



PERRY COMMERCIAL PRESENTS

# PLAZA 6400 GROUND LEASE

Murray, Utah



03 Property Overview

04 Property Aerial

05 Parcels Included in Sale

06 Aerial Map

07 Demographics

09 Property Photos

# PROPERTY OVERVIEW

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## PROPERTY DESCRIPTION

Plaza 6400 boasts one of the most visible and heavily trafficked intersections in Salt Lake County, adjacent to Fashion Place Mall - the state's best performing mall. The center has high visibility on State Street , with over 40,000+ vehicles passing by each day. With another 120,000+ on I-215. With great neighborhood demographics, and low market vacancy rates, this ground lease is poised for great opportunities for the next Lessee.

**Address:** 64 E Winchester St.  
Salt Lake City, UT 84107

**Available for Demolition:** 2027

**Lot Size:** 1.3 Acres

**Zoning:** Commercial Development (C-D)

**Parcels:**

APN: 22-19-152-002

APN: 22-19-152-003



*EXISTING BUILDING TO BE DEMOLISHED*

PLAZA 6400

# PROPERTY AERIAL

Includes two separate parcels



22-19-152-002

22-19-152-003

Belt Rte

Belt Rte

215

PLAZA 6400

# PARCELS INCLUDED IN GROUND LEASE

Population	1 MILE	3 MILES	5 MILES
2029 Projections	19,483	143,692	355,460
2024 Estimates	18,918	140,598	347,481
2020 Census	18,124	139,666	343,705
Growth 2024-2029	2.99%	2.20%	2.30%
Growth 2020-2024	4.38%	0.67%	1.10%

TOSH  
MEDICAL CENTER

2024 Households	1 MILE	3 MILES	5 MILES
<\$25,000	1,022	5,226	12,001
\$25,000 - \$50,000	1,045	8,726	18,535
\$50,000 - \$75,000	1,341	9,418	21,071
\$75,000 - \$100,000	1,361	8,104	17,650
\$100,000 - \$125,000	1,174	6,552	16,396
\$125,000 - \$150,000	600	4,610	10,482
\$150,000 - \$200,000	789	5,586	14,925
\$200,000 +	873	7,547	19,293

FASHION  
PLACE MALL

Apple Store      NORDSTROM

lululemon      macys

Chick-fil-z      The Cheesecake Factory

SPROUTS  
FARMERS MARKET

STATE STREET  
TRAFFIC COUNT 40,000+

PLAZA  
6400

# GREATER SALT LAKE CITY UTAH MSA

OUTSTANDING DEMOGRAPHICS, LOW VACANCY, & INCREASING WAGES SPOTLIGHT THE MSA AS A HIGH-DEMAND MARKET

The Greater Salt Lake Metropolitan Statistical Area (MSA) is characterized by a diverse and robust economic landscape, with key industries driving its employment sector. These prominent industries include healthcare, defense contracting, higher education, and construction. Within this dynamic economic framework, notable employers such as Intermountain Healthcare, University of Utah, Delta Airlines, and Zions Bank.

## RETAIL VACANCY RATE - 2.97%

Growing population and limited land availability have pushed vacancy rates in the Salt Lake MSA to sub 3.00% levels. Even with new supply slated, vacancy rates are anticipated to remain sub 4.25% into 2029.

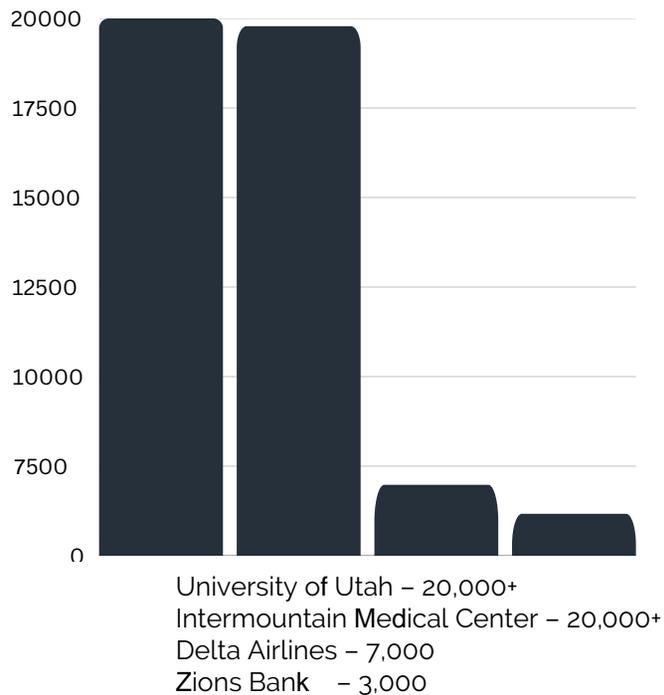
## UNEMPLOYMENT RATE - 3.6%

MEDIAN AGE - 34

HOUSEHOLDS - 426,245

BACHELOR'S DEGREE - 39.4%

## TOP EMPLOYERS



# MURRAY, UTAH

HOUSEHOLDS

**20,401**

AVERAGE HOUSEHOLD SIZE

**2.44**

2023 MEDIAN AGE

**38.2**

HOMEOWNERSHIP RATE

**65.5%**

MEDIAN HOUSEHOLD INCOME (2023)

**\$95,077**

AVERAGE COMMUTE TIME

**20.5 MIN.**



Perry Homes

FOR LEASE  
971-317-9100

LA LOUJA

GREENZ

MEN'S W



# DISCLAIMERS

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner.

## DISCLAIMER

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