

# VALLEY GROVE D

FOR LEASE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

## CODY BLACK

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## PROPERTY DETAILS

2086 W GROVE PARKWAY, PLEASANT GROVE, UT 84062

- \$22.50 NNN
- Available SF for 2026: 2,100 - 4,802 SF
- Flexible Layout
- Turnkey Available
- Ability to Grow within the Park
- Building Signage Available
- No Core Factor
- No Load Factor
- 5/1,000 Parking



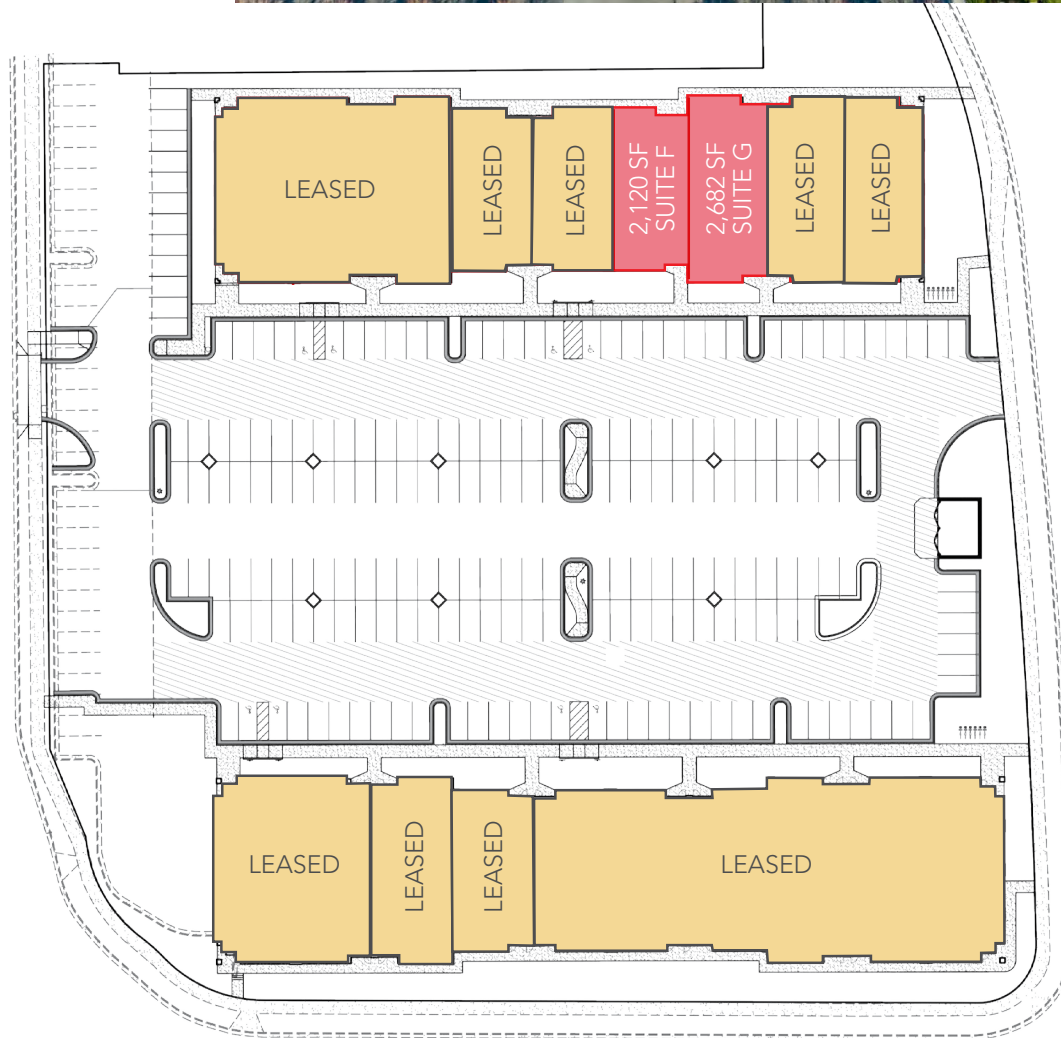
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2015 West Grove Parkway, Suite J  
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## SITE PLAN



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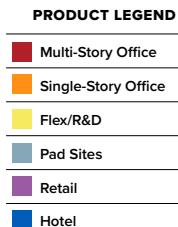
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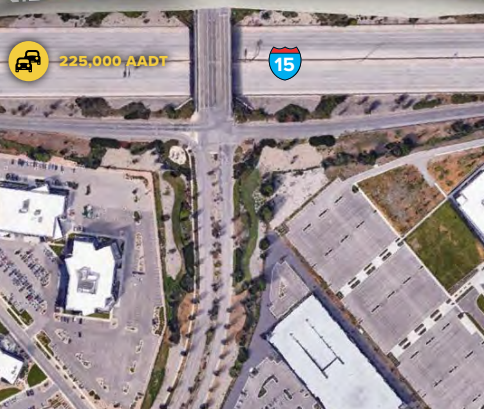




### Retail Electronic Pylon Sign



### I-15 Electronic Pylon Sign



A collage of 25 logos for various businesses, arranged in three rows. The logos include:

- Row 1:** aesthetica (Medspa • Plastic Surgery), AT&T, belle (BOUTIQUE), Cafe Rio (MEXICAN GRILL), charles SCHWAB, Chick-fil-A, CLUB PILATES, and fika.
- Row 2:** Gloss (AVEDA), graze craze (Healthy Food & Drink), THE GREAT GREEK (Authentic Greek Food), Happy Toriyaki, Hilton, Johnny Mikes (CLUBS), MilkShake (EST. 1974 FACTORY 1974), and OMNIA (SALON STUDIOS).
- Row 3:** Panera (Bakery & Cafe), PRIME (TV) (RESTAURANTS & HOTELS), Ranchario's (MEXICAN FOOD), R.P.R. BBQ, SLIM CHICKENS, Spicy Munch, snooze, Starbucks, Twisted Sugar, UNDER WRAPS, verizon, VILLAGE BAKER, WAYBACK (BURGERS), Wildside (RESTAURANT), WIN-STAR, and WOK LINE.



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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### DRIVE TIMES

SLC Intl Airport **40 min**

Provo Airport **15 min**

BYU **20 Min**

UVU **10 min**

Sundance Ski Resort **25 Min**

Saratoga  
Springs



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