Corner site w/ 22 parking spaces
- > Redevelopment / opportunity zone
- > Mixed use potential
- > Currently a 2-story shell
- > Zoned C-3

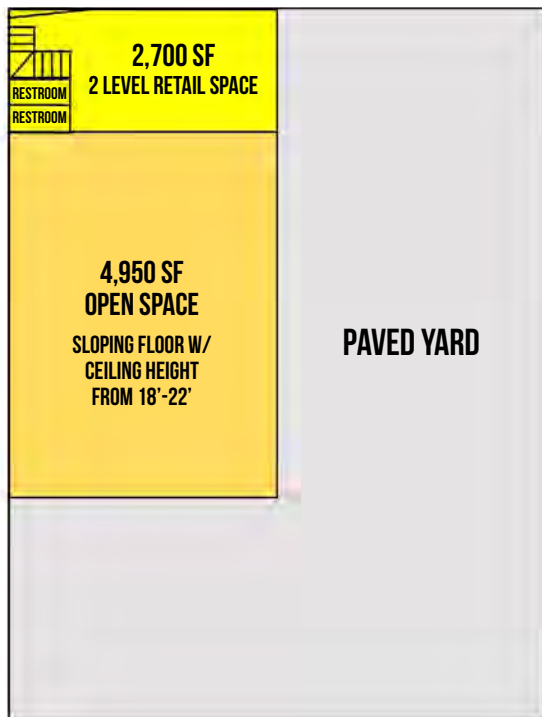
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 EST	8,572	42,312	74,891
2030 PROJ	8,732	45,609	77,954

HOUSEHOLDS			
2025 EST	2,817	12,423	21,612
2030 PROJ	2,917	13,594	22,943

INCOME			
2025 AVG	\$83,893	\$113,369	\$117,428
2025 MED	\$76,534	\$98,834	\$102,208

Source: ESRI 2025



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