



Drive-Thru Available

Available:

2,000 to  
5,568 SF

Asking rate:

\$24-28/SF

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# Cobalt Drive-Thru

3605 S. Redwood Rd.  
West Valley City, Utah 84119

**Property Highlights**

- Pad poured - Ready for Tenant Improvements
- Redwood Road drive-thru
- Over 35,000 cars / day
- Adjacent to new 99 unit townhome development

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Estimated	20,304	125,909	358,893
2026 Projected	21,271	132,765	378,200
<b>Households</b>			
2021 Estimated	7,274	41,916	125,197
2026 Projected	7,599	44,344	132,547
<b>Income</b>			
2021 Median HHI	\$54,431	\$56,952	\$61,725
2021 Average HHI	\$69,897	\$70,701	\$76,064
2021 Per Capita	\$24,567	\$23,746	\$26,558

Cobalt Drive-Thru | For Lease

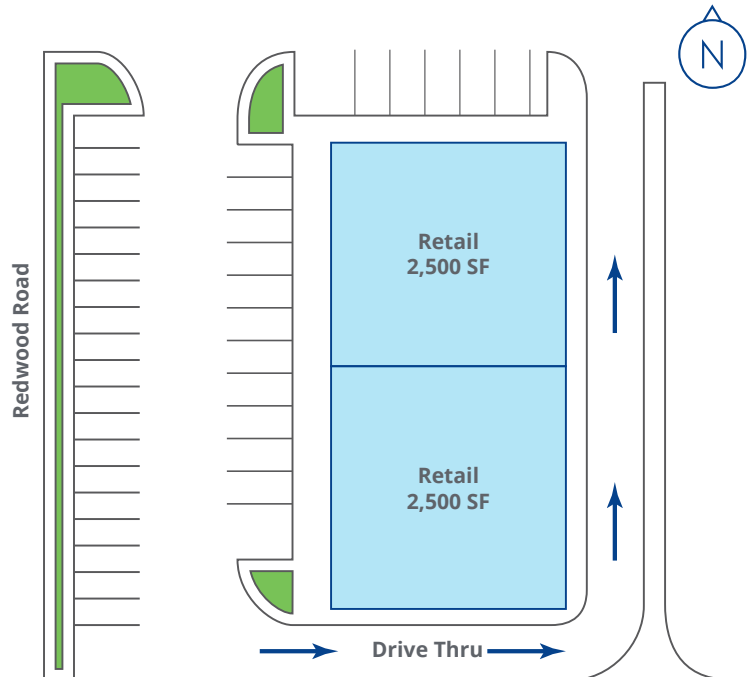
# Renderings

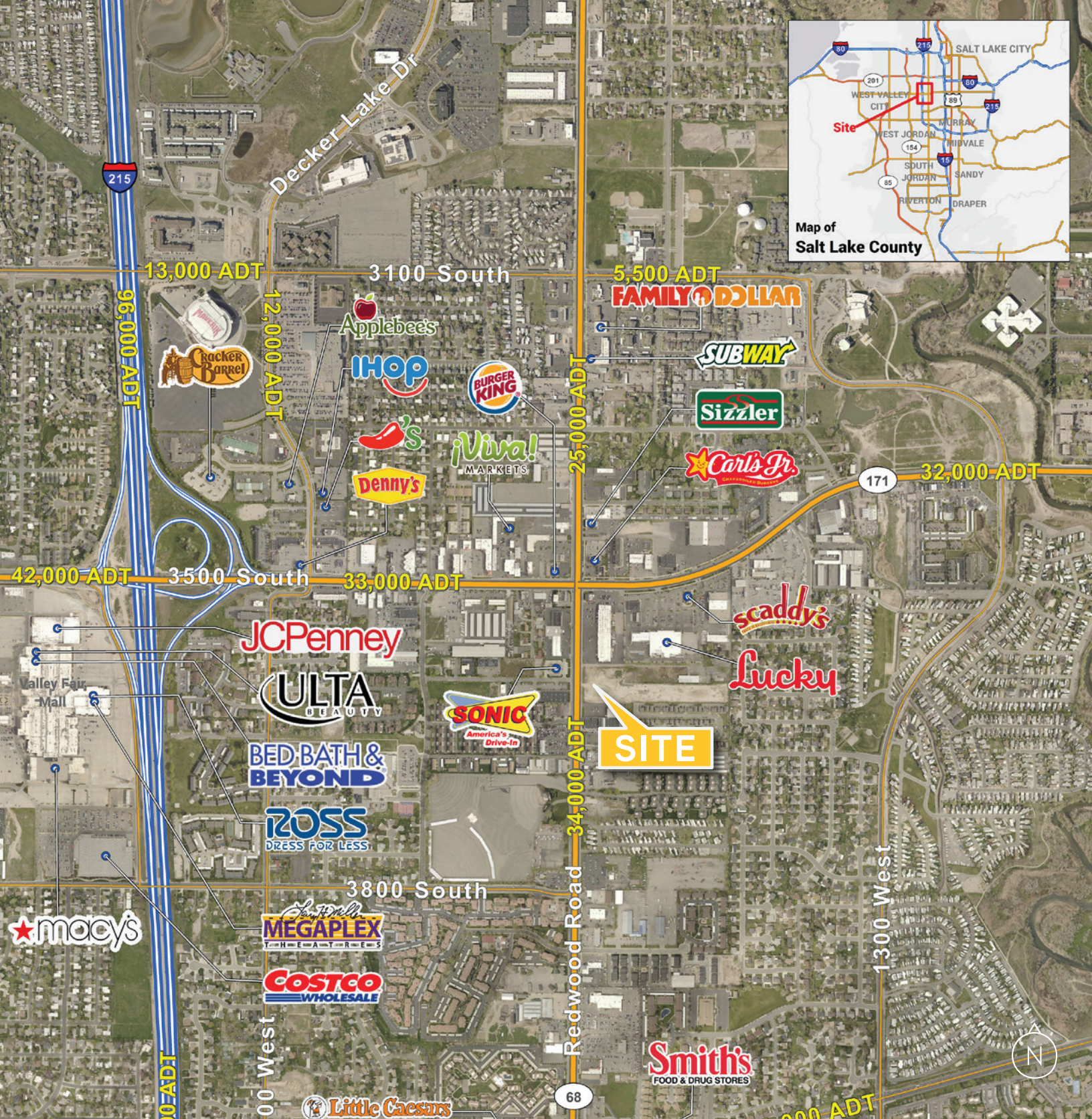


# Site Plans



Redwood Road





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