



Colliers



CONVENIENT  
NORTH / SOUTH  
FWY ACCESS

WEST 800 NORTH  
7,853 ADT

FOR LEASE

# Orem Retail Flex Unit

1351 W 800 N | Orem, UT 84057

## Property Information

- 5,687 SF Total
- Showroom Floor
- Two 12'x12' Ground Level Doors
- 3-Phase, 250 Amp Power
- 18' Clear Height
- Incredible Visibility
- Convenient Freeway Access
- Available June 1, 2026
- Owner/Agent
- **Lease Rate: \$1.35/ SF NNN**

CONTACT US

### Justin Irvine

Vice President  
+1 801 400 4260  
justin.irvine@colliers.com Owner/Agent

### James Yeates

Vice President  
+1 801 995 0049  
james.yeates@colliers.com Owner/Agent

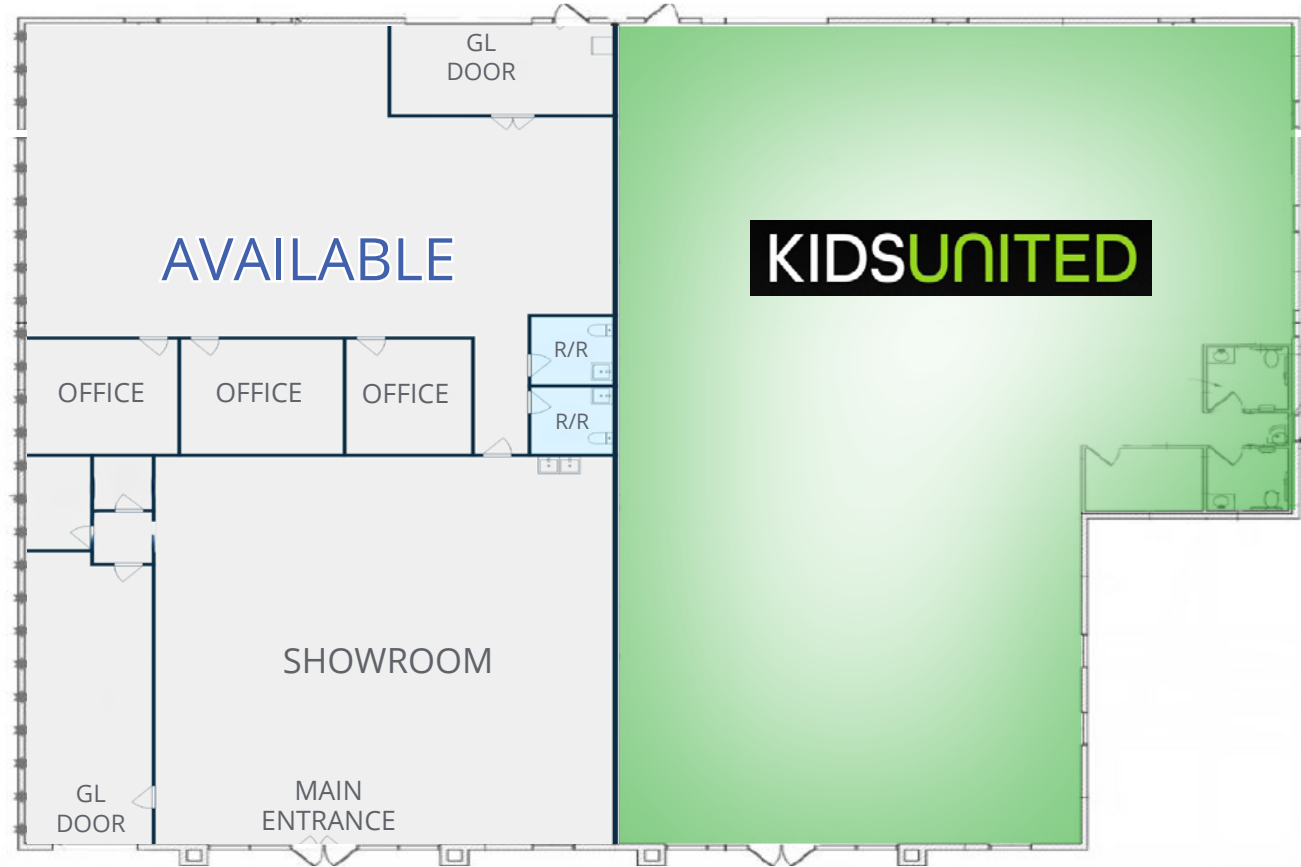
Colliers

2100 Pleasant Grove Blvd. | Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

# RETAIL FLEX | FOR LEASE

# FLOORPLAN

1351 W 800 N | Orem, UT



## DEMOGRAPHICS

### Total Population

1-Mile: 14,312  
 3-Mile: 109,072  
 5-Mile: 189,217

### Daytime Population

1-Mile: 17,806  
 3-Mile: 113,049  
 5-Mile: 209,892

### Average HH Income

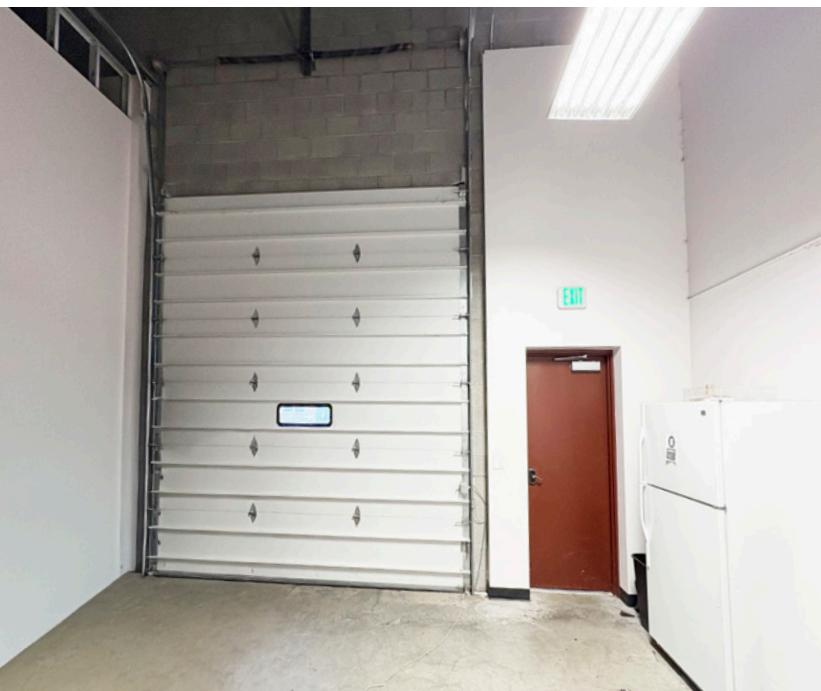
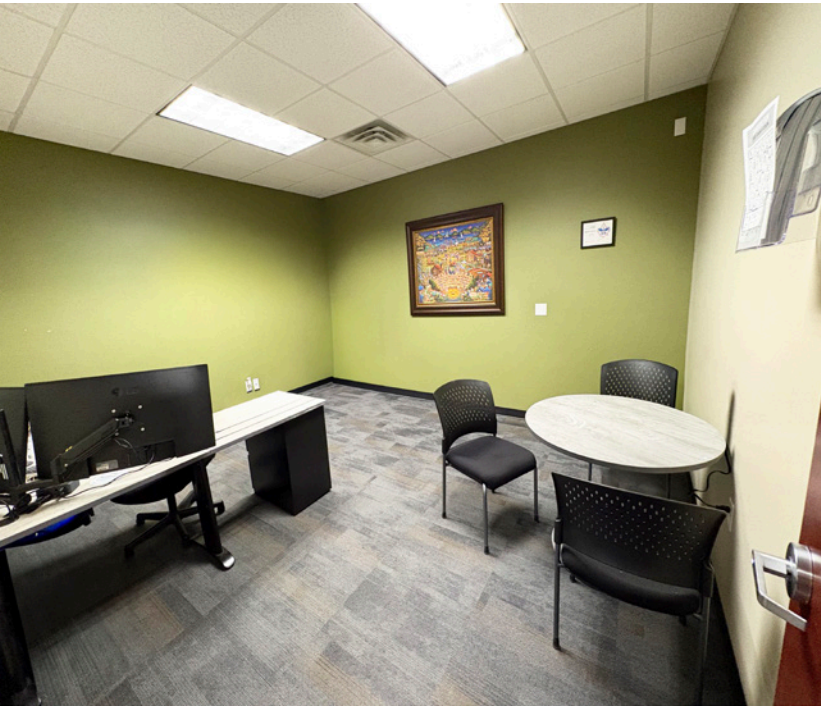
1-Mile: \$113,861  
 3-Mile: \$139,285  
 5-Mile: \$136,320

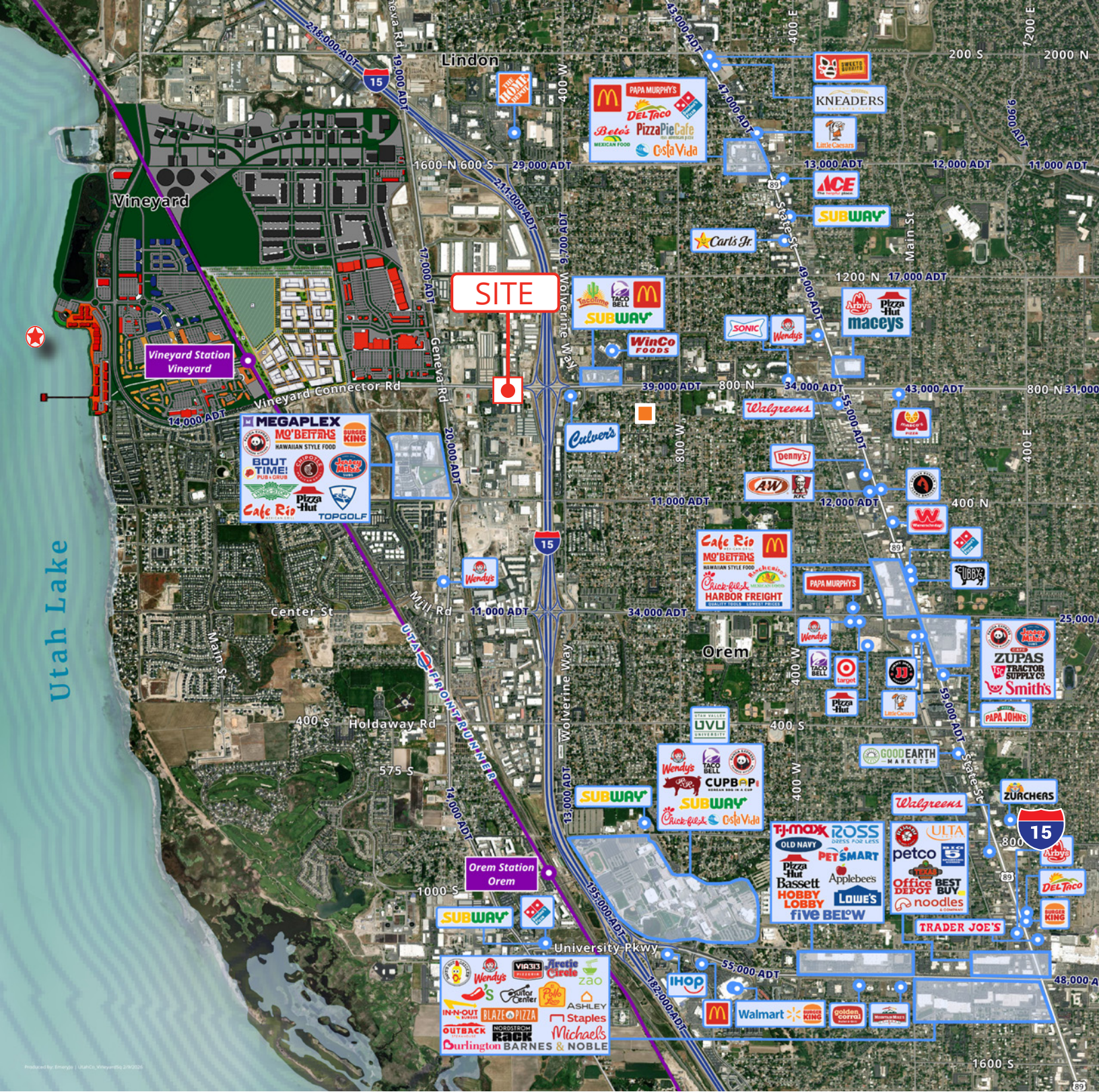
### Median Age

1-Mile: 29.3  
 3-Mile: 28.6  
 5-Mile: 28.6



Retail Flex Space | For Lease





**Colliers**  
 2100 Pleasant Grove Blvd., Suite 200  
 Pleasant Grove, UT 84062  
 Main: +1 801 947 8300  
 colliers.com

**Justin Irvine** Owner/Agent  
 Vice President  
 +1 801 400 4260  
 justin.irvine@colliers.com

**James Yeates** Owner/Agent  
 Vice President  
 +1 801 995 0049  
 james.yeates@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.