

WALKER ON REGENT

160 S Regent St, Salt Lake City, UT 84111

PROPERTY DESCRIPTION:

- Main Floor of the Iconic Walker Center and Across From The Gallivan Center
- Located on the Major Pedestrian Walkway (Regent Street) That Connects Gallivan Center and City Creek Mall
- Significant Day & Night Foot Traffic, With Convenient Access to Various Attractions, Apartments, Hotels, and Over 12 Million Square Feet of Office Space Nearby
- Ideal for Entertainment Users Such as Bars, Restaurants, Theater etc.
- Covered and Secured Onsite Parking With Multiple Other Parking Options Nearby, Including TRAX.

LEASE RATE:

\$33 RSF/YR (NNN)

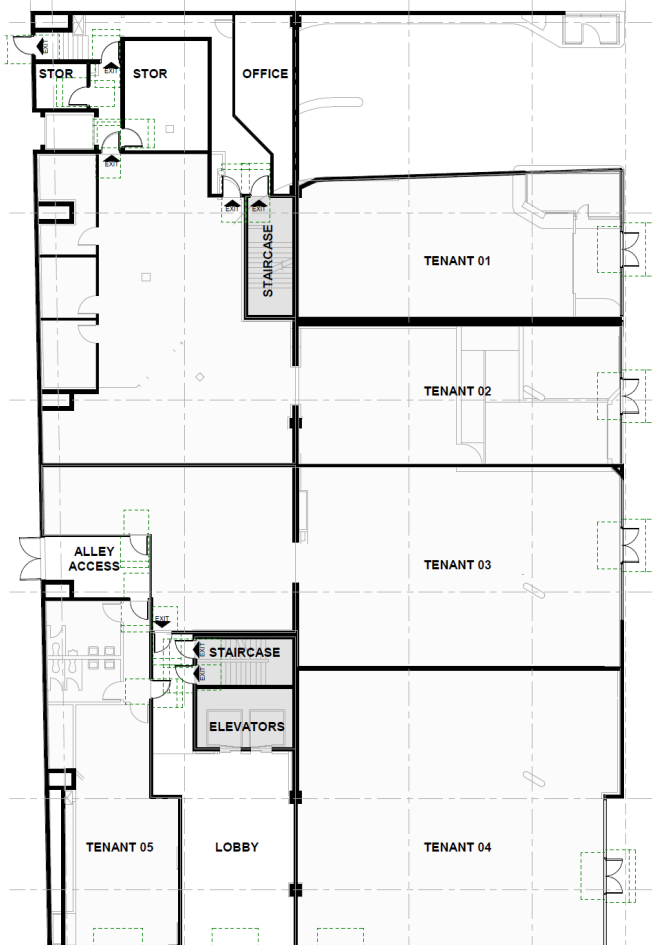
SPACE AVAILIABLE:

1,235 RSF - 12,373 RSF

CHRISTIAN PRISKOS, CCIM

801.573.8500
christian@iproperties.com

51 East 400 South Suite 210
Salt Lake City, UT 84111
801.355.0600 | iproperties.com

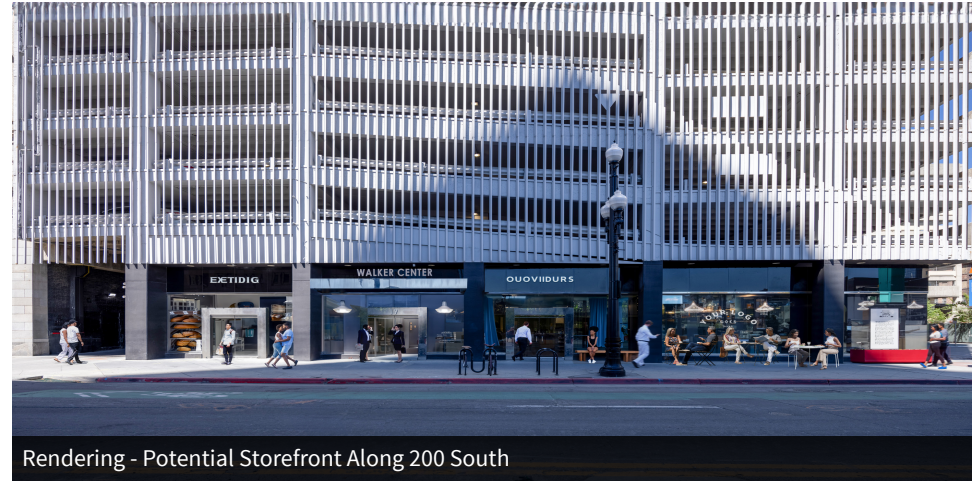
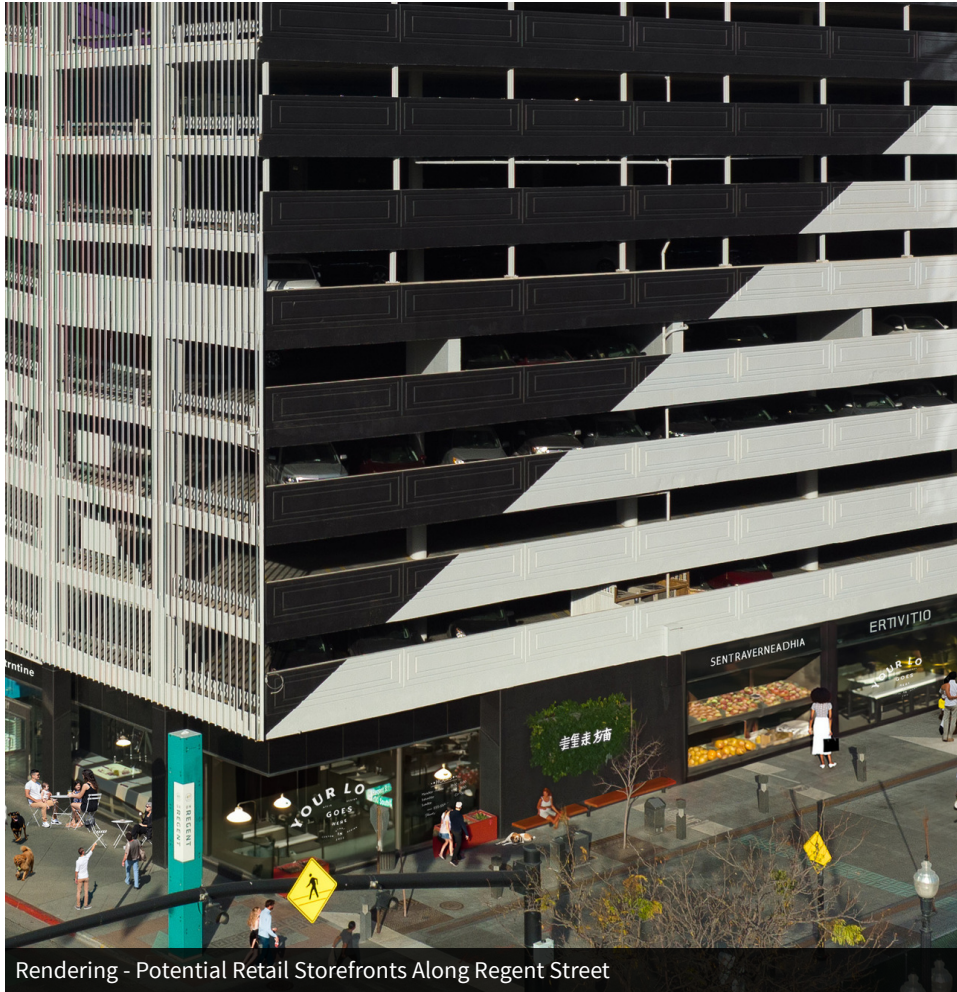


Potential Floorplan Layout - Can be Altered Upon Request

PROPERTY DESCRIPTION:

- All Spaces Can be Leased Individually, or Combined for More Square Footage
- The Floorplan Offers Versatility for Various Users, Which Can Accommodate Small to Large Operations.
- Grease Trap & Exhaust are Possible
- Flexibility to Install Storefronts Anywhere Within the Project, Especially Along Regent Street
- Walking Score of 91
- Outdoor Seating Options are Possible Through a Direct Lease With the City
- Built-in Service Corridor Accessible via the Side Alley
- Convenient Trash Pick up Facilities for Food Users

SPACE ID	SIZE	RATE
Tenant 01	1,235 RSF	\$33/RSF, NNN
Tenant 02	3,764 RSF	\$33/RSF, NNN
Tenant 03	3,194 RSF	\$33/RSF, NNN
Tenant 04	2,945 RSF	\$33/RSF, NNN
Tenant 05	1,235 RSF	\$33/RSF, NNN





HEART OF DOWNTOWN

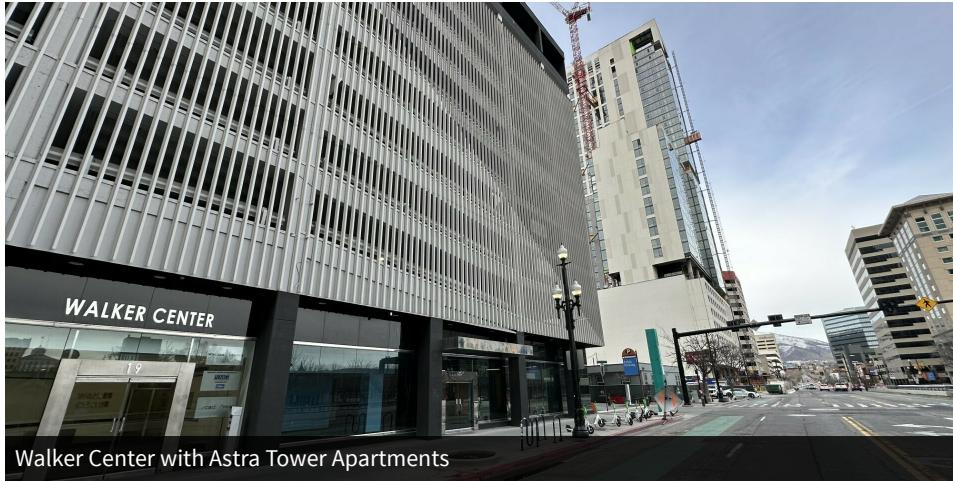
Located in the vibrant heart of Salt Lake City, this opportunity is surrounded by residential apartments, various entertainment venues, TRAX stops, and other downtown amenities. This opportunity presents users with the ability to not only be a part of the icon Walker Center but also be a staple in the downtown Salt Lake City market.

Nearby Regent Street hosts various restaurants and is anchored by the Eccles Theatre, which is one of the most visited theatres in Salt Lake City. Regent Street is the major public walkway that connects City Creek Mall with the Gallivan Center.

The Walker Center is shadow-anchored by Gallivan Center, which hosts various monthly community events such as concerts, ice-skating, festivals, and private events that can hold up to 10,000 people at any given time. The Gallivan Center is accompanied by the Marriot Hotel, which provides over 350 hotel rooms.

NAVIGATION TIME

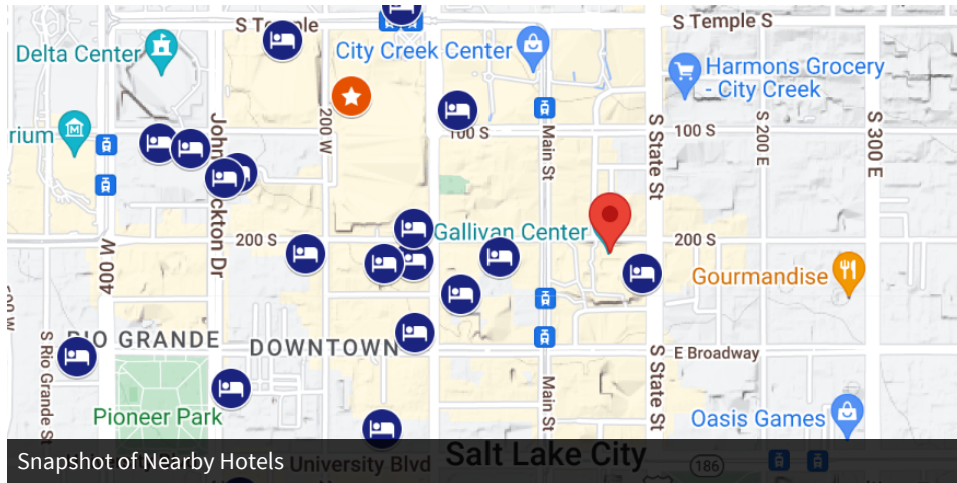
Regent Street	0 minute walk
Gallivan Center	1 minute walk
Main Street	1 minute walk
Eccles Theatre	3 minute walk
City Creek Mall	5 minute walk
Capital Theatre	5 minute walk
Salt Lake City Convention Center	8 minute walk
Delta Center	19 minute walk



DOWNTOWN LIVING

- Walker Center is steps away from Astra Tower, which when complete in 2024, will deliver over 375+ luxury for rent apartments. This is now the tallest building in Utah
- Over 4,000 existing apartments within walking distance of Walker Center
- Close to 4,000 for rent units are either under construction, or have recently been delivered.
- An additional 4,000+ units are proposed or being contemplated
- Downtown Salt Lake City's population is said to double by 2025 or early 2026





DOWNTOWN VISITORS

- Over 4,000 hotel rooms within a 10 minute walk of the Walker Center
- Salt Lake Convention Center hosts over 500 events annually, bringing in over 1.5 million visitors to the downtown Salt Lake City CBD
- An estimated 10 million people visit downtown Salt Lake City each year. These visitors spend approximately 1.5 billion annually
- Hyatt Convention Center Hotel is now open with 700+ hotel rooms



HOTEL	ROOM	DISTANCE
Marriot - Gallivan Center	350+ rooms	2 minute walk
Hotel Monaco	225+ rooms	3 minute walk
Hyatt Regency Salt Lake	700+ rooms	7 minute walk
Hilton Salt Lake City Center	500+ rooms	8 minute walk
Salt Lake Marriot Downtown at City Creek	500+ rooms	8 minute walk
Little America Hotel	850+ rooms	12 minute walk
Grand America Hotel	775+ rooms	12 minute walk

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,249	7,067	22,980
Average Age	43.0	37.7	36.7
Average Age (Male)	44.3	36.1	35.2
Average Age (Female)	43.7	38.4	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,035	5,307	15,631
# of Persons per HH	1.2	1.3	1.5
Average HH Income	\$104,952	\$69,729	\$63,921
Average House Value	\$457,771	\$330,545	\$314,042

2020 American Community Survey (ACS)

