

RETAIL/OFFICE FOR LEASE

DOWNTOWN FREESTANDING BUILDING

535 South 300 West | Salt Lake City, Utah 84101

Property Highlights

- For Lease: Up to Full Building Available
- Size: 5,128 SF Total
2,564 SF 2nd Floor Creative Office
1,400-2,564 SF Main Floor Retail
- Private Parking Lot (12 stalls)
- Rate: \$19.00 PSF Modified Gross (Tenant Pays Utilities)
- Building Signage Available
- Easy Freeway Access
- Near Post District



300 WEST 28,000 ADT

JACE BANKHEAD

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	36,392	180,560	292,928
2030 PROJECTED POPULATION	49,245	203,017	313,076
2025 HOUSEHOLDS	19,098	84,022	126,195
2025 AVG HH INCOME	\$105,710	\$106,242	\$115,600
2025 BUSINESSES	3,055	8,877	15,900
2025 DAYTIME POPULATION	50,317	113,344	223,871



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POST
DISTRICT

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SITE

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10000th Ave. Building

1st Floor

Training & Multi Purpose

CCP

CCP Meeting Area

IT Shop/Storage

Storage

F/T

Dimensions:

- Overall width: 438' 0"
- Overall length: 462' 0"
- Training & Multi Purpose: 110' 0" x 110' 0"
- CCP: 110' 0" x 110' 0"
- CCP Meeting Area: 110' 0" x 110' 0"
- IT Shop/Storage: 110' 0" x 110' 0"
- Storage: 110' 0" x 110' 0"
- Staircase: 110' 0" x 110' 0"

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