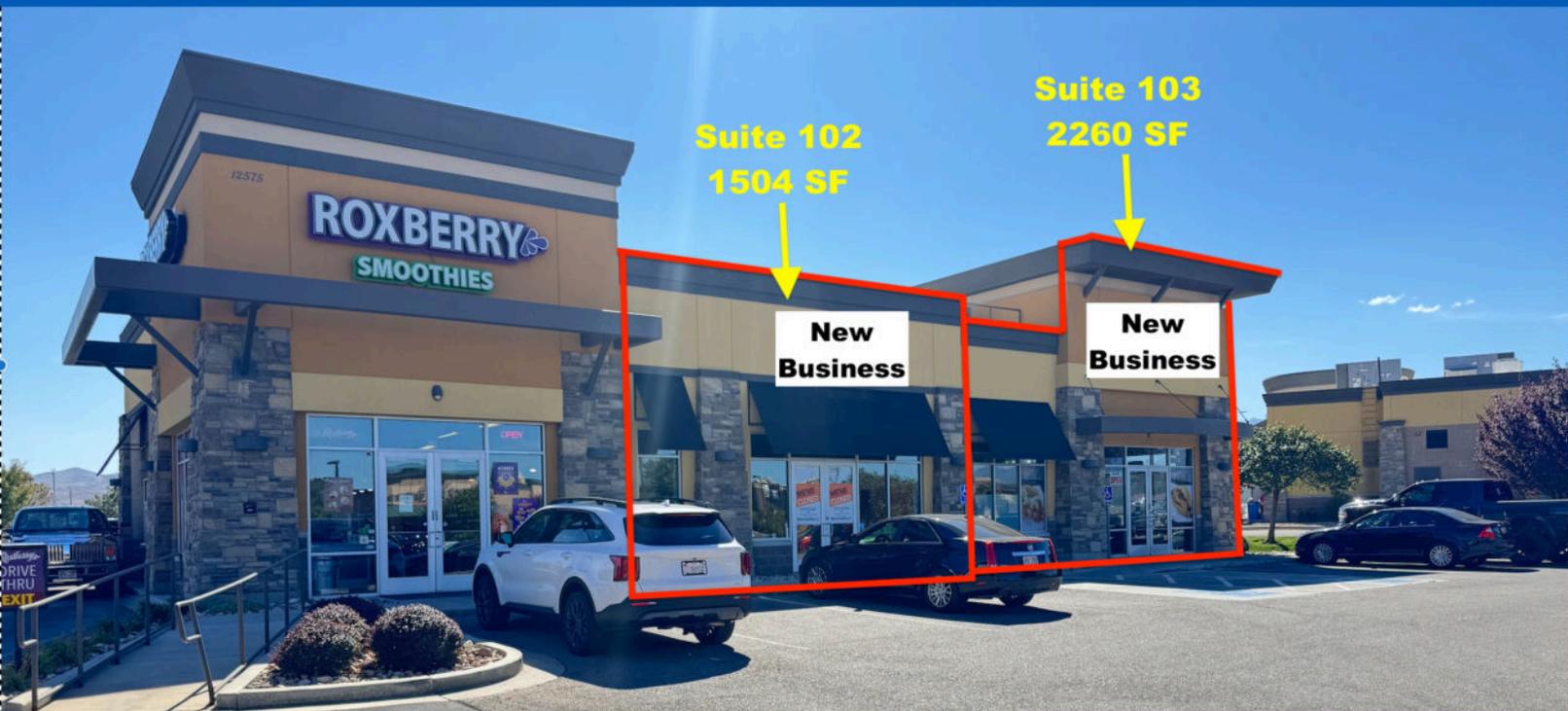


RETAIL RESTAURANT LEASE

12575 S RHETSKI LANE, RIVERTON UTAH



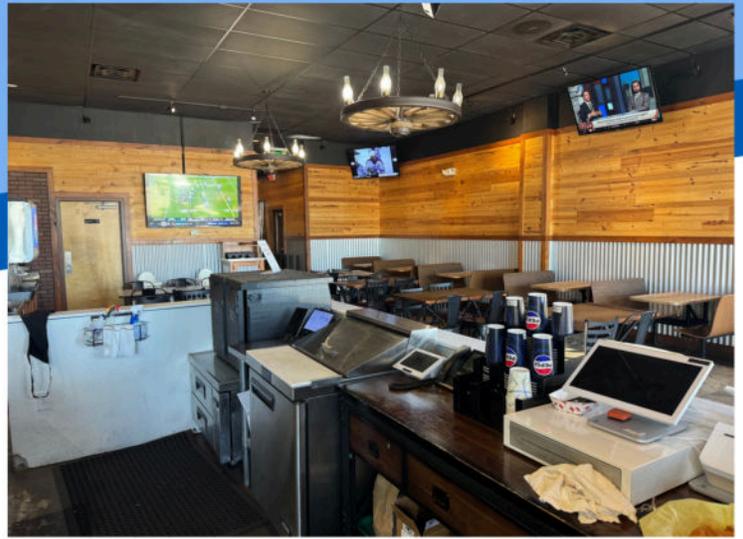
SPECS

- Two Suites Available: 3,764 SF Available Combined
- Suite 103 2,260 Sq Ft (Restaurant Setup)
- Suite 102 1,504 Sq Ft
- Plenty of parking
- Neighbors Include: Intermountain Riverton Hospital, InstaCare, Lowes, Roxbury, Black Bear Diner, 5 Guy's Burgers, Jimmy Johns, Pharmacy, Sushi, and Pizza
- **103: Restaurant Set Up with Hood Vent & Grease Trap**
- 102: Basic retail shop set up with bathroom
- Tenant Improvements for the right Tenant/Lease
- Five Year Minimum Lease

Base Rate: \$30 or \$35 psf
Triple Net Cost: \$14 psf
Includes: Common Area Fees, Water, Sewer, Property Tax, Exterior Insurance, Common Area Maintenance, Landscape

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G
Commercial



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Commercial

Suite 102

Suite 103



BATH

ROOM

STORAGE

BATH

HALL

BATH

KITCHEN

SERVING AREA

COUNTER

PORCH



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