

REDWOOD VILLAGE

7000 South & Redwood Rd (SWC)
West Jordan, Utah



RETAIL
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

☎ 801.838.9630

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Matt Harlin

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☎ 801.838.9632

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SITE

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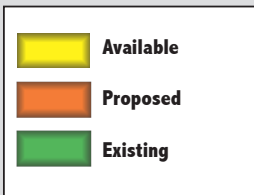
✓ SUMMARY

- ✓ Size: 1,575 or 3,284 SF
- ✓ Lease Rate: \$15-\$16 PSF
- ✓ NNNs: \$5.08 PSF
- ✓ Availability: Immediate

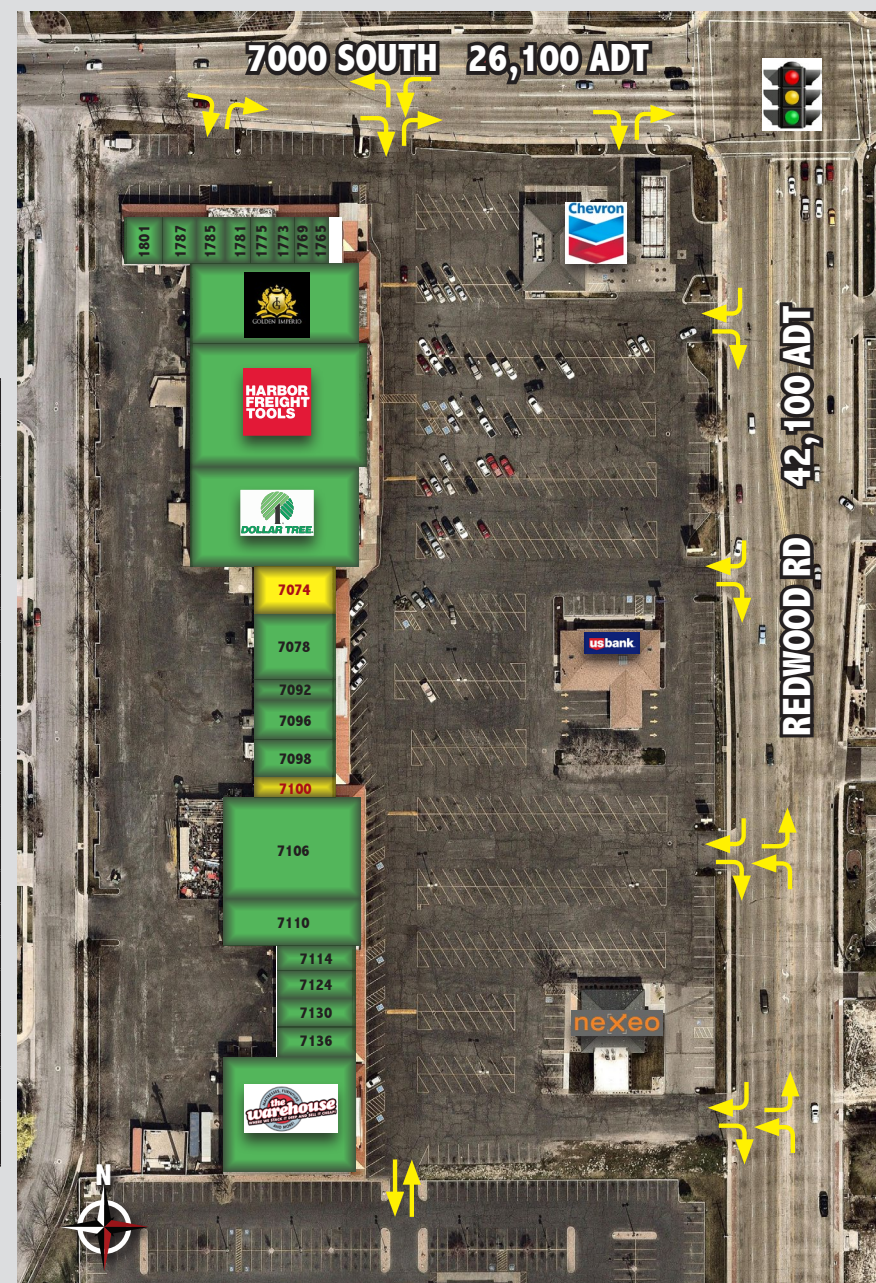
☞ FEATURES

- ☞ Great Visibility & Access
- ☞ Excellent Traffic Counts
- ☞ Anchored by:

**HARBOR
FREIGHT
TOOLS**



SUITE	TENANT	SIZE (SF)
1787-1801	Sit Means Sit	2,724
1785	Chong's Dry Cleaning	1,090
1781	Metro PCS	497
1775	The Conjuring Tree	1,066
1773	Reparacell	786
1769	Arigato Sushi	788
1765	Allstate Insurance	786
1746-C	Golden Imperio Reception Hall	11,841
1746-B	Harbor Freight Tools	16,716
1746-A	Dollar Tree	12,233
7074	AVAILABLE	3,284
7078	Good Spirits	5,059
7092	You and I Kitchen	1,548
7096	Taqueria El Rey	1,680
7098	Dee Garden Thai Kitchen	1,630
7100	AVAILABLE	1,575
7106	Xtreme Pawn	10,270
7110	Degrees Above	4,646
7114	College Hunks Hauling Junk	1,422
7124	Vivian Salon	1,335
7130	One Love Tattoo	1,649
7136	Coffee & Treasures	1,990
7144	The Warehouse	12,000



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3 MILE DEMOGRAPHICS

2023
Population



137,604

2023 Average
Household Income



\$115,229

2023
Households



46,927

5-Year Projected
Population Growth



6%

2023
Employees



51,592



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2023	16,327		137,604		404,635	
	2028	16,626		145,806		425,269	
	2010	15,502		122,204		362,125	
	2000	14,959	%	116,712	%	335,128	%
Households	2023	5,586		46,927		140,497	
	Average household size	2.90		2.91		2.86	
Household income	< \$25,000	413	7.4	4,316	9.2	14,050	10.0
	\$25,000 - \$49,999	973	17.4	7,749	16.5	22,808	16.2
	\$50,000 - \$74,999	729	13.1	8,492	18.1	25,689	18.3
	\$75,000 - \$99,999	835	14.9	7,064	15.1	20,947	14.9
	\$100,000+	2,639	47.2	19,307	41.1	57,005	40.6
	Median household income	\$93,463		\$85,158		\$84,495	
	Average household income	\$118,559		\$116,229		\$116,618	
Total employees		3,496		51,592		166,986	
Business establishments	2023	487		5,022		15,490	
	Industrial	69	14.2	755	15.0	2,082	13.4
	Manufacturing	11	2.3	169	3.4	447	2.9
	Commercial	151	31.0	1,662	33.1	4,521	29.2
	Office	225	46.2	2,090	41.6	7,455	48.1
	Other	29	6.0	349	6.9	983	6.3
Race	White	12,615	77.3	100,317	72.9	289,208	71.5
	Black	206	1.3	2,839	2.1	9,955	2.5
	American Indian	160	1.0	1,239	0.9	3,805	0.9
	Asian & Pl	790	4.8	7,691	5.6	23,561	5.8
	Other	2,556	15.7	25,517	18.5	78,106	19.3
Hispanic population		2,987	18.3	29,278	21.3	88,525	21.9
Sex	Male	8,222	50.4	68,825	50.0	201,629	49.8
	Female	8,105	49.6	68,778	50.0	203,005	50.2

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