

RETAIL/OFFICE FOR LEASE

PROVO COMMERCIAL BUILDING

66 East University Pkwy | Provo, UT 84604

Property Highlights

- 2,290 sf Available For Lease
- \$25 PSF NNN
- Zoning: General commercial
- Swig-adjacent Unit now Available with Large Windows, 14-foot Ceilings, 32 Parking Spaces and a Dedicated 11x5 Foot Monument Sign
- Recently Renovated Property with Several Significant Aesthetic Upgrades, including a Brand-New 2,000 SF Tenant Common Turf Patio
- The Premises are "TI-ready" in Vanilla Shell Condition with all Utilities—and a New Grease Trap—Already Stubbed to the Space
- A Truly Coveted University Parkway Address Directly across from BYU's 64,000 Seat Big 12 Football Stadium
- Surrounded by Hundreds of Apartments, Including the Recently Completed Freehand Project Next Door



TANNER OLSON
801.930.6752

tolson@legendcommercial.com

JOE MILLS
801.930.6755

jmills@legendcommercial.com

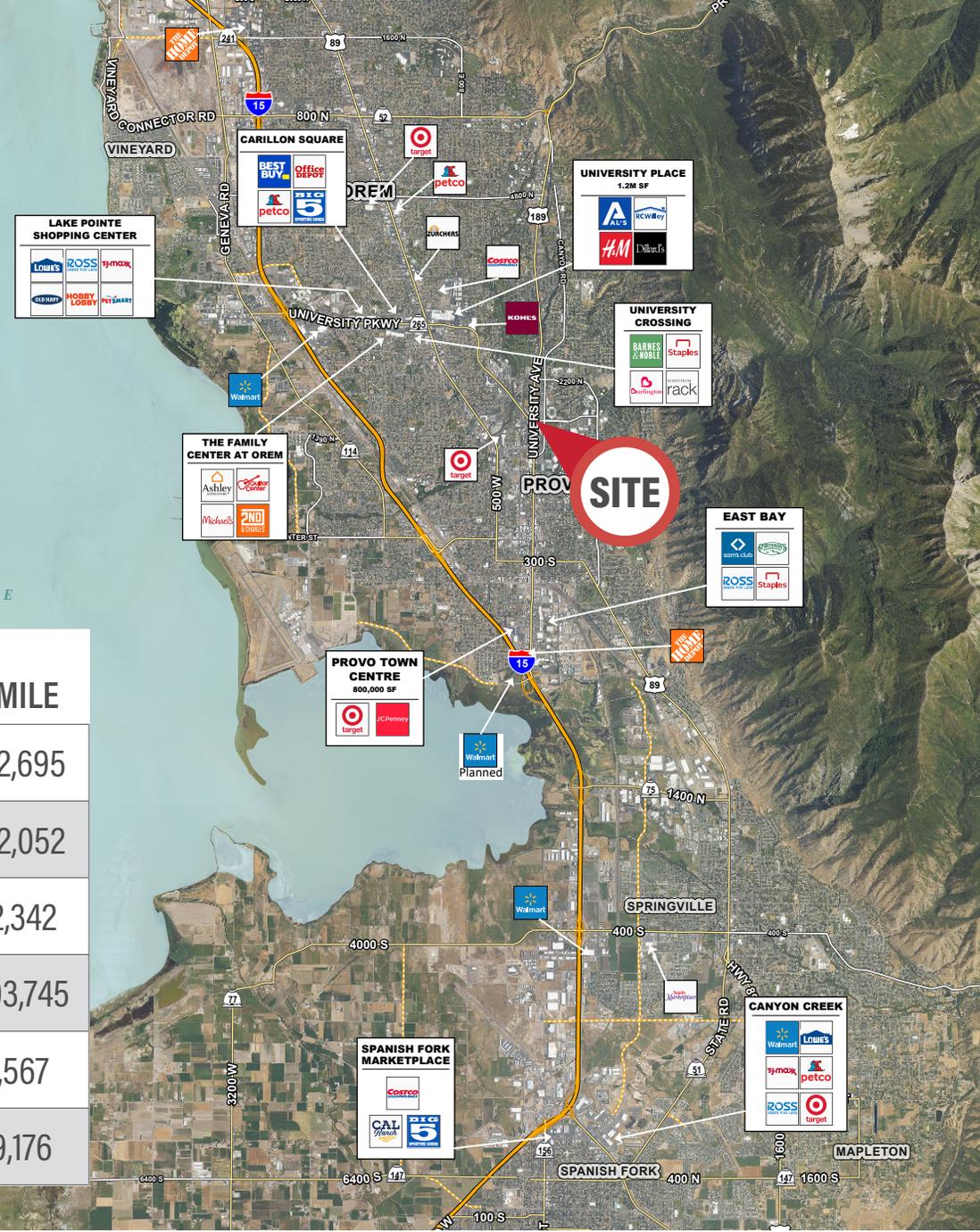
801.930.6750
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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	29,401	138,967	202,695
2030 PROJECTED POPULATION	28,906	138,870	202,052
2025 HOUSEHOLDS	7,226	42,544	62,342
2025 AVG HH INCOME	\$75,853	\$100,091	\$103,745
2025 BUSINESSES	1,013	5,469	8,567
2025 DAYTIME POPULATION	9,122	44,167	79,176

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UNIVERSITY PKWY 20,000 ADT

UNIVERSITY AVE 31,000 ADT

CANYON RD 10,000 ADT

SITE

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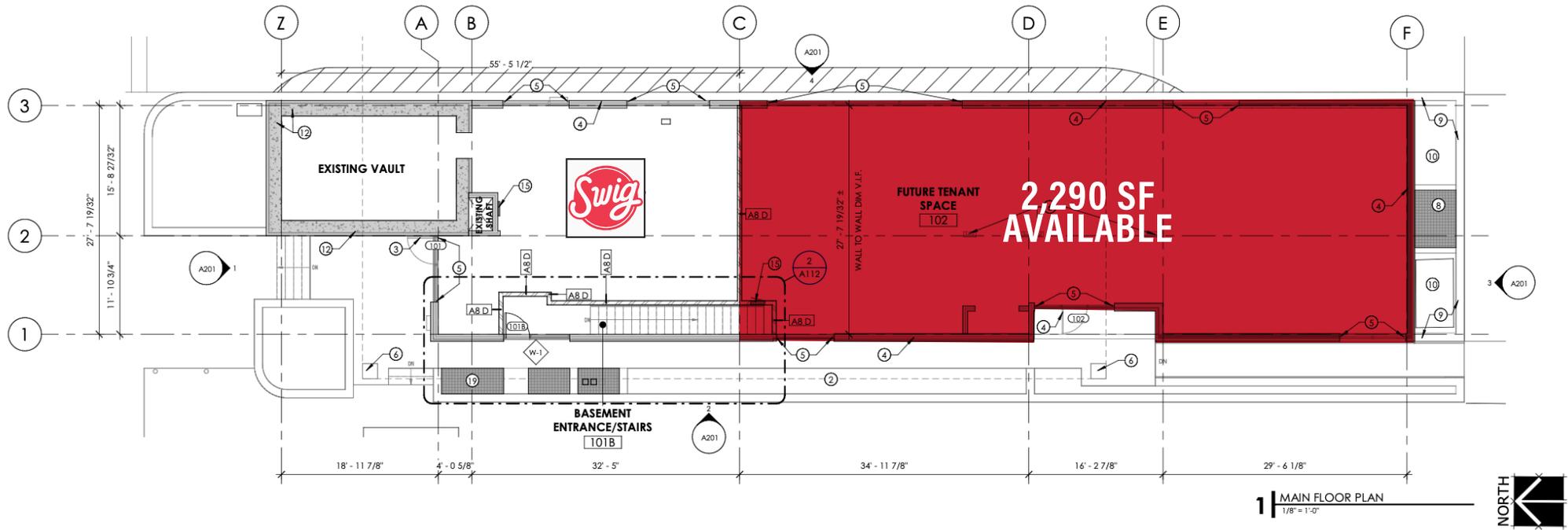
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1 MAIN FLOOR PLAN
1/8" = 1'-0"
NORTH

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