



**FOR SALE**

## **GARDENER RETAIL WEST JORDAN**

9000 S 6800 W,  
West Jordan, UT 84081

- Prime Opportunity To Establish A Presence In One Of The Region's Fastest-Growing Corridors
- Strategically Positioned Among Major Residential Developments
- Rare offering of PAD-Ready Retail Land
- Flexible Zoning

**±6 ACRES | RETAIL**

## Property Specs

SALE PRICE	<b>\$1,111,111.00</b>
LOT SIZE   ACRES	<b>± 22.19 Ac</b>
TYPE	<b>Retail   Neighborhood Center</b>
ZONING	<b>TBD</b>
PARCEL ID	<b>26033000130000, 26033000140000</b>

- Prime opportunity to establish a presence in one of the region's fastest-growing corridors
- Strategically positioned among major residential developments by leading builders including Edge Homes, Ivory Homes, and Gardner Group Multi-Family
- Rare offering of PAD-ready retail land—fully positioned for immediate development
- Flexible zoning supports a wide range of commercial and retail uses

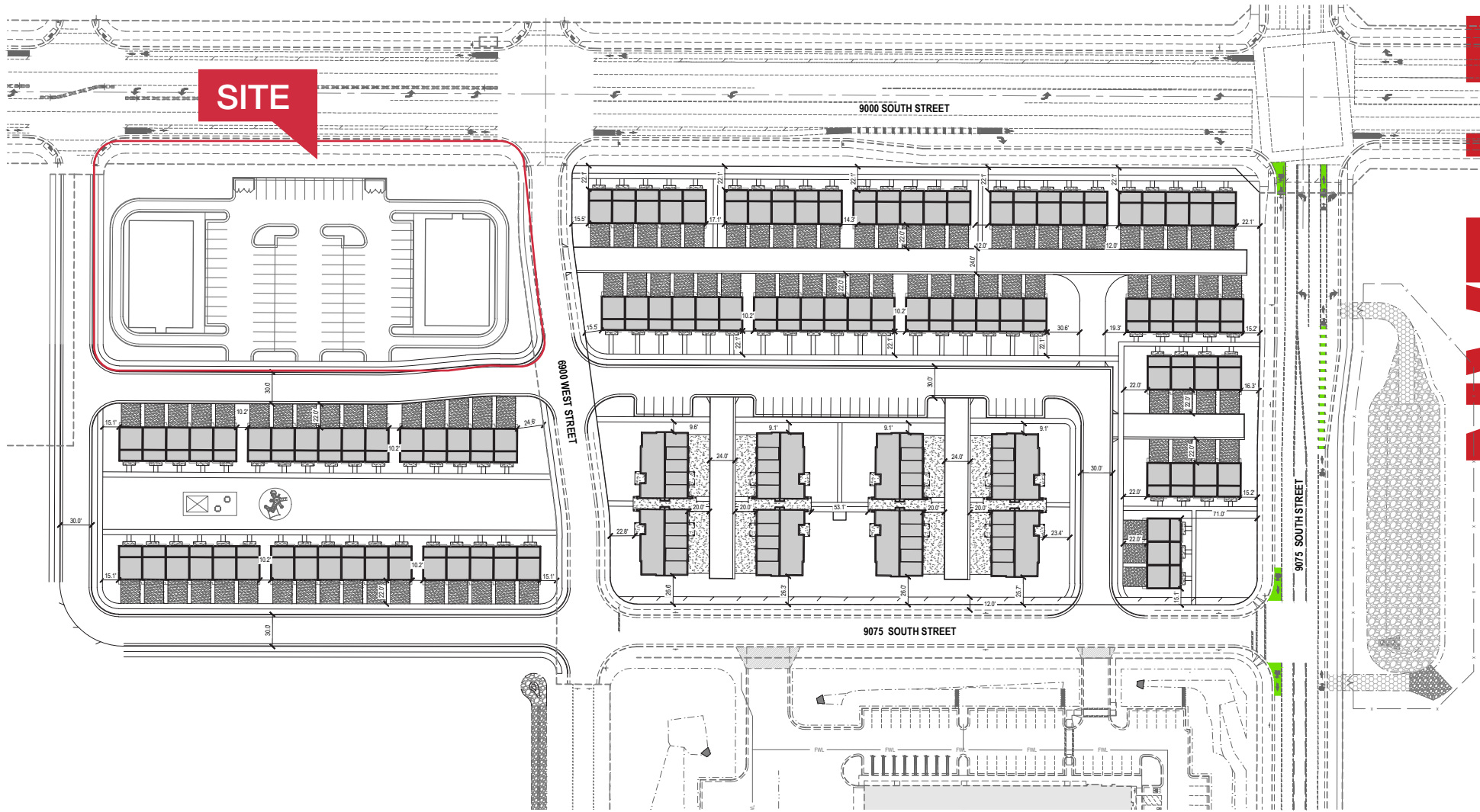


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# SUMMARY

# SITE PLAN



# ELEVATIONS



**SOUTHEAST ELEVATION**



**NORTHEAST ELEVATION**



**SOUTHWEST ELEVATION**



**NORTHWEST ELEVATION**

# AREA MAP



**SITE**

111

9000 S

NEW BINGHAM HWY

MOUNTAIN VIEW CORRIDOR

OLD BINGHAM HWY

**PEPSICO**  
*BOEING*

**ExtraSpace Storage**

**ORACLE** **STOR-IT**

**MAERSK** **DANNON**

**Sysco** **amazon**

**fasttrack** **RioTinto**  
PACKAGING

**ebay** **BLACK FOREST PAVING**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	6,974	55,305	179,871
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,854	16,095	54,127
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$147,614	\$151,366	\$141,650

## Traffic Counts

STREET	AADT
New Bingham Highway	8,404
U-111 Highway	8,965

## Cities Nearby

Provo, Utah	30 miles
Salt Lake City, Utah	38 miles
Los Angeles, California	674 miles
Denver, Colorado	510 miles
Phoenix, Arizona	648 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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