

**FOR LEASE**



## PROPERTY DETAILS

1400 S. Foothill Dr., Salt Lake City, UT 84108

- 206,057 Employees within 15 Minute Drive Time
- 33% of Residents within a 1 Mile Radius Commute less than 15 minutes to Work
- 25% of Household Income within 1 Mile is over \$200,000
- 57% of Homes within 1 Mile are Valued over \$500,000
- Desirable East Bench Retail with close proximity to University of Utah, Research Park, and University Hospital Network
- Parking Garage Newly Remodeled
- Former Stein Mart/Exterior Façade Remodel expected delivery Fall 2025
- 2nd Generation Restaurant Space Available
- \$8.99/SF NNN

## 2025 DEMOS



### EST. POPULATION

1 MILE » **17,739**  
3 MILE » **110,166**  
5 MILE » **263,796**



### EST. HOUSEHOLDS

1 MILE » **6,994**  
3 MILE » **48,521**  
5 MILE » **119,725**



### EST. AVERAGE HH INCOME

1 MILE » **\$192,008**  
3 MILE » **\$143,399**  
5 MILE » **\$130,946**

# NEWMARK



## MOUNTAIN WEST

### ANDY MOFFITT

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direct 801.456.8811

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### LANCE PENDLETON

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ASANA  
PARTNERS

### FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple  
Salt Lake City, Utah 84111  
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[www.newmarkmw.com](http://www.newmarkmw.com)





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# RENDERINGS

## RENOVATION RENDERINGS - Q3 2024



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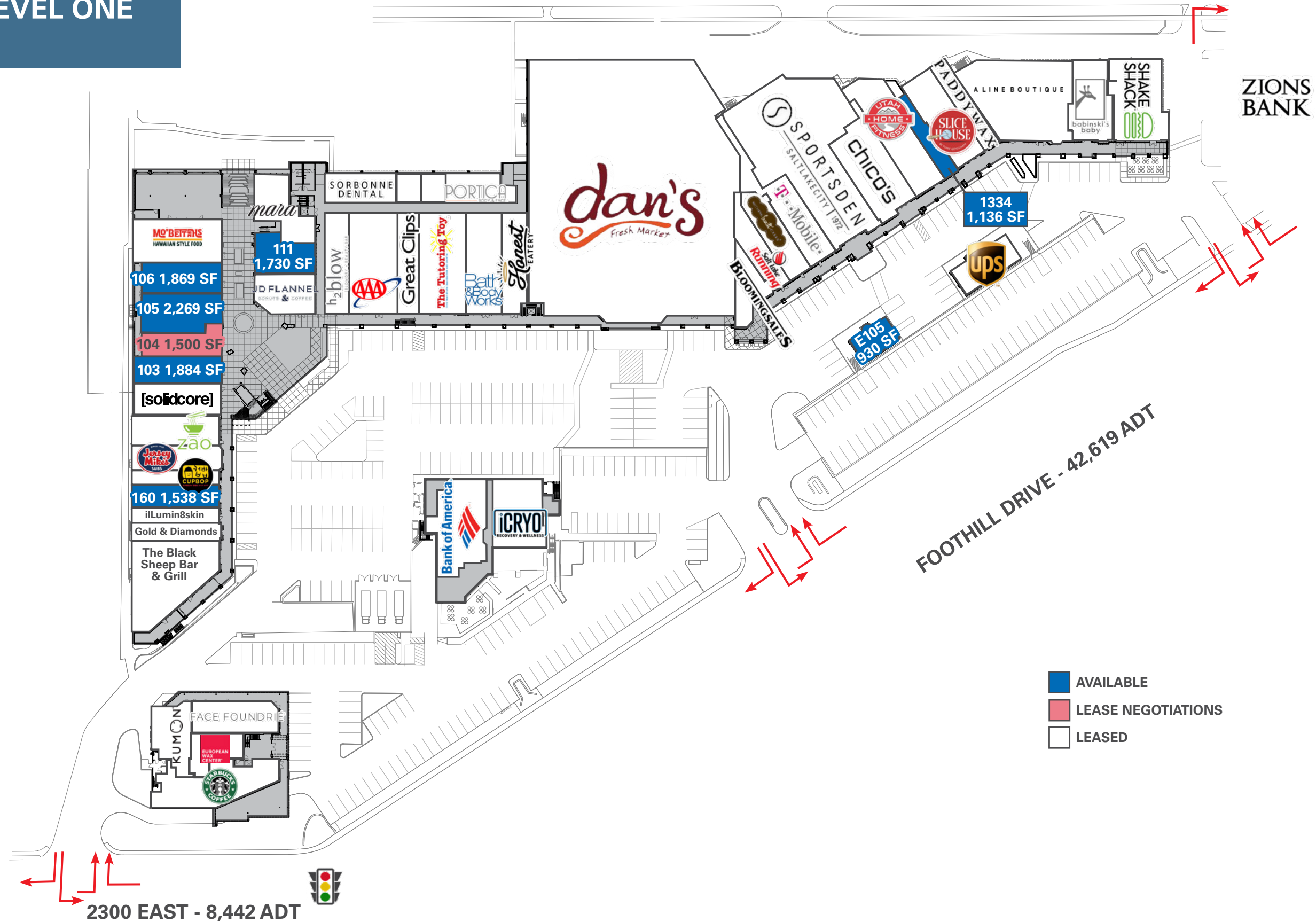
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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



# LEVEL ONE

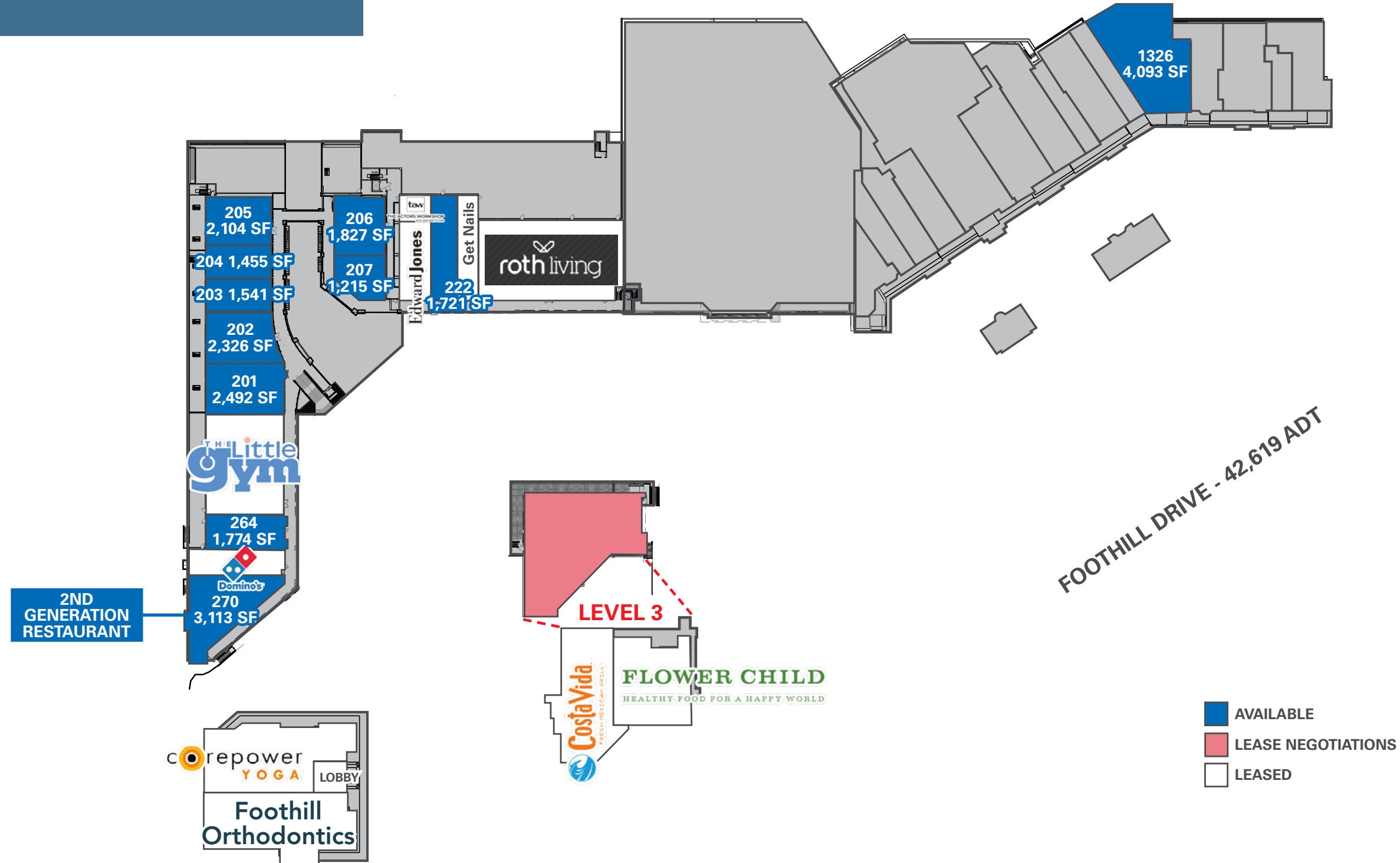
2200 EAST

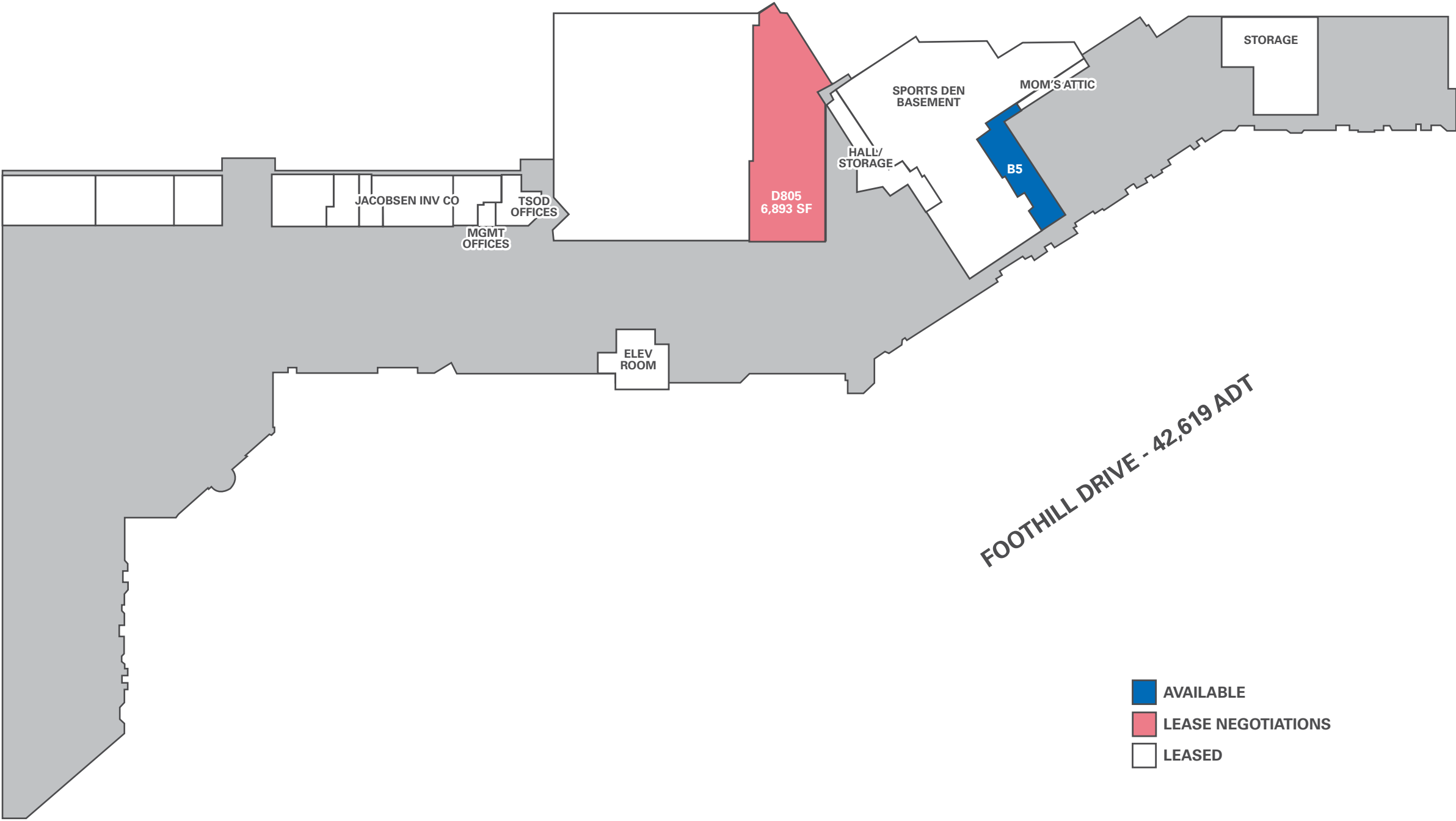


# LEVEL TWO & THREE

2200 EAST

ZIONS  
BANK

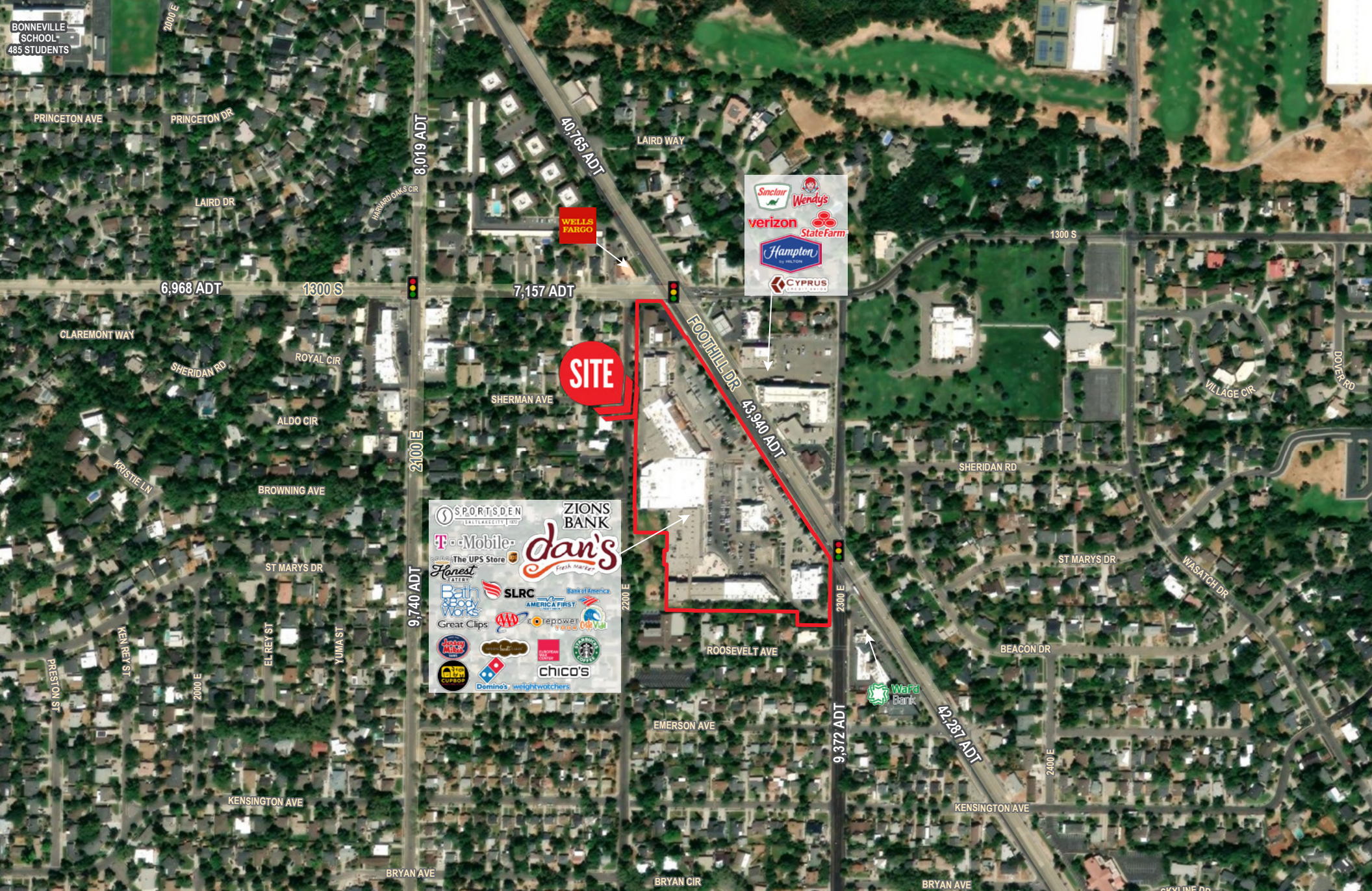




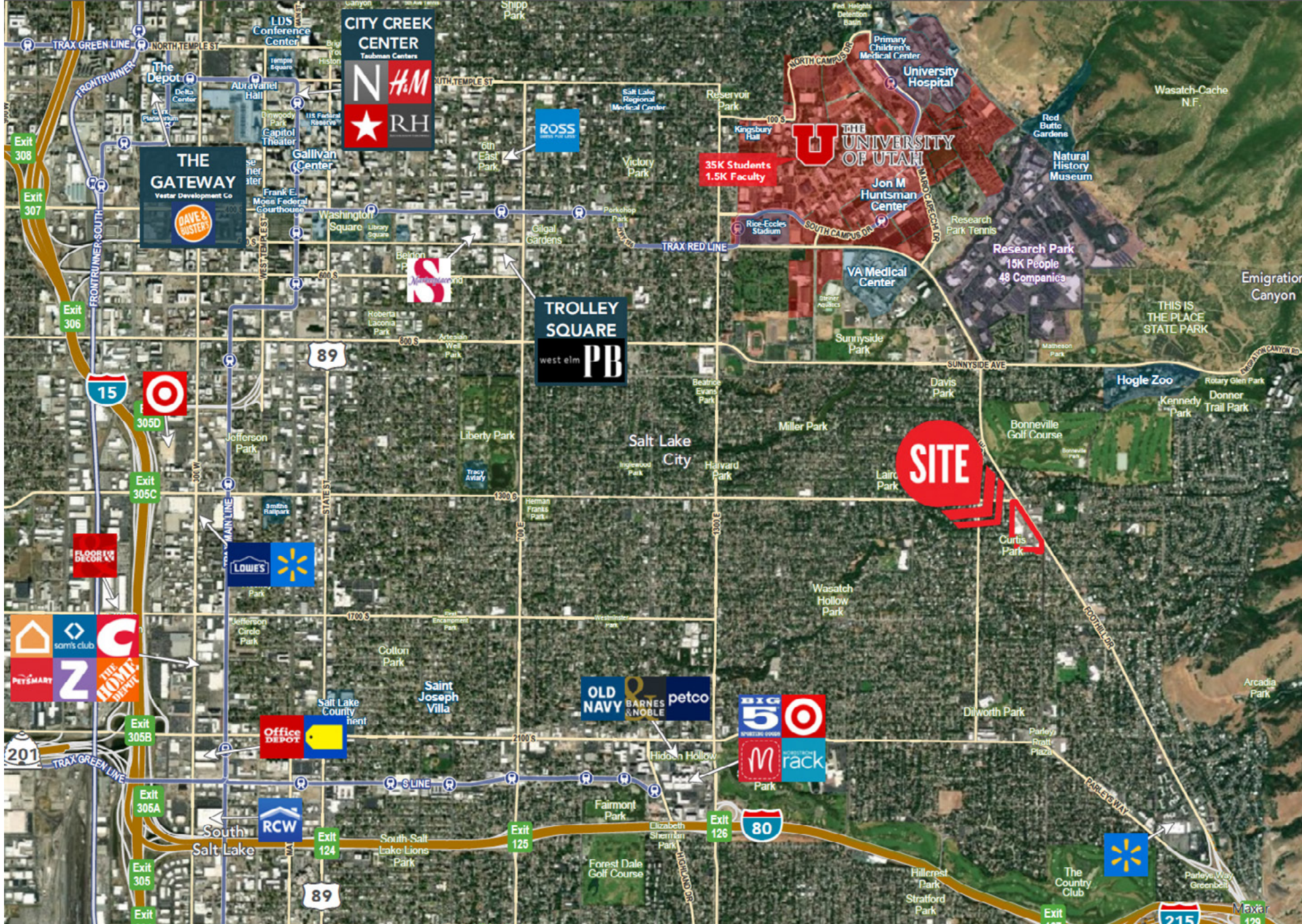
- AVAILABLE
- LEASE NEGOTIATIONS
- LEASED

2300 EAST - 8,442 ADT









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