

2862 Santa Clara Dr
Santa Clara, UT 84765

FOR SALE

±1,678 SF | RETAIL

Property Specs

SALE PRICE	\$500,000
AVAILABLE SF	±1,678 SF
LOT SIZE	±0.67 Ac
TYPE	Retail Free Standing
ZONING	HC (Historical Commercial)
TAX ID	SC-185-B-1

- Historical Building located in beautiful Santa Clara Historic District, with tree lined streets and across the street from Historic Frei's Market.
- The Historical Building and parcel is City approved Vacation Rental Zoning.
- Building housed Rylu's Restaurant which is no longer in operation. Their financials favorably support a restaurant to continue. Other retail uses also supported.
- Bonus rent-able areas include: 1bed/1ba apartment

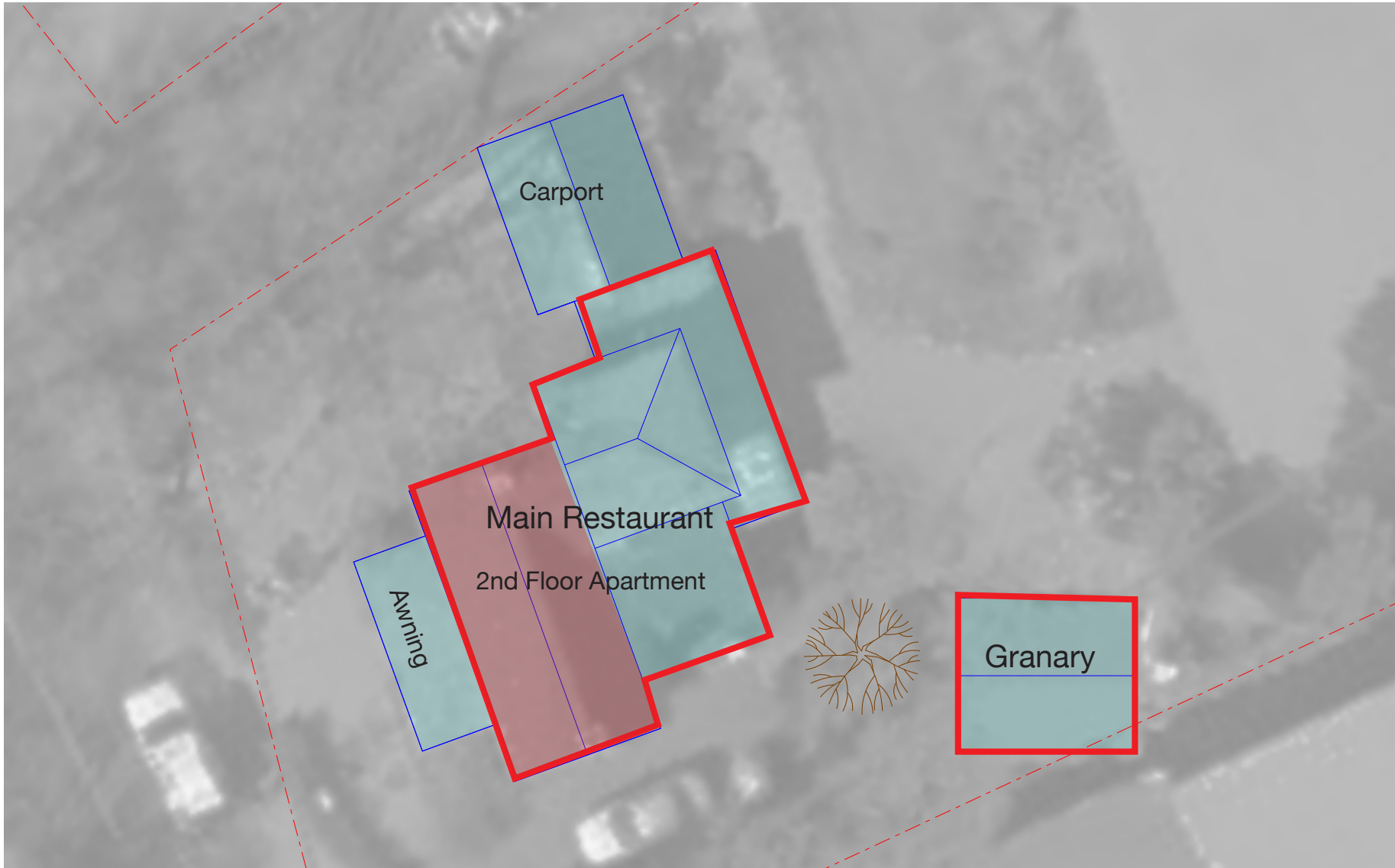


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SUMMARY

SITE PLAN

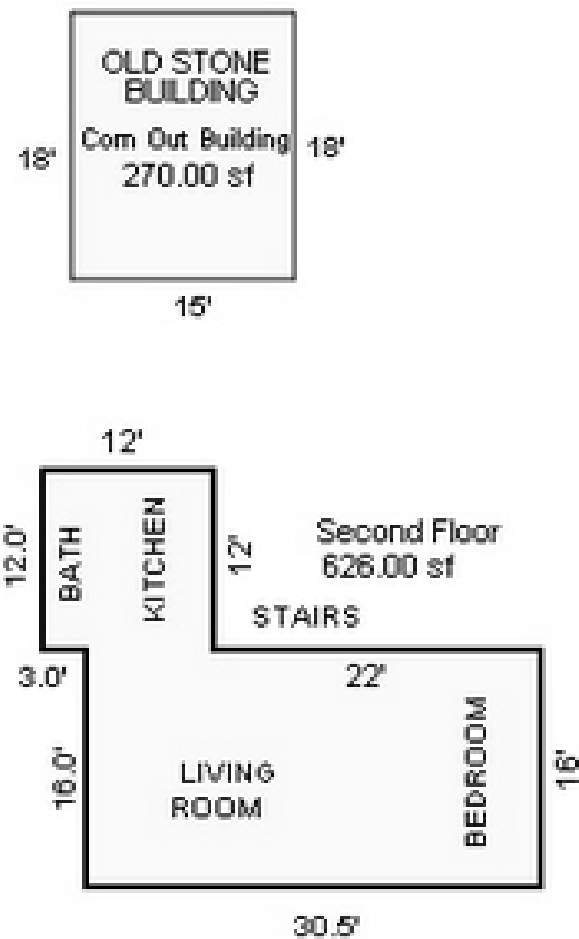
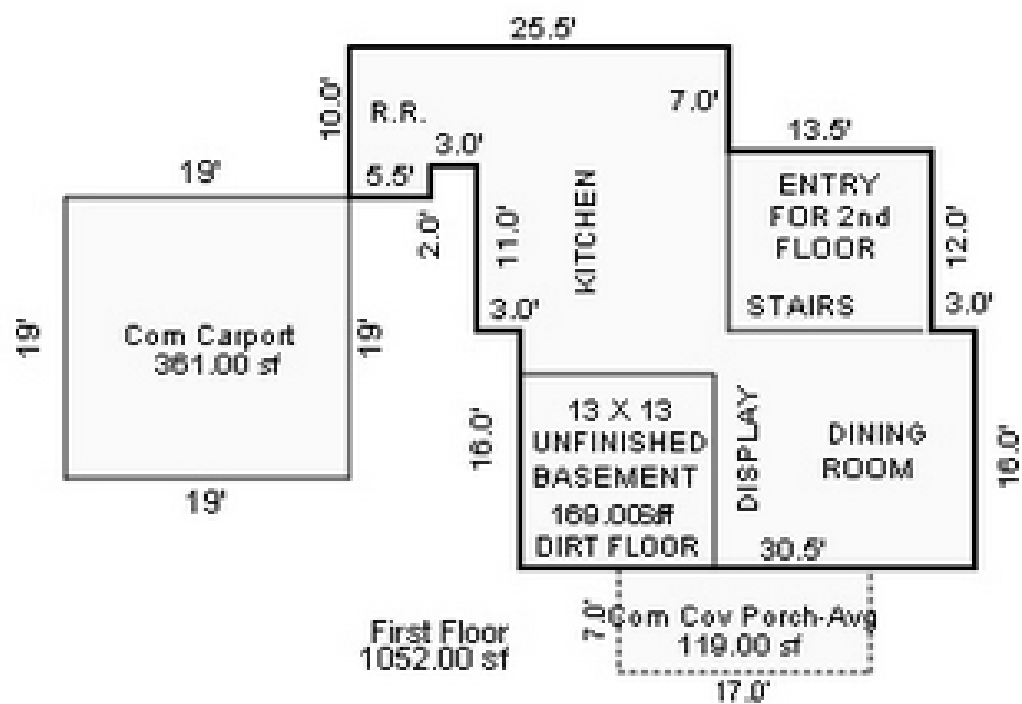


PARCELS

Owner would split undeveloped portion of lot. Shown in blue.

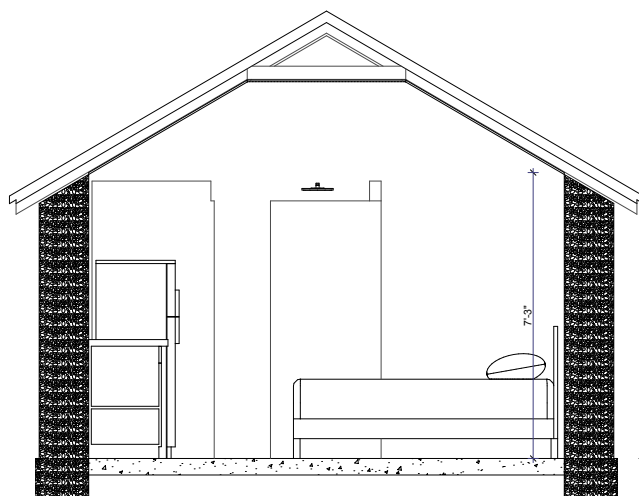


FLOOR PLAN



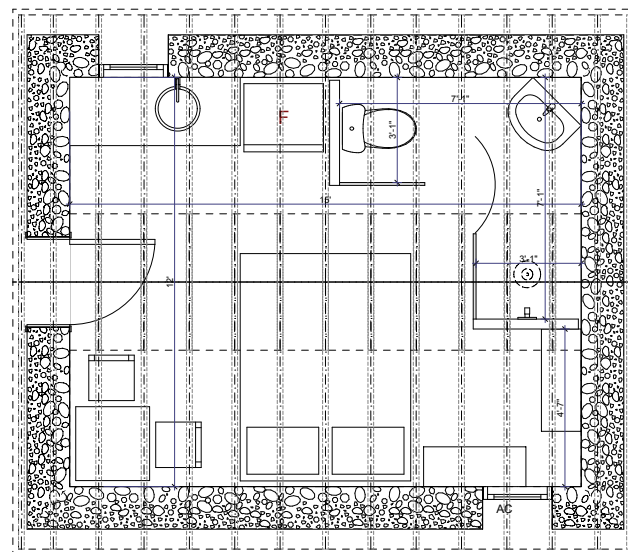
GRANERY

PROPOSED RENOVATIONS



1 SECTION
SCALE: 1/2" = 1'-0"

±0"
1 main



MAIN

RESTAURANT



PHOTOS





PHOTOS



PHOTOS





PHOTOS

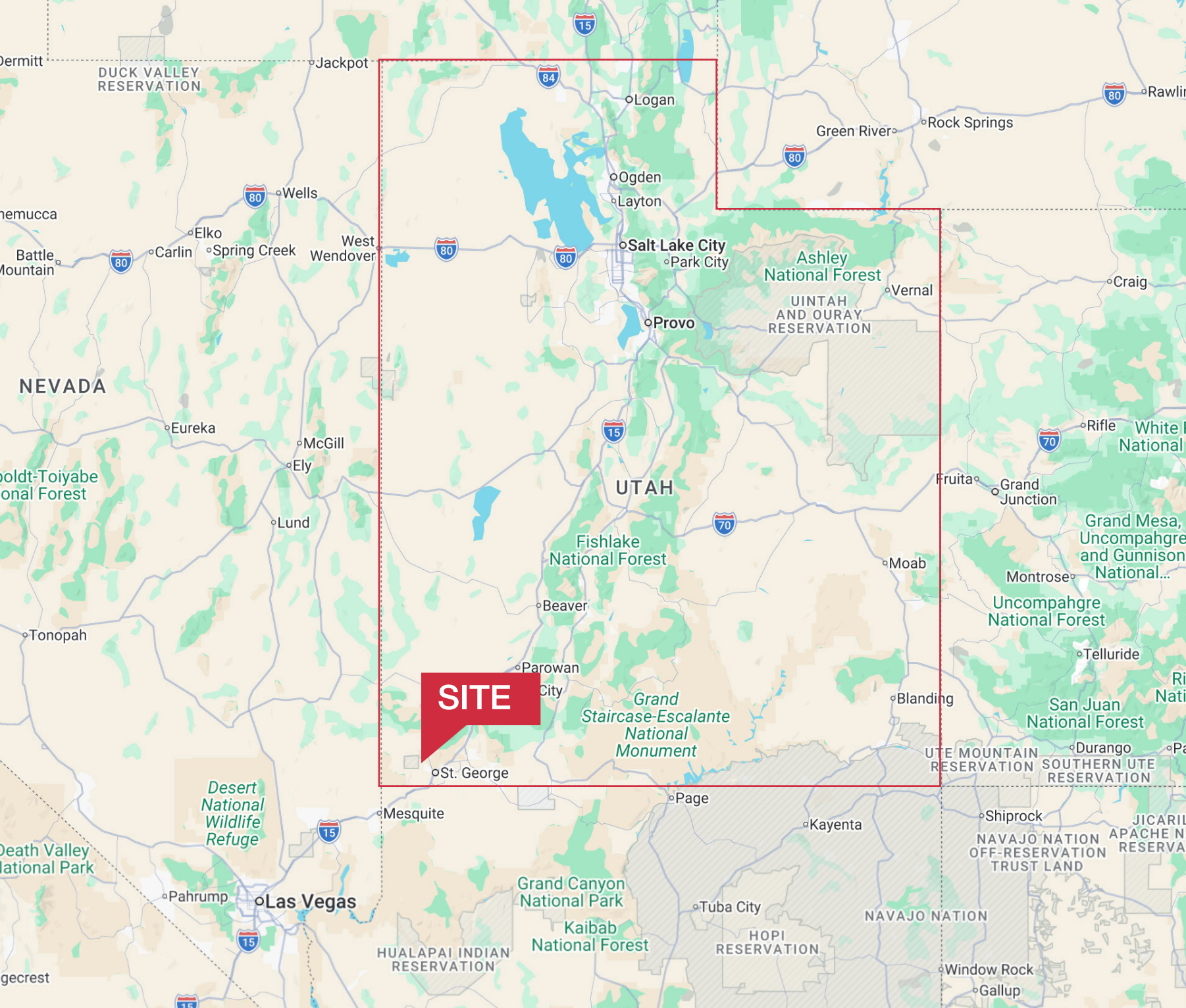




PHOTOS



LOCATION MAP



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	6,554	41,361	59,278
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	2,068	15,486	22,482
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$141,587	\$117,043	\$110,863

Traffic Counts

STREET	AADT
Dixie Drive	31,000
Sunset Boulevard	28,653

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

TERMS & CONDITIONS

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Summary Documents

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