

UP TO ±16,581 SF SPACE FOR LEASE



# HEBER VALLEY FLEX SPACES

2210 WEST 3000 SOUTH, CHARLESTON, UT 84032

INTERMOUNTAIN RETAIL

**CBRE**

# SUMMARY

## RETAIL-FLEX SPACES

Positioned along the rapidly expanding US-189 corridor, 2210 West 3000 South in Heber City delivers a modern commercial/industrial setting ideal for businesses seeking visibility, contemporary construction, and strong regional connectivity. Built in 2020, this concrete tilt-up building offers 28-foot clear heights, abundant natural light, a 14' x 12' overhead door, and common-area parking—providing flexibility for warehousing, light manufacturing, showroom, or mixed-use operations. *The property also benefits from proximity to nearly 8,000 planned or under development residential units in nearby communities, including Jordanelle Ridge and Deer Valley East, further expanding the area's consumer and workforce base.*

Now offering up to 16,581 RSF, the property presents a rare opportunity in one of Utah's fastest-growing markets. Just six minutes from downtown Heber and close to Heber Valley Airport, the site offers excellent access to Provo and the Greater Salt Lake region. Zoned C-1 Commercial, the building supports a wide range of permitted uses, from warehousing and automotive to retail services and storage, making it an ideal base for growing operations seeking efficiency and strategic reach.



POSITIONED AT THE ENTRANCE  
TO HEBER VALLEY

# PROPERTY SPECS

GRAY SHELL CONDITION



**\$1.40 PSF**

ASKING RATE

**NNN**

LEASE TYPE

**±24,773 SF**

AVAILABLE SPACE

**±16,581 SF**

MAX. CONTIGUOUS

**AVAILABLE**

TENANT IMPROVEMENTS

**46,193 SF**

RENTABLE BUILDING AREA

**3-12'x14'**

DRIVE-IN DOORS

**2-12'x14'**

DOCK DOORS

**120V 3P 225A**

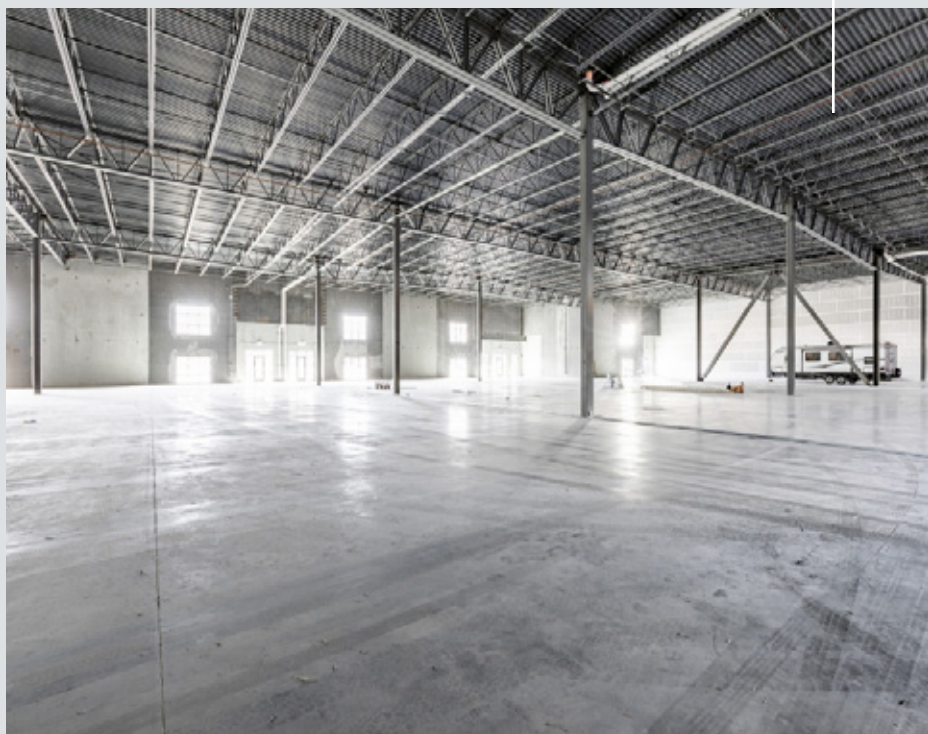
POWER

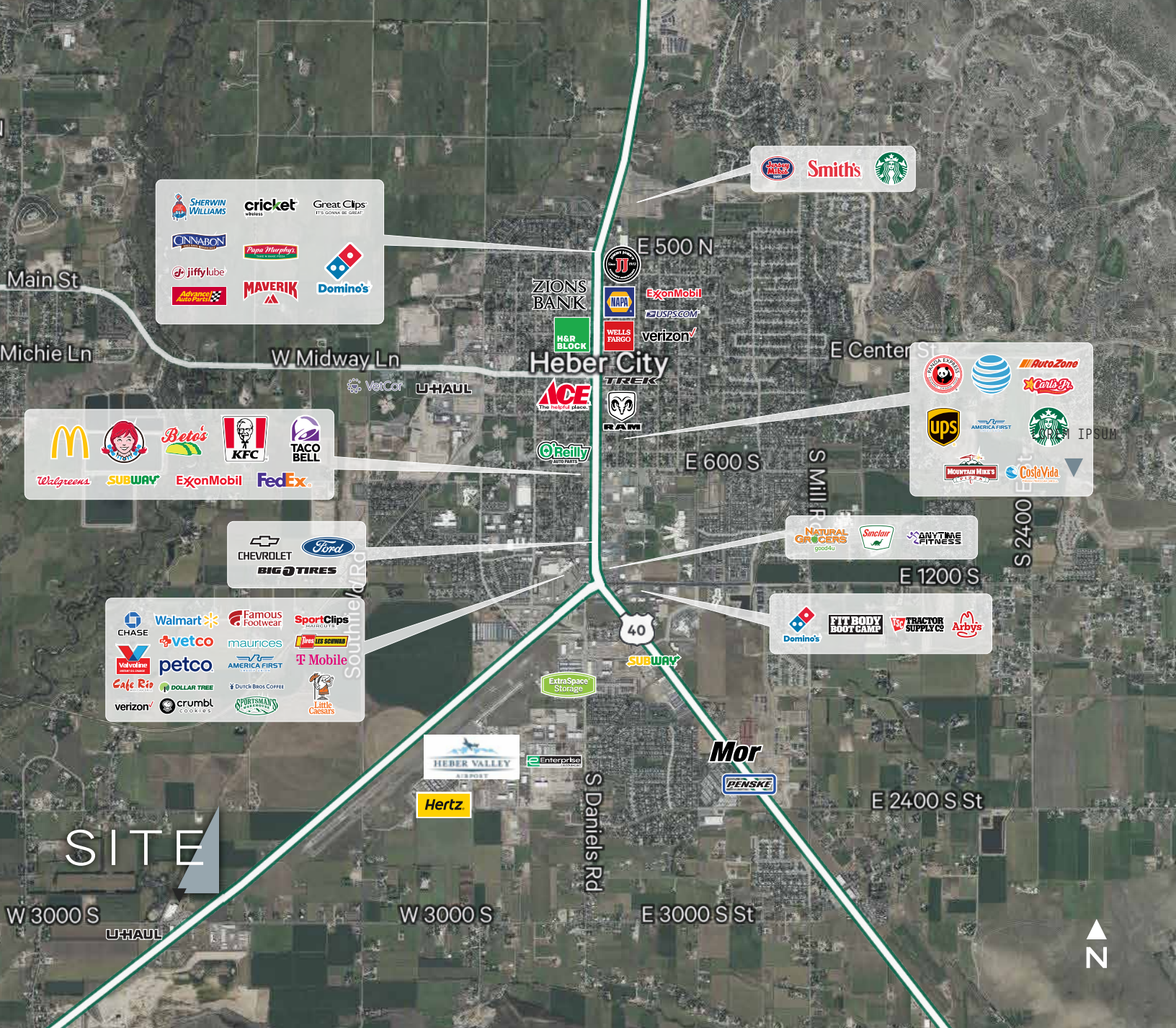
**28'**

CLEAR HEIGHT

**60**

TOTAL PARKING





# RETAILER MAP

HEBER VALLEY

LOCATION	DISTANCE
Heber Valley Airport	±2.1 miles
Highway 40	±2.5 miles
Midway, UT	±4.0 miles
Deer Valley East	±12.6 miles
Interstate 80	±20.2 miles
Park City, UT	±20.4 miles
Interstate 15	±23.0 miles
Provo Airport	±29.5 miles

# AREA OVERVIEW

## HEBER VALLEY

Heber Valley attracts residents and businesses with its mountain views, strong economic profile, and steady, sustainable growth. The area boasts an impressive average household income of \$172,815 (2025), reflecting a high-earning population with strong purchasing power—an essential driver for retail, service, and commercial demand. Within a 5-mile radius, the valley is home to 31,634 residents, creating a robust consumer base and a healthy labor pool for expanding industries. In addition, the region is poised for significant future expansion with 7,930+ planned and proposed residential units along hwy 40, further strengthening long-term demand and positioning the valley as a major growth corridor.

Supporting this thriving community are 1,000+ businesses, underscoring the valley's active commercial landscape and its appeal to operators seeking a strong regional foothold. With a population growth rate of 1.35%, Heber Valley maintains consistent upward momentum while preserving its balanced, community-focused character. These combined factors position the region as a compelling location for new investment, tenant expansion, and long-term market opportunity.

**±\$172,815**  
2025 AVG HH INCOME

**±31,634**  
5 MILE POPULATION

**±1,048**  
BUSINESSES

**1.35%**  
POPULATION GROWTH RATE

**7,930+**  
PROPOSED & PLANNED  
RESIDENTIAL



# CURRENT AVAILABILITY

Space	Size	Asking Rate
Unit 1-2	12,940 RSF	Leased
Unit 3	8,192 RSF	\$1.40 PSF/mo
Unit 4-5	20,996 RSF	Leased
Unit 6-7	16,581 RSF	\$1.40 PSF/mo





PROVIDING ENDLESS  
OPPORTUNITY FOR  
BUSINESSES & RETAILERS.



# HEBER VALLEY FLEX SPACES

UP TO ±16,581 RSF  
SPACE FOR LEASE

2210 WEST 3000 SOUTH, CHARLESTON, UT 84032

## INTERMOUNTAIN RETAIL

BRIAN ANDERSON  
Vice President  
+1 801 869 8038  
cbrian.anderson@cbre.com

AUGUST DREWS  
Associate  
+1 801 869 8083  
august.drews@cbre.com

ROGER SMITH  
Client Services Specialist  
+1 801 869 8047  
roger.smith1@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**