

1053-1057 EAST 2100 SOUTH

Turn Key Bar Available For Lease



Investment Realty
ADVISORS

ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliot@iraut.com

3,490 SF of Bar/Retail Space Available

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This Retail/Bar is located directly on the most famous intersection in Sugar House. Located at 1053 East and 2100 South, this office is in a high traffic, highly visible, highly walkable, prime location. Located within the Sugar House City Center, this site is within .25 miles of Squatters Brew Pub Sugar House, Smiths, Smash Burger, Wells Fargo, Buffalo Wild Wings, and many more Sugar House delicacies. Great location for professional and private office. This impressive two-level commercial space totals approximately 3,490 sq ft and is fully built out as a turnkey bar – formerly home to the well-known Craft Proper Brewing Bar. The main level (2,310 sq ft) greets guests with a signature long bar table at the entrance and generous open seating throughout. The space also includes a large walk-in beer refrigerator, pool tables, and two bathrooms, along with a couple of private offices – ideal for management or storage needs. The lower level (1,180 sq ft) offers a second bar and flexible gathering space, along with an additional bathroom – perfect for private events, overflow capacity, or a separate concept entirely.

AVAILABLE UNITS

Unit 1053: 3,490 SF | \$6,890/Month NNN

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/YR
Lease Type	NNN
Available Units:	1
Unit SF:	3,490 SF
Total Building SF:	14,212 SF
Lot Size:	0.51
Parking Ratio:	3.5/1,000
ADA Parking Stalls:	2
Total Parking Stalls:	55
AADT:	25,112
Lease Term:	1-5+
Available Date:	Now

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1055 EAST 2100 SOUTH, SALT LAKE CITY, UT 84106

SITE & AVAILABILITY



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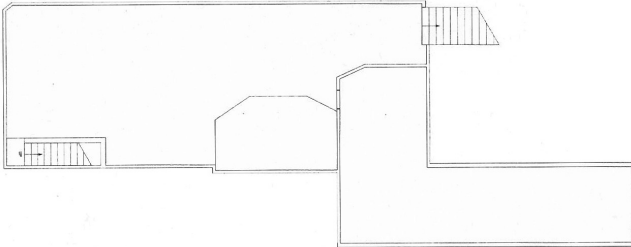
1055 EAST 2100 SOUTH, SALT LAKE CITY, UT 84106

SUITE 201

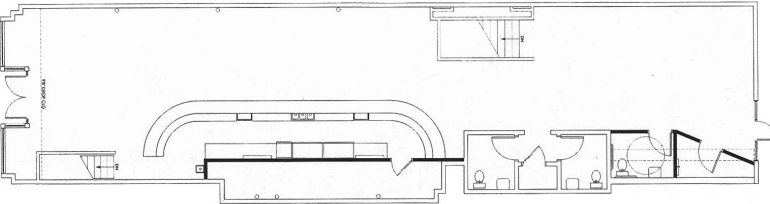
1,160 SQUARE FEET



Basement



Main Level



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LOCATION MAP



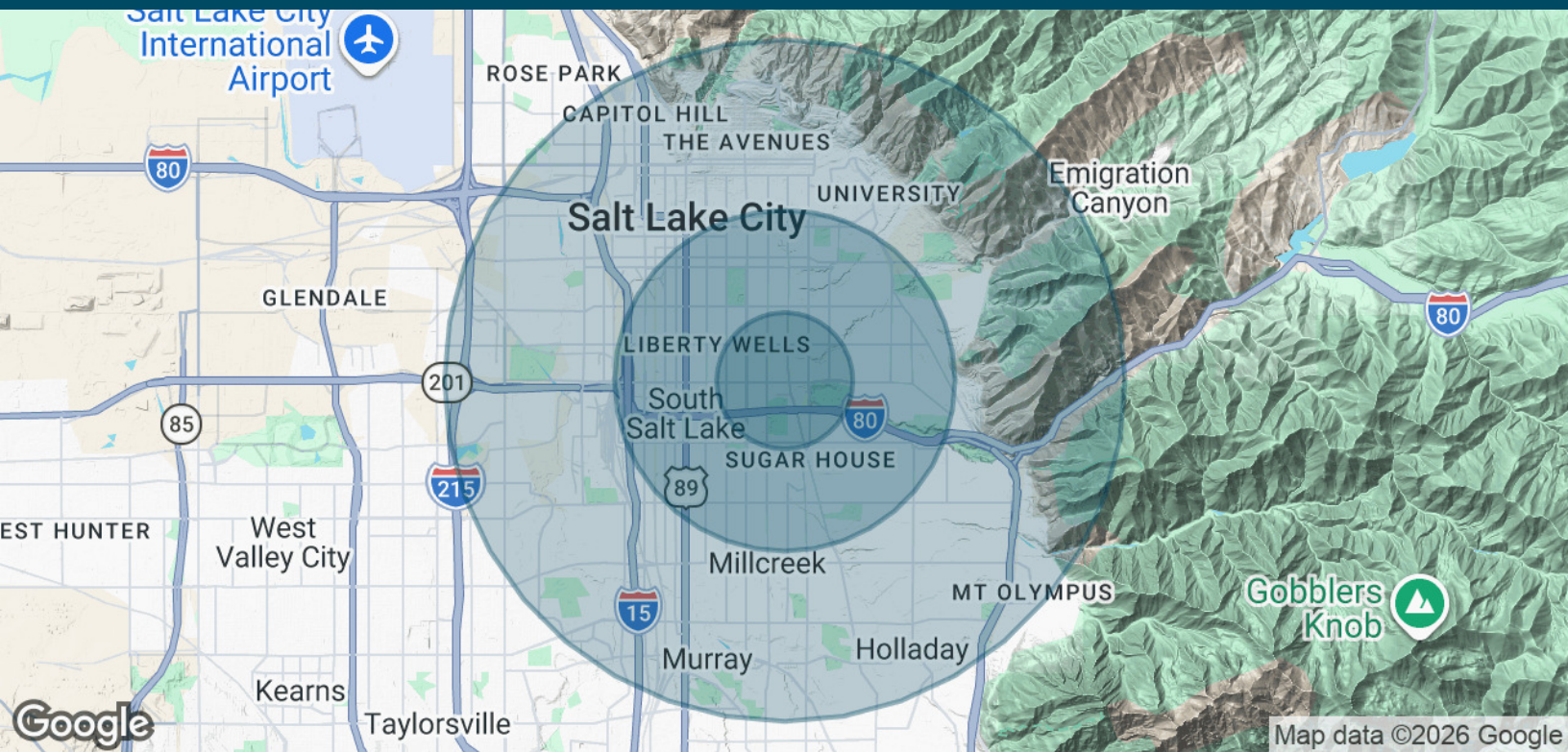
Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	20,654	118,489	319,697
Average Age	35.5	34.7	35.0
Average Age (Male)	35.5	34.8	34.6
Average Age (Female)	35.5	35.0	35.7
HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	10,053	52,099	137,224
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$121,641	\$118,533	\$110,721
Average House Value	\$622,961	\$619,043	\$565,429

2023 American Community Survey (ACS)

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