

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



1770 WEST
SEQUOIA VISTA CIRCLE
SALT LAKE CITY, UTAH

4,200 SF M-1 ZONED INDUSTRIAL FLEX SPACE FOR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

| | |
|---------------------------|--|
| Property Address | 1770 W Sequoia Vista Cir Salt Lake City, UT |
| Total Available SF | 4,200 SF |
| Price Per SF | \$12.48/SF/YR |
| Cam Fees | \$2.56/SF/YR |
| Total Monthly Rent | \$5,264/Mo |
| Lease Type | NNN |
| Zoning | M-1 |
| Year Built | 2006 |
| Power | 3-phase |

Tenant responsible for all utilities.



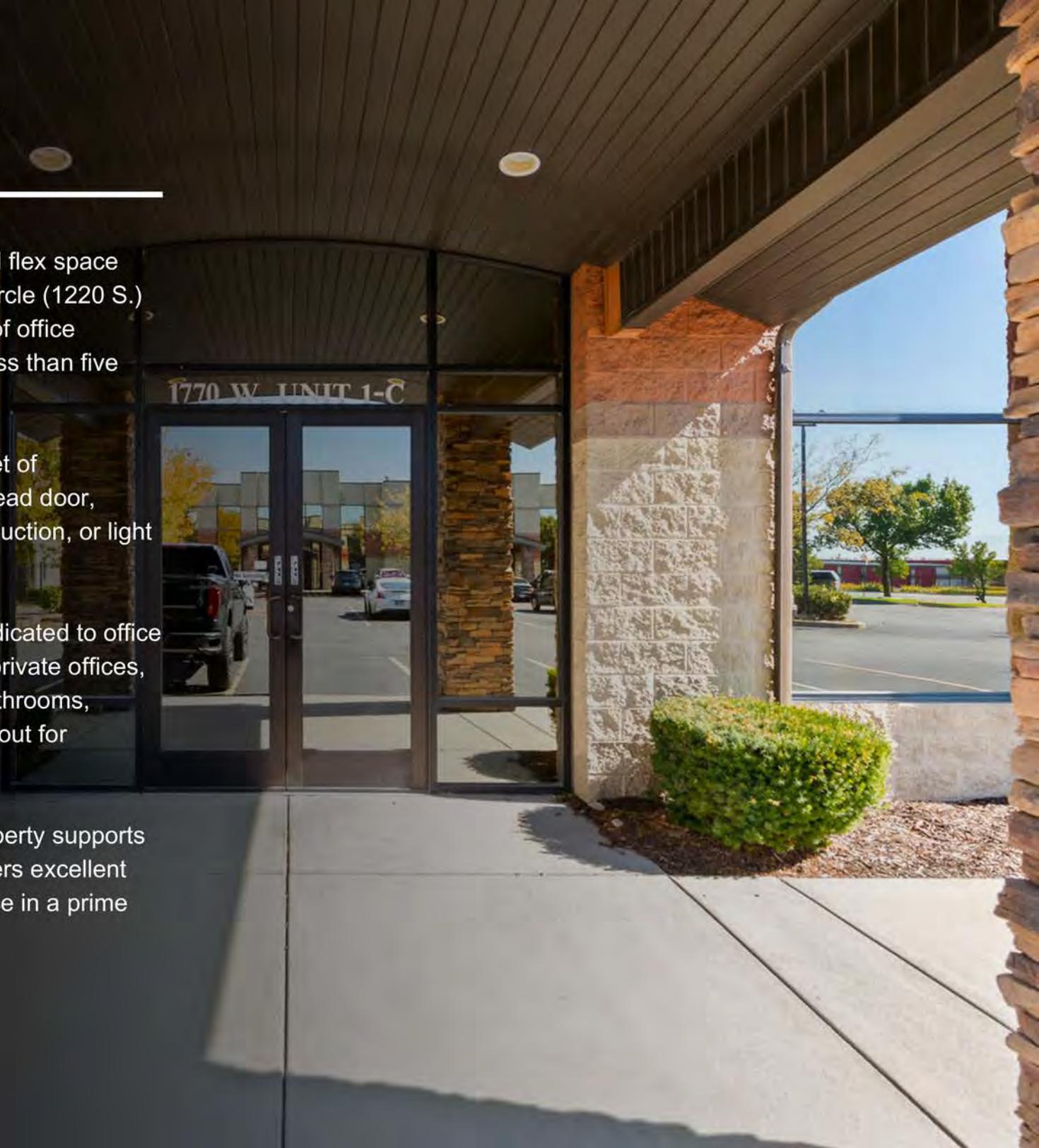
PROPERTY OVERVIEW

This 4,200 square foot industrial-zoned flex space located at 1770 West Sequoia Vista Circle (1220 S.) in Salt Lake City offers an ideal blend of office functionality and industrial capability less than five minutes from freeway access.

The property features 2,200 square feet of warehouse space with a 14-foot overhead door, providing ample room for storage, production, or light manufacturing.

The remaining 2,000 square feet is dedicated to office space across two floors, including six private offices, a large conference room, and three bathrooms, creating a comfortable and efficient layout for administrative and operational needs.

Equipped with 3-phase power, the property supports a wide range of business uses and offers excellent accessibility, flexibility, and convenience in a prime Salt Lake City location.



1770 WEST SEQUOIA VISTA CIRCLE



I-215 110,000 ADT

REDWOOD RD. 24,000 ADT

CALIFORNIA AVE. 18,000 ADT



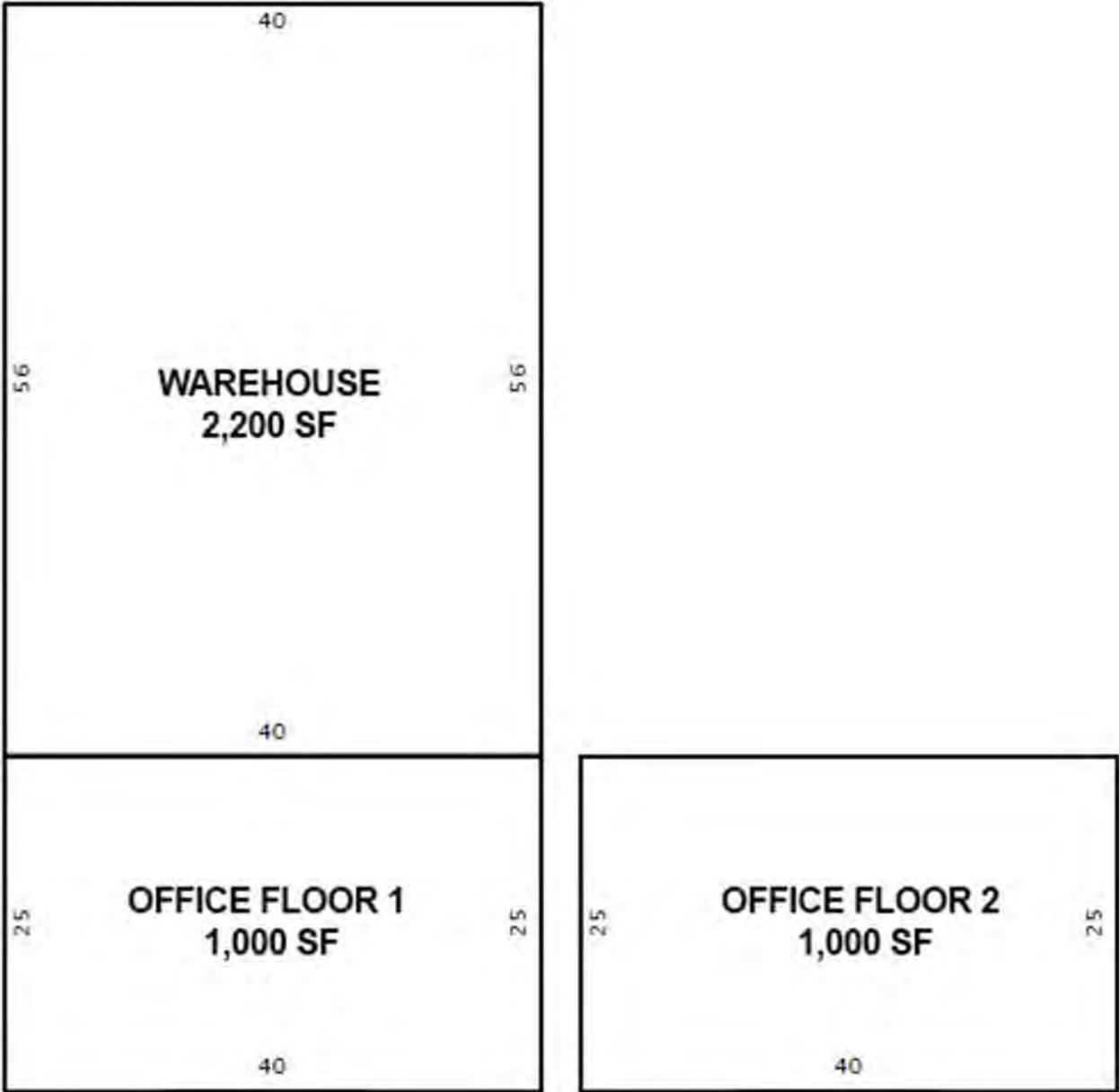
Glendale Middle

1770 WEST SEQUOIA VISTA CIRCLE

An aerial photograph of a commercial property. The image shows several large, white, rectangular industrial-style buildings with flat roofs. A central building is highlighted with a red callout box containing the text "4,200 SF". The property is surrounded by paved parking lots with several cars parked. There are landscaped areas with green trees and shrubs. In the background, there is a large, undeveloped sandy area. The overall scene is a typical commercial or industrial park setting.

4,200 SF

1770 WEST SEQUOIA VISTA CIRCLE



M-1 ZONING USE

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title
- Adaptive reuse of a landmark site
- Agricultural use

Alcohol:

- Bar establishment
 - Brewpub
 - Distillery
 - Tavern
 - Winery
-
- Ambulance Services

Animal:

- Cremation Service
 - Kennel
 - Pet cemetery
 - Pound
 - Raising of furbearing animals
 - Stockyard
 - Veterinary Service
-
- Antenna, communication tower, exceeding maximum building height

- Artisan food production
- Bakery, commercial
- Bio-medical facility
- Blacksmith shop
- Bottling plant
- Brewery
- Building material distribution
- Bus line station/terminal
- Bus line yard and repair facility
- Cannabis production establishment
- check cashing/payday loan business
- Commercial food preparation
- Community correctional facility, large
- Community correctional facility, small
- Community garden
- Concrete and/or asphalt manufacturing
- Contractor's Yard/office
- Crematorium
- Data center
- Daycare center, adult
- Daycare center, child
- Dwelling living quarters for caretaker or security guard on lots over 1AC

M-1 ZONING USE

- Equipment, heavy
- Equipment rental
- Financial institution with/without drive through
- Food processing
- Gas station
- Golf course
- Government facility
- Government facility requiring special design
- Grain elevator
- Greenhouse
- Home occupation
- Hotel/motel
- Impound lot
- Industrial assembly
- Laboratory, medical related
- Large wind energy system
- Laundry, commercial
- Light manufacturing
- Limousine service
- Mobile food business
- Mobile food court
- Municipal services including City Utility
- Office
- Office, publishing company

- Open space
- Package delivery facility
- Park

Parking:

- Commercial
- Off-site
- Park and ride lot
- Shared lot with existing use

- Photo finishing lab
- Printing plant
- Radio, television station
- Railroad, freight terminal facility
- Railroad, repair shop
- Recreation (indoor)
- Recreation (outdoor)

Recycling:

- Collection station
- Processing center
- Research and development center
- Restaurant with/without drive-through

M-1 ZONING USE

- Retail goods establishment with/without drive-through
- Retail services establishment:
- Electronic repair shop
- Furniture repair shop
- Upholstery Shop
- Rock, sand and gravel storage & distribution

School:

- Professional and vocational
- Seminary and religious institute

- Seasonal farm stand
- Sexual oriented business
- Sign painting/fabrication
- Small brewery
- Solar array
- Storage & display (outdoor)
- Storage & display public (outdoor)
- Storage, self
- Store, convenience
- Studio, motion picture
- Taxicab facility
- Technology facility
- Tire distribution retail/wholesale

- Truck freight terminal
- Urban farm

Utility:

- Building or structure
- Electric generation facility
- Sewage treatment plant
- Solid waste transfer station
- Transmission wire, line, pipe, or pole

Vehicle:

- Auction
- Automobile truck repair
- Automobile and truck sales & rental
- Automobile part sales
- Automobile salvage and recycling
- Recreational Vehicle (RV) sales and service
- Truck repair (large)
- Vending cart, private property
- Warehouse
- Welding shop
- Wholesale distribution
- Woodworking mill



EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





MARKET DEMOGRAPHICS

Salt Lake City, has experienced remarkable growth in recent years. The city has seen significant expansion in office, industrial, and retail spaces. According to a report by the Kem C. Gardner Policy Institute, the demand for commercial real estate in Salt Lake City has reached historic highs, driven by a dynamic economy and a growing population.

Over the past several decades, Salt Lake City has transformed from a thriving town into a major hub in the western United States. By 2023, these numbers have skyrocketed, with industrial space now at 100.5 million square feet, office space at 45.2 million square feet, and retail space at 25.8 million square feet. This dramatic growth underscores Salt Lake City's emergence as a key player in the regional and national economy.

SUMMARY

| | 2 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|----------------------------|---------------|---------------|----------------|
| Population | 37,110 | 349,937 | 847,582 |
| 2028 Population Projection | 37,928 | 356,515 | 863,820 |
| Total Households | 12,835 | 133,786 | 296,023 |
| Avg Household Income | \$66,251 | \$82,040 | \$93,088 |
| Median Age | 34.8 | 35.8 | 35.3 |
| Total Consumer Spending | \$364.1M | \$4.3B | \$10.5B |



SALT LAKE CITY, UT

Salt Lake City is known as the Crossroads of the West for its central geography in the western United States. Although Salt Lake City is still home to the headquarters of the Church of Jesus Christ of Latter-day Saints, less than half the population of Salt Lake City proper is Mormon.

Salt Lake City has developed a strong outdoor recreation tourist industry based primarily on skiing, but also is one of the notable industrial banking and transportation centers of the U.S. Schools located in the city include the University of Utah, Westminster College, Salt Lake Community College, Eagle Gate College, the Art Institute of Salt Lake City and LDS Business College among others.

Salt Lake is home to several museums including the Church History Museum, the Utah Museum of Fine Arts as well as the Utah Museum of Natural History among other popular cultural sites.





KW SOUTH VALLEY
KELLERWILLIAMS REAL ESTATE

KW COMMERCIAL

Paul Hollingshead

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

-  **801-231-9476**
-  **www.Peak-CRE.com**
-  **Paul@PeakCollectiveGroup.com**



License# 6529007

Kody Watts

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

-  **801-948-3783**
-  **www.Peak-CRE.com**
-  **Kody@PeakCollectiveGroup.com**



License# 6529007