

STABILIZED TWO-TENANT RETAIL BUILDING FOR SALE

CANYON RIM SHOPPING CENTER

3215 EAST 3300 SOUTH, SALT LAKE CITY, UTAH 84109



PURCHASE PRICE \$6,500,000 | 7,700 SF | CAP RATE 5.25%

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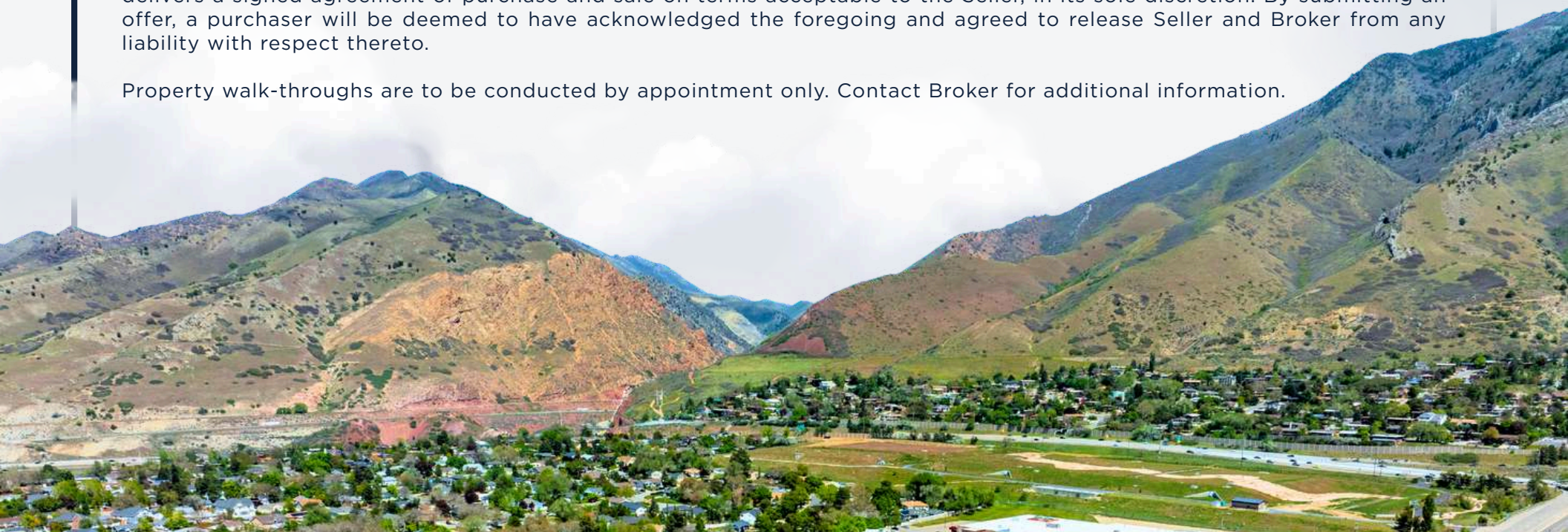
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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



INVESTMENT HIGHLIGHTS

INSTITUTIONAL-QUALITY EAST BENCH INFILL RETAIL

Newer-construction two-tenant pad positioned along the highly desirable East Bench corridor.

100% OCCUPIED BY UTAH-BASED FAST CASUAL CONCEPTS

Café Rio and Café Zupas provide recognizable regional tenancy with strong Utah consumer familiarity.

NNN LEASE STRUCTURE

Tenants reimburse taxes, insurance, and common area expense

HARD CORNER / SIGNALIZED VISIBILITY

Located at a high-visibility retail node along 3300 South with immediate access to dense surrounding rooftops.

DOMINANT CANYON RIM RETAIL ECOSYSTEM

Positioned in front of a dominant neighborhood shopping center with strong co-tenancy including Savers, PetSmart, Momentum, Five Guys, Beans & Brews, Wendy's, 7-Eleven, and other daily-needs traffic drivers.

OUTDOOR PATIO FOOD-AND-BEVERAGE DRAW

Both tenants benefit from outdoor seating areas, reinforcing the lifestyle / food-service nature of the asset.

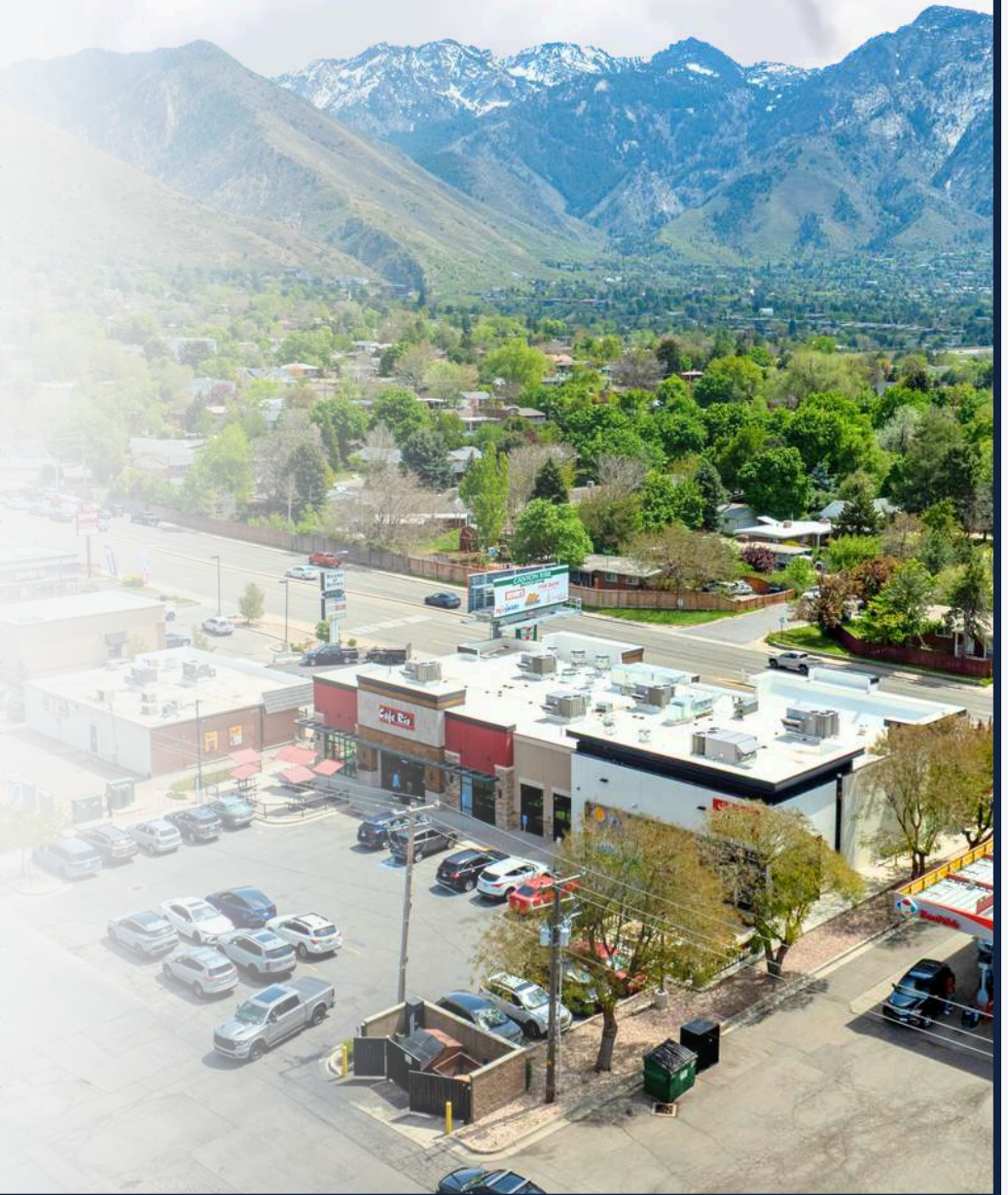
HIGH BARRIERS TO ENTRY

Affluent East Bench infill location with limited ability to recreate comparable pad retail.



OFFERING SUMMARY

Property Name	Canyon Rim Shopping Center
Address	3215 East 3300 South, Salt Lake City, Utah 84109
Tenants	Café Rio and Café Zupas
Total GLA	7,700 SF
Café Rio Premises	4,300 SF
Café Zupas Premises	3,400 SF
Land Area	0.48 acres
APN	16-26-407-008-0000
Year Built	2018
Zoning	C-2
Parking Ratio	Approximately 3.3 spaces / 1,000 SF
Traffic Count	25,957 ADT on 3300 South
Occupancy	100%
Lease Structure	NNN
NOI	\$341,036 as of 11/1/2026
Cap Rate	5.25%
Purchase Price	\$6,500,000



LEASE SUMMARY

CAFÉ RIO

CAFÉ ZUPAS

Tenant CAFÉ RIO, INC., A UTAH CORPORATION CAFÉ ZUPAS, L.C., A UTAH LIMITED LIABILITY COMPANY

Landlord

Lease Date

Premises Size

Trade Name

Lease Type

Percentage Rent

Security Deposit

Base Term

Renewal Options

Option Notice

Tenant Use

Exclusive Use

Outdoor Seating

Parking Rights

LEASE ABSTRACT PAGE AS OF JUNE 1, 2026

ITEM	CAFÉ RIO	CAFÉ ZUPAS
Tenant		
Premises		
% of GLA		
Lease Type		
Current Rent PSF		
Current Annual Rent		
Next Increase		
Base Term Expiration		
Renewal Options		
Percentage Rent		
Security Deposit		
CAM Cap		
Patio / Outdoor Seating		
Exclusive Use		





92,000 CPD



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CAFÉ ZUPAS

CAFÉ RIO



3300 S



3300 S

FIVE GUYS



26,000 CPD



3300 S

DEMOGRAPHICS

3215 EAST 3300 SOUTH	1 MILE	3 MILES	5 MILES
2025 Population	11,229	80,515	213,728
2030 Population Projection	11,375	81,900	218,260
Annual Population Growth (2025-2030)	0.28%	0.34%	0.42%
2025 Households	3,871	29,965	86,511
2030 Household Projection	3,923	30,531	88,525
Annual Household Growth (2025-2030)	0.30%	0.40%	0.50%
Average Household Income	\$170,888	\$153,797	\$124,946
Median Household Income	\$146,234	\$122,597	\$93,997
Daytime Employment (Employees)	2,479	22,110	111,545
Daytime Employment (Businesses)	362	3,624	12,984





Cafe Rio
MEXICAN GRILL

ZUPAS
RESTAURANT
CATERING

3215 EAST 3300 SOUTH, SALT LAKE CITY, UTAH 84109

CANYON RIM SHOPPING CENTER



**SUBJECT
PROPERTY**

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