



Colliers

For Lease

4,000–145,000 SF Available

Multi-use Flex

460 West 500 South
Salt Lake City, Utah 84111

Architect's Rendering

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Property Highlights

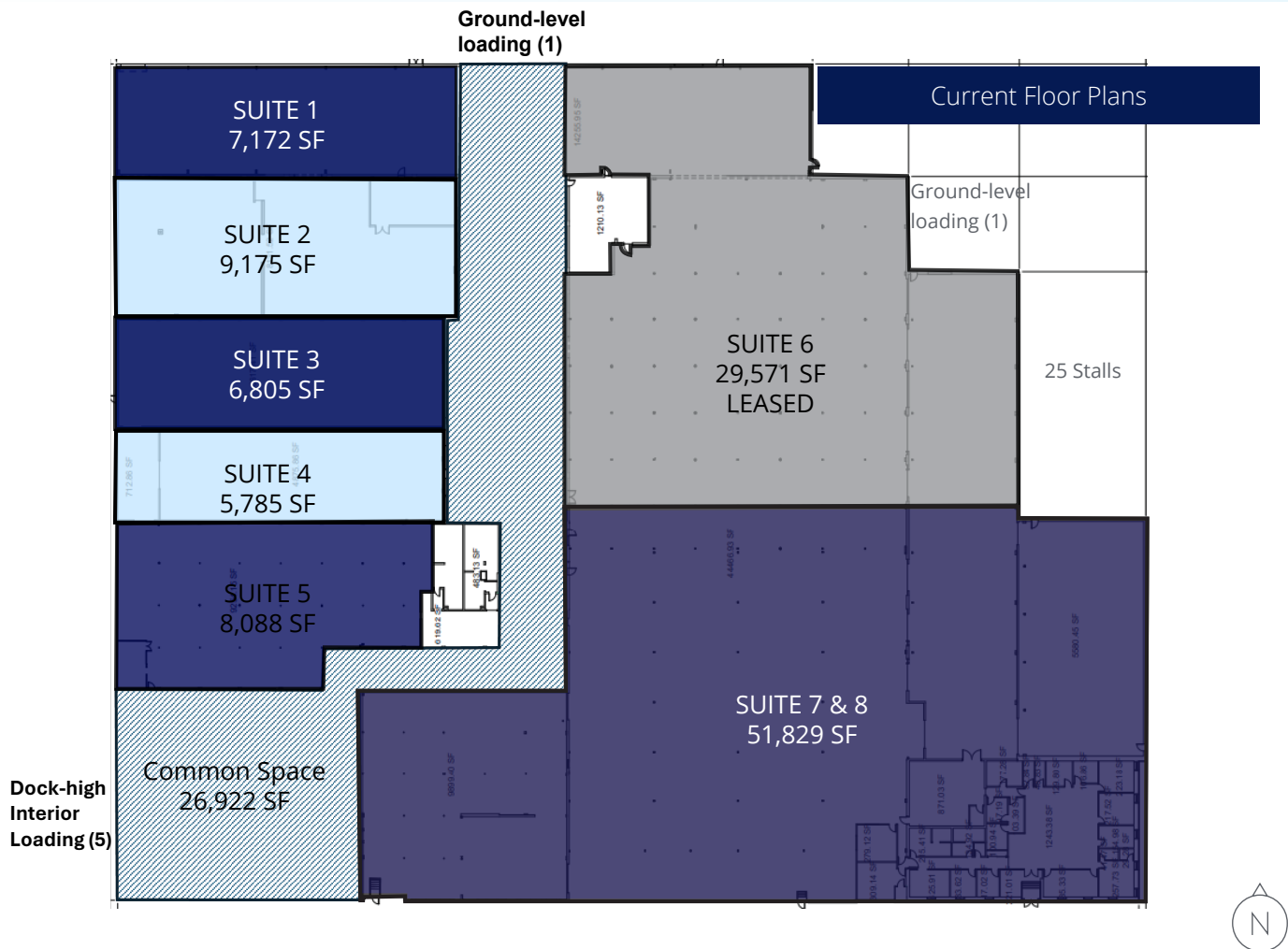
- Industrial flex building
- Prime downtown location
- Significant outdoor parking
- Heavy power
- Dock high and grade level loading available
- Call for pricing

460 W 500 S | For Lease

Flex Space

Flexible retail or industrial space from 4,000 to 145,000 SF in the heart of downtown Salt Lake City. Located at 460 W 500 S, this property offers dock-high and grade-level loading, outdoor parking, and unbeatable access.





Downtown Overview



**CITY
CREEK
CENTER**

110+
stores and services
700,000+
of retail shops



**THE
GATEWAY**

105+
stores and services
650,000+ SF
of retail shops



CALVIN L. RAMPTON
SALT PALACE
CONVENTION CENTER

675,000 SF
meeting, exhibit and ballroom space
700
room convention hotel



175+
local bars + restaurants



80+
arts and entertainment
events each month



2 Blocks
from Salt Lake Intermodal Hub

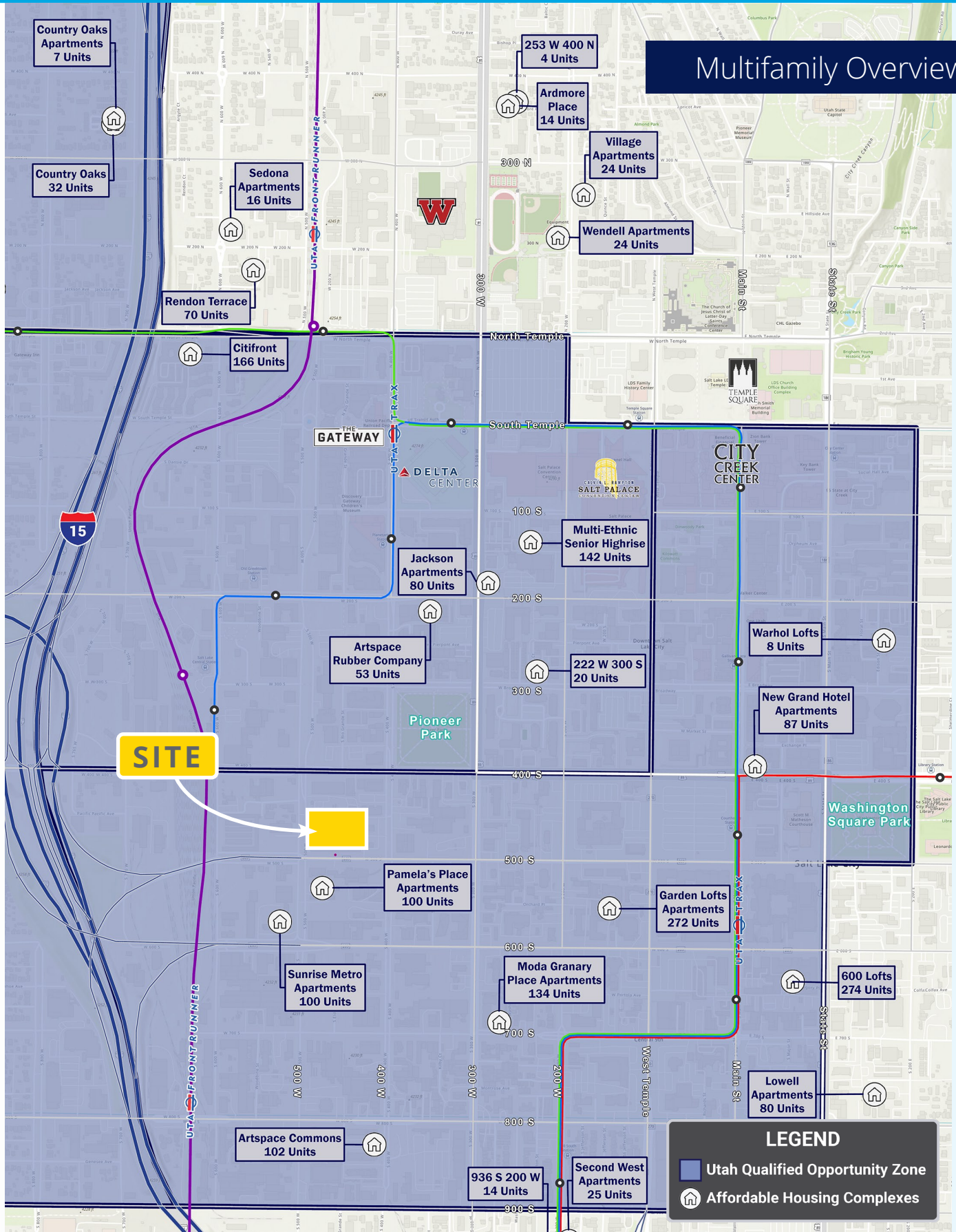
A DIVERSIFYING DOWNTOWN ECONOMY



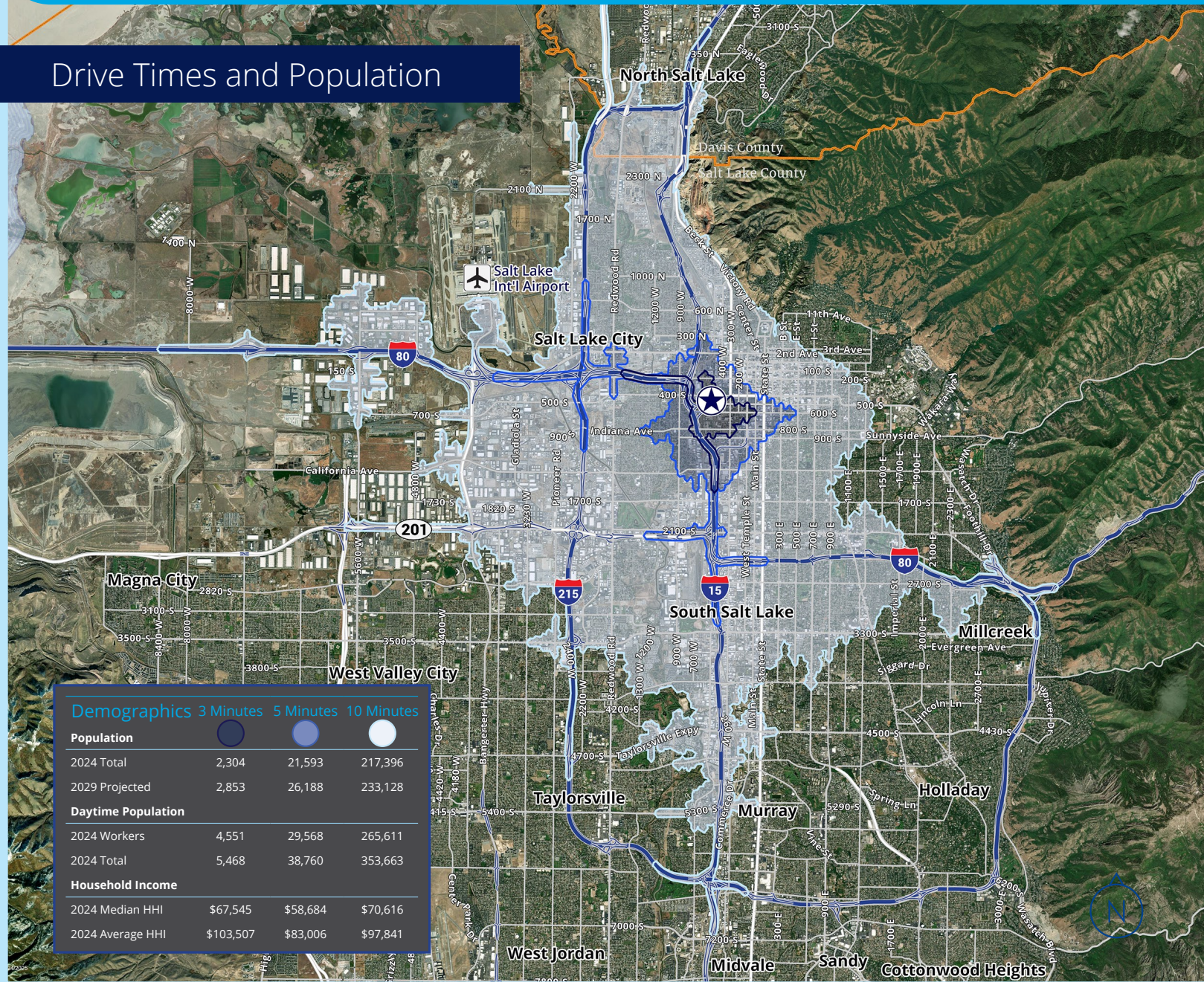
Enjoy the area's plentiful farm-to-table restaurants, global eateries, bars and pubs, shop historic Trolley Square or the open-air City Creek Center and Gateway malls, or find the perfect entertainment, from the arts, music, festivals, and even "Open Streets" during the summer, when Main Street is closed to cars on the weekends, and shops and restaurants from South Temple to 400 South extend their services onto the sidewalk.

As the downtown residential population doubles in the next 30 months and continues to grow, there are opportunities for office, retail, restaurant and services to serve the growing residential population.

Multifamily Overview



Drive Times and Population



Demographics	3 Minutes	5 Minutes	10 Minutes
Population			
2024 Total	2,304	21,593	217,396
2029 Projected	2,853	26,188	233,128
Daytime Population			
2024 Workers	4,551	29,568	265,611
2024 Total	5,468	38,760	353,663
Household Income			
2024 Median HHI	\$67,545	\$58,684	\$70,616
2024 Average HHI	\$103,507	\$83,006	\$97,841



Demographics Population

	1 Mile	3 Mile	5 Mile
2024 Population	16,602	145,253	260,126
2029 Projected	20,668	155,889	273,633



Households

	1 Mile	3 Mile	5 Mile
2024 Population	8,290	66,354	109,213
2029 Projected	10,843	74,119	119,609



Income

	1 Mile	3 Mile	5 Mile
2024 Median HHI	\$60,724	\$70,588	\$76,295
2024 Average HHI	\$87,828	\$102,437	\$111,596
Per Capita Income	\$44,627	\$46,902	\$47,067

Key Points



145k+

Population in 3-Mile Radius



7.3%

Population Growth by 2029



30.8

Median Age



\$70k+

Median Household Income



Utah is a
Young & High-Growth
State

One of the Fastest
Growing States in the U.S.

20.7%
Population Increase
2010-2020
(ESRI BAO)

Median Age of
30.9

The Youngest State in
the U.S. by Median Age
(ESRI BAO)

There Are More Than
571k
More People in Utah
Than There Were in 2010
(ESRI BAO)



The
Economic Conditions
in Utah are Great

Ranked
2nd
Best State for
Overall Economy
(U.S. News: Best States Ranking)

Utah Named
#2
Best State for
Business in 2018
(Forbes)

Ranked
4th
Best State for
Venture Capital
(U.S. News: Best States Ranking)



Utah Boasts a Highly
Educated & Skilled
Workforce

More Than
35
Higher Education
Institutions in Utah
(National Database of Scholarships)

48%
of Utahns Have
Obtained Postsecondary
Certificates or Degrees
(Utah.gov)

Over
79k
Degrees Awarded
in 2017
(DataUSA.io)



Opportunities for
Jobs & Careers
in Utah are Plentiful

Among the Top State
in the U.S for Job Growth
3.6%
Utah's Job Growth Rate
July 2018-July 2019
(U.S. Bureau of Labor Statistics)

Utah is Experiencing
Overwhelming Job Growth in
**Construction,
Financial, Health
& Technology**
Sectors
(Utah.gov)

About
54.5k
Jobs Were Added to
Utah's Economy from
July 2018-July 2019
(U.S. Bureau of Labor Statistics)

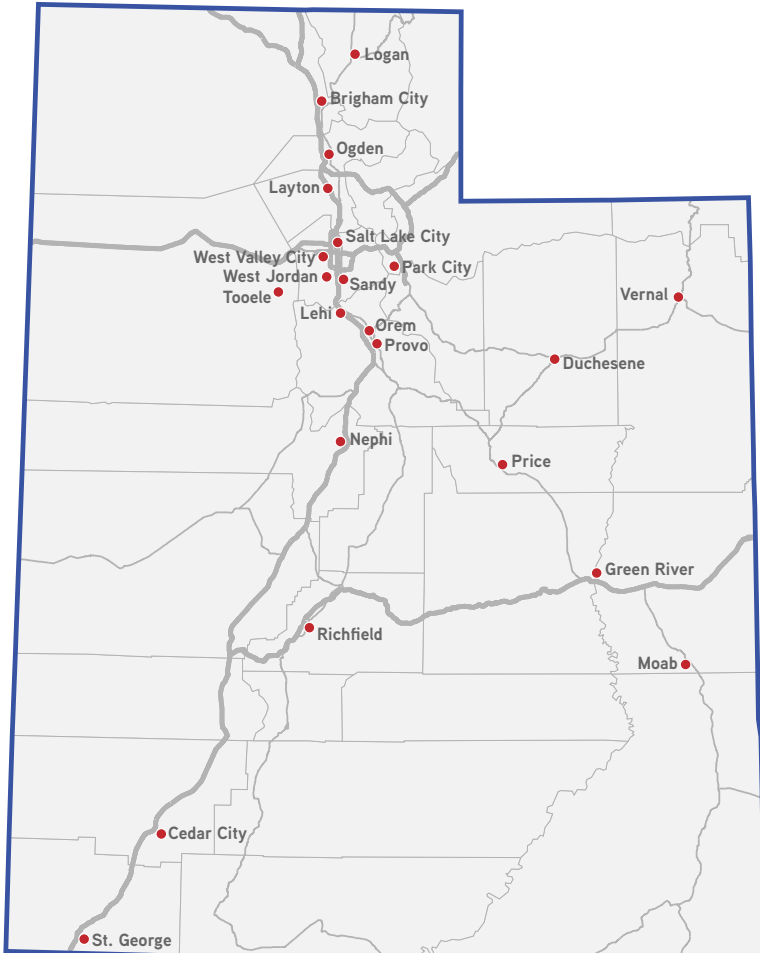


Utah Contains a
Multilingual
Population

Over
120
Languages
Spoken in Utah
(Desert News)

About
15%
of Utah Residents speak
a Language Other Than
English at Home
(The Salt Lake Tribune)

More Than
246k
Spanish Speakers
(U.S. Census Bureau)



Utah's Metropolitan Statistical Areas (MSAs)



- 1 Salt Lake City** (1,283,161)
Counties: Salt Lake & Tooele
- 2 Provo-Orem** (714,263)
Counties: Utah & Juab
- 3 Ogden-Clearfield** (699,065)
Counties: Weber, Davis & Box Elder
- 4 St. George** (190,266)
Counties: Washington
- 5 Logan** (153,122)
Counties: Cache, UT & Franklin, ID

Utah's Most Populous Cities

- 1 Salt Lake City** (204,380)
- 2 West Valley City** (141,290)
- 3 Provo** (129,973)
- 4 West Jordan** (121,762)
- 5 Orem** (103,120)
- 6 Sandy** (100,343)
- 7 St. George** (98,525)
- 8 Ogden** (89,694)
- 9 South Jordan** (86,315)
- 10 Layton** (78,750)



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