



## NEARBY TENANTS



## PROPERTY FEATURES

- \$0.80 - \$1.20 PSF
- 747 SF of Second Floor Office
- 12' x 12' Bay Door
- 18' Ceiling Height
- Freeway Visibility
- Ample Parking
- 7,300 AADT - 2000 West
- Freeway Visibility w/Close Proximity to I-15 Access
- 40 Minutes from SLC
- 3,160 - 23,160 SF Available

## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,217	35,183	86,737
Households	1,246	10,930	27,411
Income	\$124,216	\$112,199	\$102,234

### RYAN WICKNICK

RETAIL / INVESTMENT SPECIALIST  
801.393.2733 OFFICE  
801.309.1640 CELL  
ryan@ppc-utah.com



### PRESTON TEICHERT

RETAIL LEASING AGENT  
801.393.2733 OFFICE  
385.456.8883 CELL  
preston@ppc-utah.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITIONS OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.



