

FAIRBOURNE STATION RETAIL

SOUTH MARKET ST, WEST VALLEY CITY, UT 84119



WASATCH
COMMERCIAL MANAGEMENT

Fairbourne Station

TRAFFIC COUNT*

1 MILE
37,490

3 MILES
103,180

5 MILES
91,400

*100,000+ vehicles pass
by per day

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,373	131,814	338,607
Total Household	6,875	40,784	107,155
Avg. Household Income	61,428	65,931	68,402

West Valley City
population is 478,779

Households
143,381

Retail Shops
150

- West Valley City, Utah is a young and fast-growing primary market with a median age of 30 years and an average household income of \$65,200
- 35% of the Primary Trade Area has a Bachelors Degree
- Utah's Median Age is the country's youngest at 30.1 years



“Optimal spot to
solve commute
issues.”



Fairbourne Station

AMENITIES

A shopping plaza across the way, city hall next door, the areas safety building adjacent and so many options for hotels, dining, shopping and entertainment, the convenience and safety are beyond measure. There's even a park, if you just want to unwind in nature.

WITHIN WALKING DISTANCE:

Hotels:

Embassy Suites, Spring Hill Suites, La Quinta, Sleep Inn, Country Inn and Suites, Crystal Inn

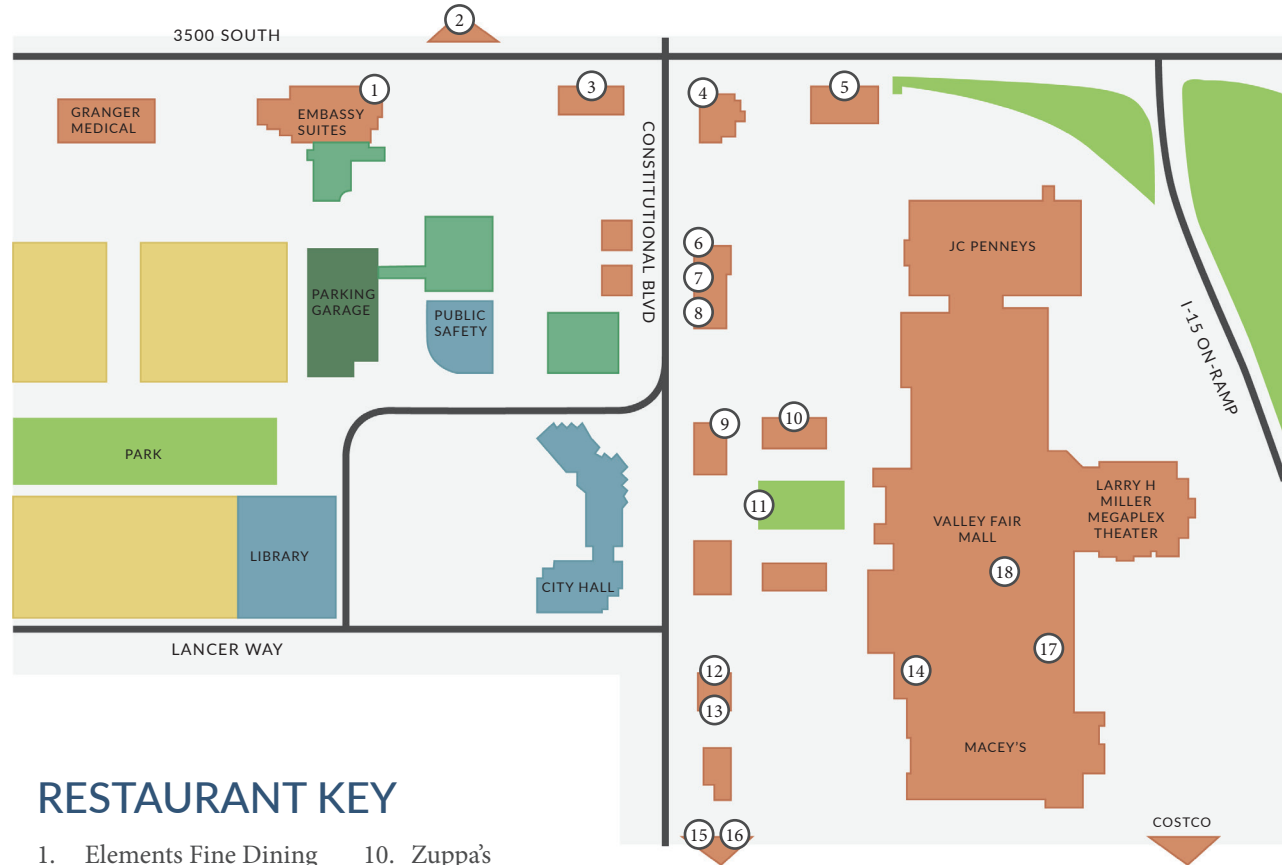
Shopping & Entertainment:

Valley Fair Mall, Costco (w/30-pump gas station) Megaplex Theaters, Cinemark Theaters, Embassy Conference Facilities, All-Star Bowling & Entertainment

Services/Public:

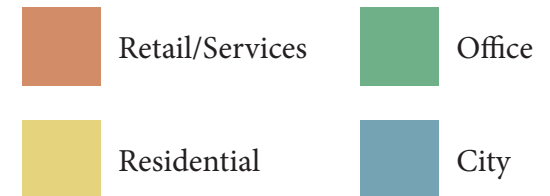
America First Credit Union, U.S. Bank, WV Public Library, Fairbourne Station Promenade, Public Safety, City Hall, Granger Medical Clinic

And sooo many restaurants! From fast food to fine dining, it's all just around the corner.



RESTAURANT KEY

- | | |
|-------------------------|------------------------|
| 1. Elements Fine Dining | 10. Zuppa's |
| 2. Pizza Hut | 11. Cup Bop |
| 3. Starbucks | 12. Jimmy Johns |
| 4. Olive Garden | 13. Wingers |
| 5. Smash Burger | 14. Red Robin |
| 6. Jamba Juice | 15. In and Out Burgers |
| 7. Cafe Rio | 16. Panda Express |
| 8. Sushi Monster | 17. Pins & Ale |
| 9. Waffle Love | 18. Food Court |



Fairbourne Station

BUILDING INFORMATION



PROPERTY HIGHLIGHTS

- Available for Lease Now
- 987 sf - 4,580 rsf
- \$28.00 – \$32 NNN Lease rate
- 2 future retail pads (6,950 sf/8,500 sf) - See site plan
- High speed, fiber-optic internet service available
- UTA hub onsite - Trax, UTA & interchange with Frontrunner (to/ from Ogden and Provo)
- Abundant parking
- Adjacent 9-story office tower & 3-story building
- Future 4-story office building (80,000 sf) - see site plan
- High density residential adjacent to property

SUMMARY OF AVAILABLE SPACE

Retail Space	RSF
3	1,303 SF
4	987 SF
5	987 SF
6	1,303 SF
8	1,930 SF

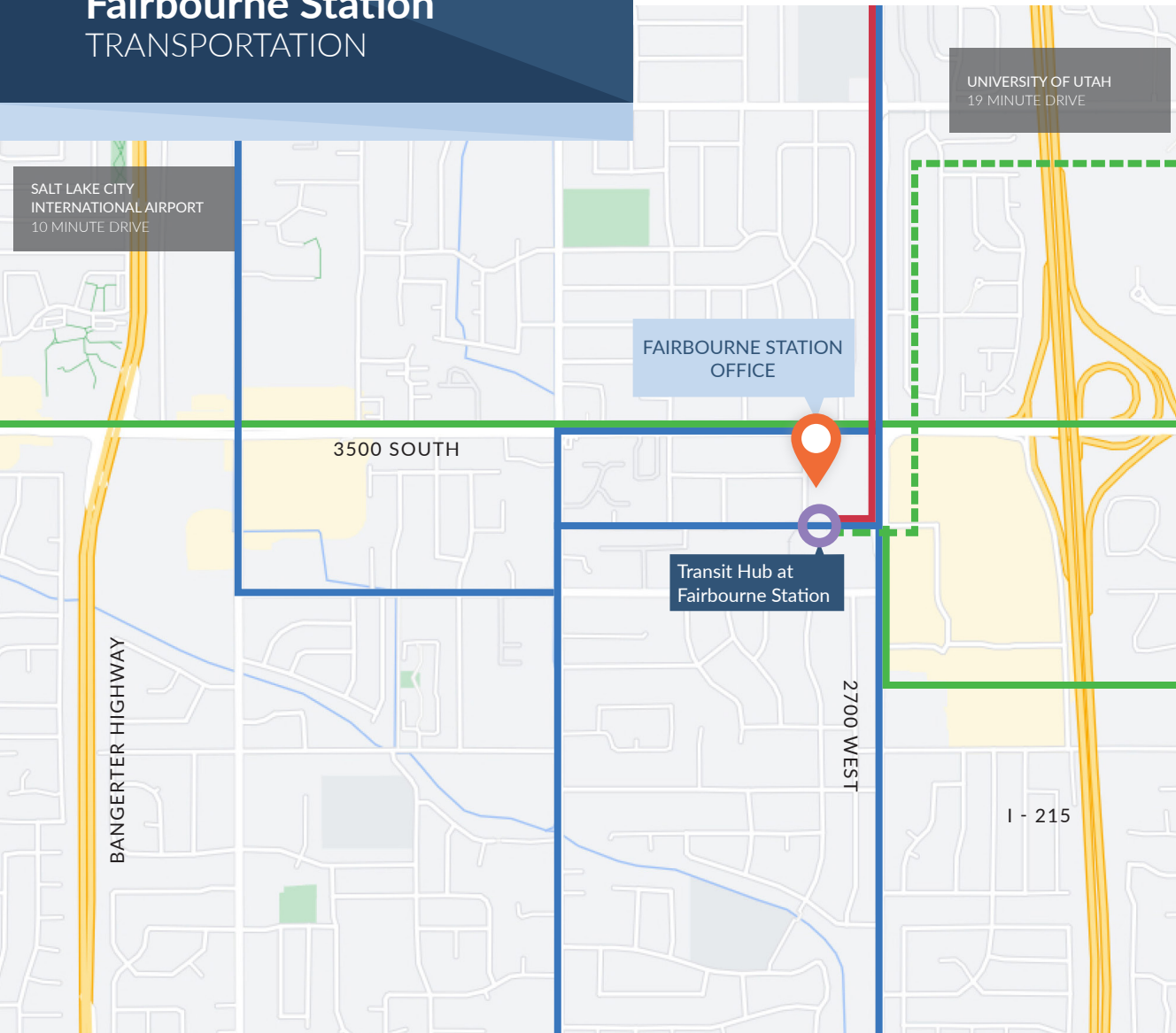
NOTE:

Retail Spaces can be combined to make a larger space.

Example: Retails Spaces #1 and #2 combined to make one retail space of 2,568 SF

Fairbourne Station

TRANSPORTATION



UTA BUS ROUTE

UTA TRAX

LOCATION, LOCATION, LOCATION

Situated right off the interstate and adjacent to a major transit hub, Fairbourne Station's office building towers above the city, making it easy to get to and impossible to miss.

HIGHLIGHTS

- Visible from I-215 with 96,660 vehicles a day, and from 3500 South with 46,165 vehicles daily
- 5 minutes or less to five major highways: I-215, I-15, I-80, SR-201, and Bangater Highway
- 10 minutes to downtown SLC and to the SLC International Airport
- Well-connected to transit system (hub location) that serves over 2 million people
- Served by light rail connections to the SLC International Airport and downtown SLC
- Served by UTA Bus Rapid Transit (BRT) and 9 local bus routes
- **FrontRunner** Pleasant View to Provo
(multiple locations to transfer to Trax)
- **Trax to Fairbourne Station**
 - » **Green Line:** WVC to SLC Airport
 - » **Red Line:** University Medical Center to Daybreak Prkwy
 - » **Blue Line:** Salt Lake City to Draper Town Center

Retail Space





Contact Us

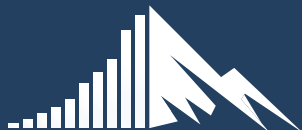
A PLACE DESIGNED TO INSPIRE

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