

FOR LEASE



## PROPERTY DETAILS

286 W. Center St., Provo, UT 84601

- ±5,460 SF total
- Estimated NNN: \$3.14/SF
- Contact agent for pricing

### DELIVERY

- Modified vanilla shell
- Fully demoed with exposed brick
- Tenant-installed flooring and finishes

### RESTROOMS

- Two new restrooms delivered by landlord (one ADA)
- Landlord contribution available for alternate tenant layout

### ACCESS

- Rear garage access
- One (1) dedicated parking stall

### HIGHLIGHTS

- Downtown Provo storefront
- Retail / wellness / office zoning
- Exterior and signage upgrades planned
- Flexible lease terms

## 2025 DEMOS



### EST. POPULATION

1 MILE » 35,210  
3 MILE » 114,393  
5 MILE » 173,742



### EST. HOUSEHOLDS

1 MILE » 12,266  
3 MILE » 34,963  
5 MILE » 52,970



### EST. AVERAGE HH INCOME

1 MILE » \$65,091  
3 MILE » \$91,755  
5 MILE » \$102,416

NEWMARK



MOUNTAIN WEST

### RODD JEFFERIES

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### ANDY MOFFITT

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This 5,460 SF retail or medical space is located on Center Street in the heart of Downtown Provo. The former pharmacy has been fully demoed and will be delivered in modified vanilla shell condition, providing a flexible open layout ready for tenant buildout. The landlord will provide a tenant improvement allowance, if needed, toward the construction of two restrooms, including one ADA-compliant restroom, with the allowance amount to be negotiated based on tenant use and build-out requirements. Exposed brick will be featured throughout the space, offering historic character and strong street-level presence. Tenants will bring their own flooring and finishes to customize the space to their use. The property includes rear garage access, one dedicated parking stall, and excellent storefront visibility in a walkable downtown environment.



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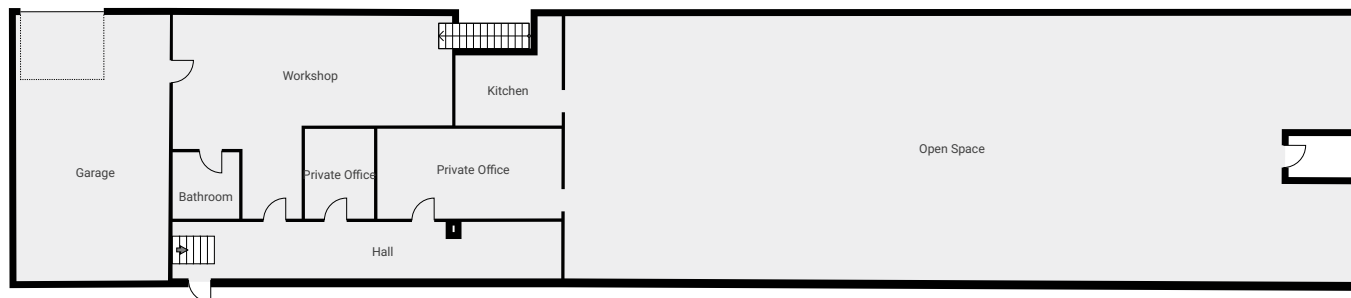
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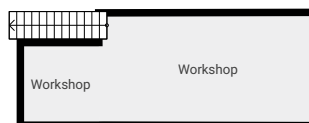
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## MAIN LEVEL



## BASEMENT



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# Parking Lots

- Private (56)
- Public (23)

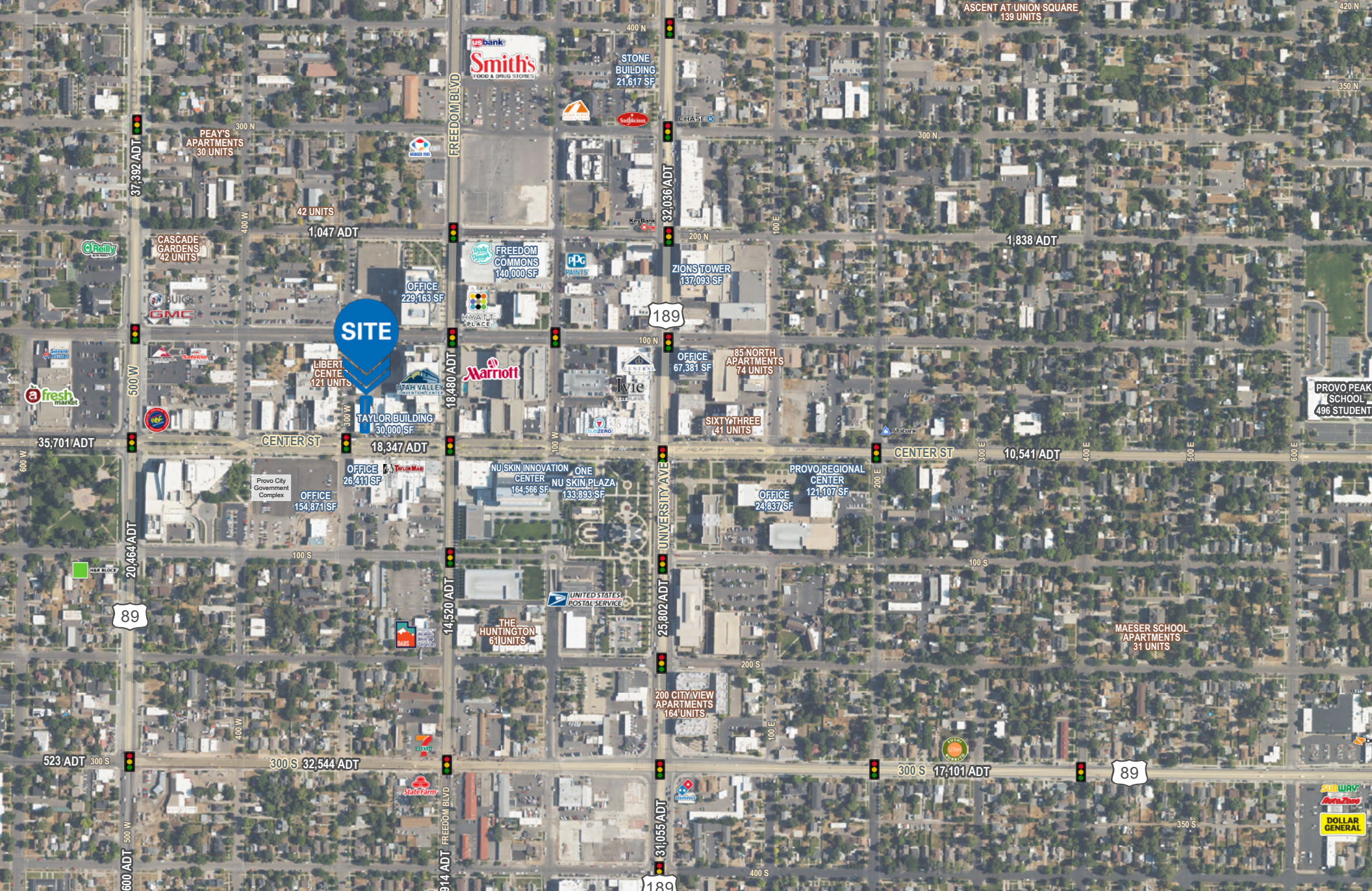


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