

PROPERTY OVERVIEW

530-544 Main Street, Park City Utah 84060

PROPERTY HIGHLIGHTS

Park City's most coveted address – opportunity to capitalize on one of the nation's top tourist destinations with consistent, high-spending clientele.

- Main Street retail/restaurant 4,220 SF suite available
- Suite can be demised for certain uses
- Exclusively located on the 500 block of Park City's highly coveted Historic Main Street
- Suite offers perimeter glass line on 3 sides of the building
- High foot traffic count with direct access and visibility to Main Street and to public breezeway to structured parking and public transportation
- Institutional ownership



Rental Rate (PSF):

\$140 NNN

Recovery (CAM PSF) Costs:

\$16.40 (est)

- Main Street Frontage Retail Spaces Available for Lease
- Beautiful contemporary architecture
- Exclusively located on Park City's highly coveted Historic Main Street
- Close Proximity to convenient structured parking



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HIGH-STREET VISIBILITY

530-544 Main Street

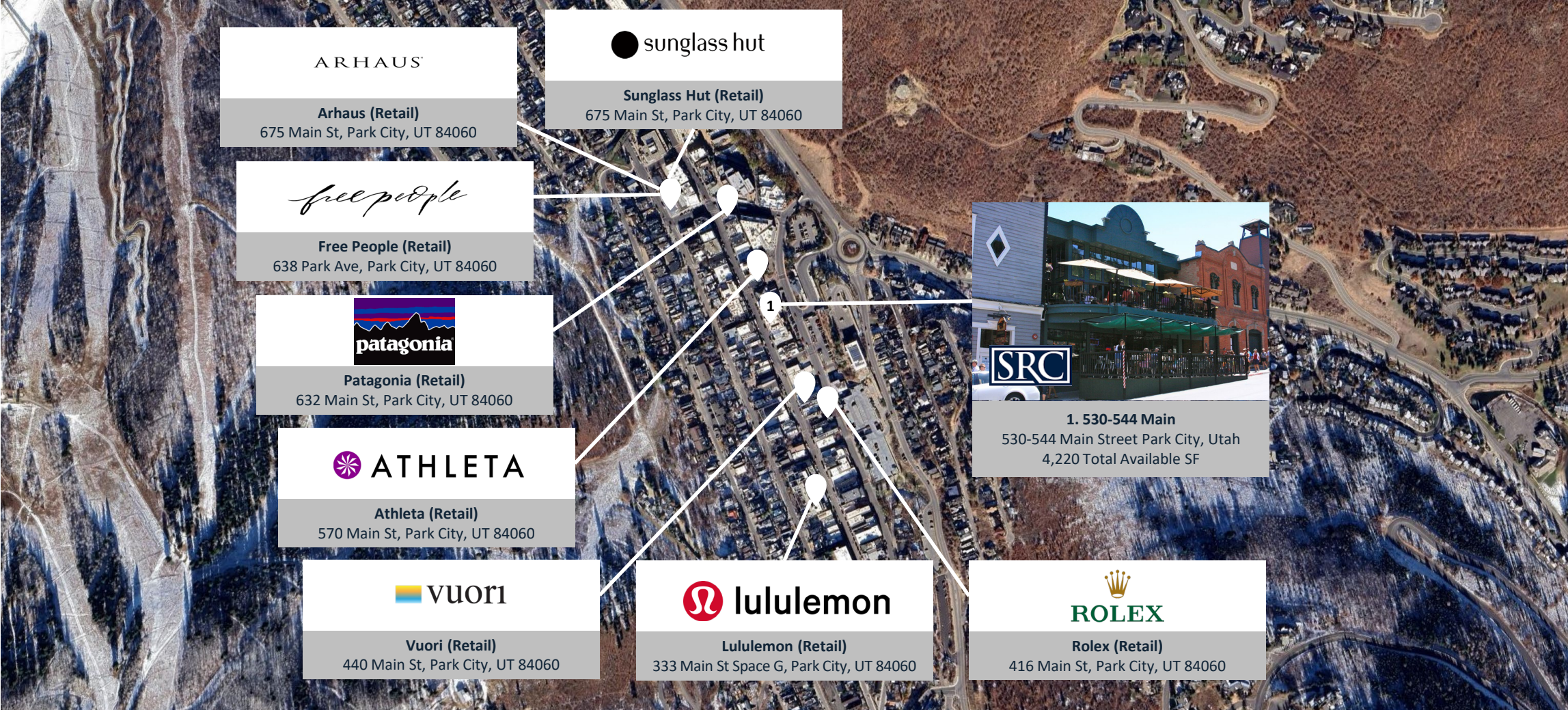


Main Street Signage (530-544 Main Street)

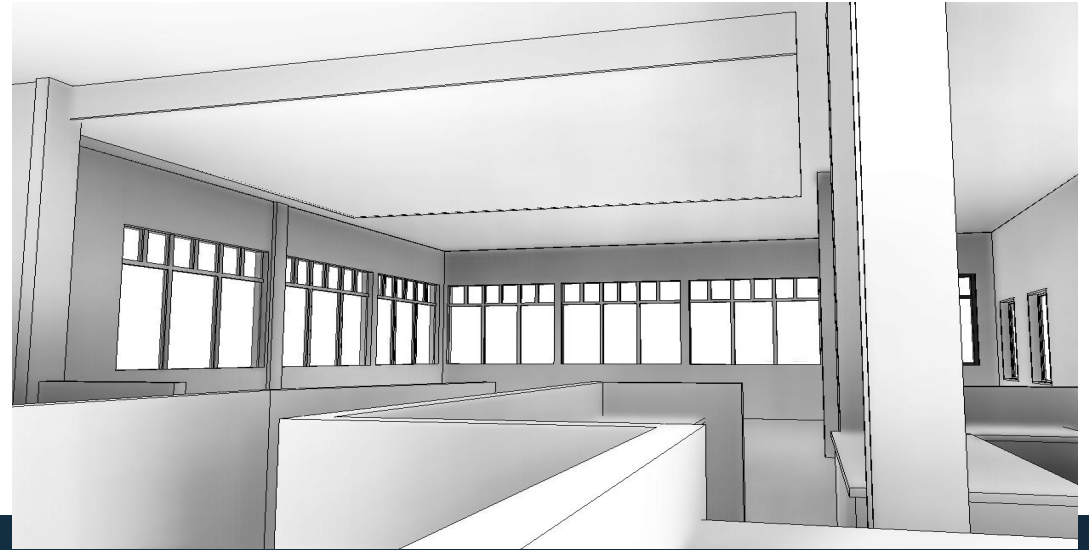


Vestibule Signage (530-544 Main Street)

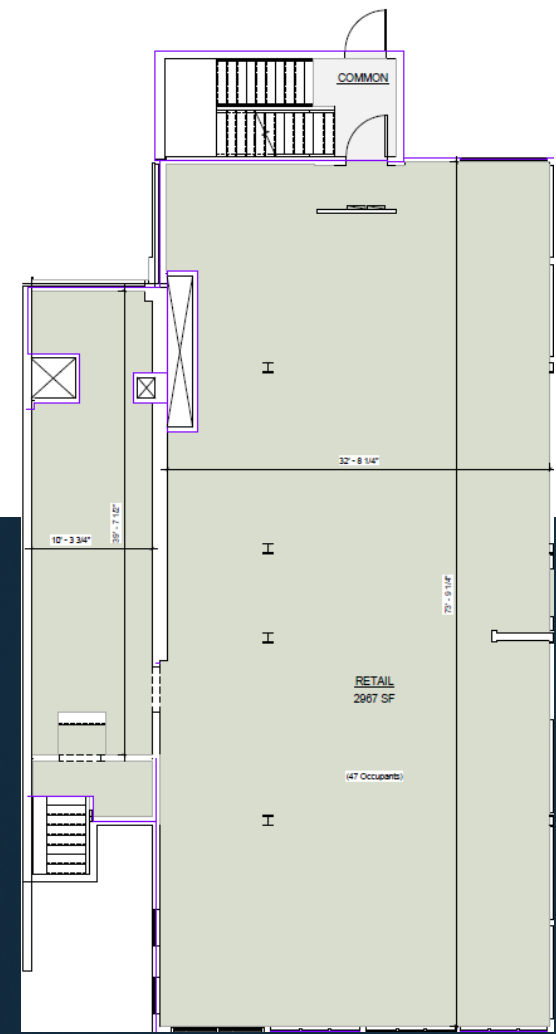
AREA RETAIL & COMMERCIAL MAP



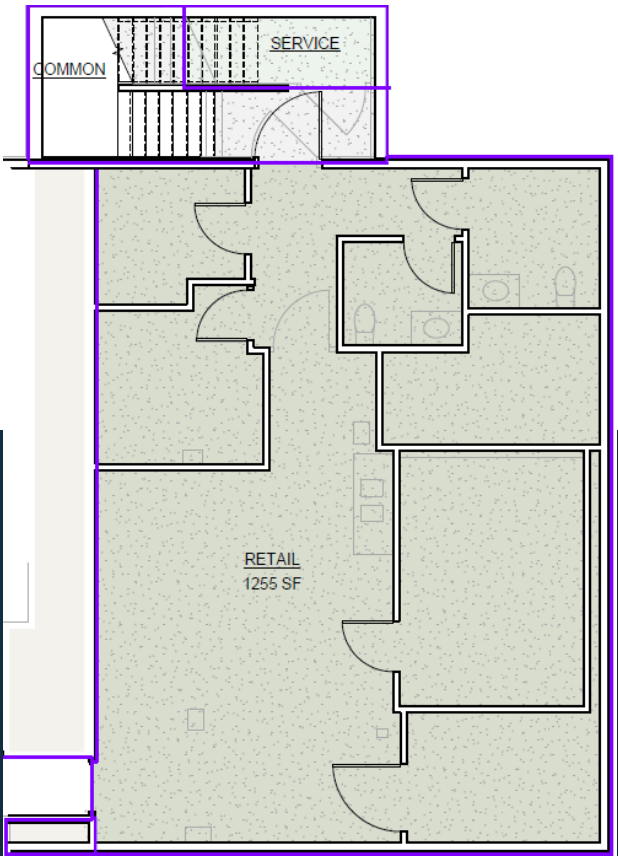
ARCHITECTURAL RENDERINGS



FLOOR PLANS

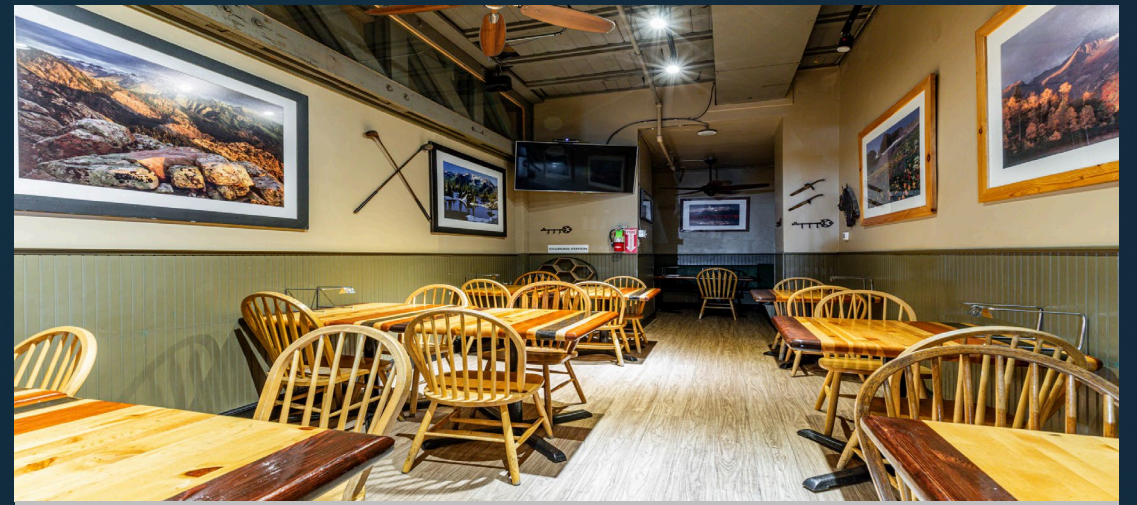


MAIN STREET FRONTAGE (2,967 SF)



LOWER LEVEL (1,255 SF)

PREMISES IMAGES



MARKET OVERVIEW

Downtown Park City, UT

UTAH'S WEALTHIEST ZIP CODE

Growth has accelerated in the last few decades, and Park City is now one of the most affluent and lively resort towns in the United States. Tourism now contributes over one third of the total economic value to the State of Utah. Park City sees over four million tourists a year. ***Additionally, Salt Lake City is set to host the 2034 Olympic and Paralympic Winter Games with several events and competitions scheduled to take place in Park City***

8,254

Total Resident
Population (2023)

\$140,875

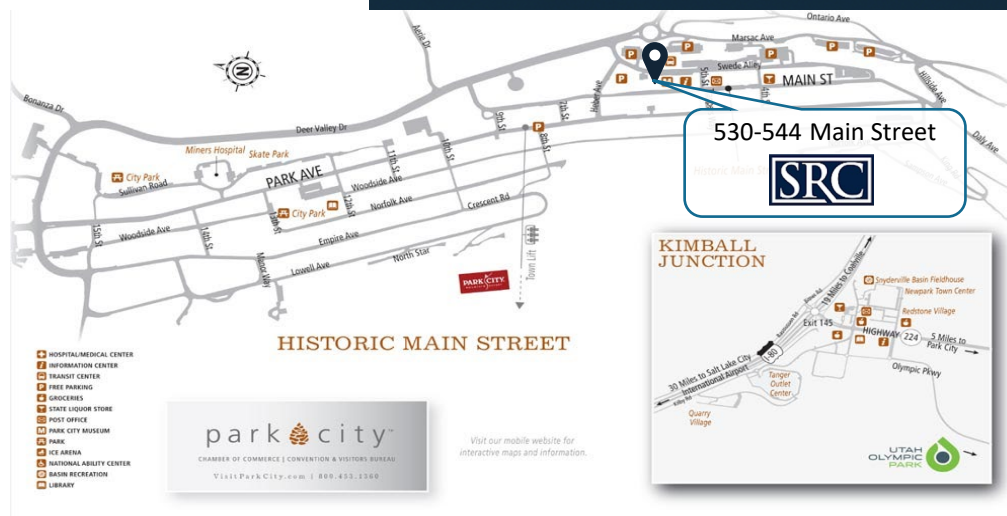
2023 Median Household
Income (+74.7% to US)

6.28x

Park City Median Home
Listing Price vs. US (2025)

SIGNIFICANT LUXURY PROJECTS & GLOBAL RETAILERS

Luxury developments continue to materialize, including the Grand Hyatt in Deer Valley East Village, a 387-unit hotel which includes nearly 60 for-sale units. These units range from two to six million in ask price. Additionally, Four Seasons is breaking ground nearby with 123 homes, some of which are up to six-bedrooms. Main Street is also home to numerous national and global retailers including Lululemon, Patagonia, Rolex, Arhaus and Vuori.



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PARK CITY OFFICE

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Park City, UT 84060

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FOR FURTHER LEASING INFORMATION, PLEASE CONTACT OWNERSHIP & OUR AGENTS.

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