

# HEBER VALLEY MALL

## FOR LEASE / GROUND LEASE / BTS



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**SCOTT BRADY**

sbrady@mwcre.com  
direct 801.456.8804  
[View Profile](#)

**RYAN STEWART**

rstewart@mwcre.com  
direct 801.578.5541  
[View Profile](#)

## PROPERTY DETAILS

434 N MAIN STREET, HEBER CITY, UT 84032

- QUIETLY MARKETING - DO NOT DISTURB TENANTS
- Pad Space Available - \$75K Year Ground Lease
- Suite 102: 8,900 SF Available 1/2026
- Suite Lease Rate: \$18.00 PSF NNN
- High Traffic Counts:
  - » Main Street: 30,684 ADT
  - » 500 North : 5,962 ADT
- Ample Parking
- High Growth Trade Area

## 2023 DEMOS

### EST. POPULATION

1 MILE » 9,258  
3 MILE » 25,393  
5 MILE » 32,458

### EST. HOUSEHOLDS

1 MILE » 2,873  
3 MILE » 7,688  
5 MILE » 10,034

### EST. AVERAGE HH INCOME

1 MILE » \$104,885  
3 MILE » \$128,017  
5 MILE » \$143,431

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312 East South Temple  
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40

30,684 ADT

100 E

Mountain  
REFINED

Tacos  
EL CUERO  
Authentic Mexican Food!

all hours  
Plumbing • Drain Cleaning • Heating & Air  
Boilers • Fireplaces • Indoor Air Quality

Mountain  
DOG LOUNGE

TACOS EL CUERO  
(488 N Main St)

Domino's  
TWISTED  
SUGAR

Future Pad  
Available

8,900 SF  
Available 8/1/25

VALLEY  
HARDWARE



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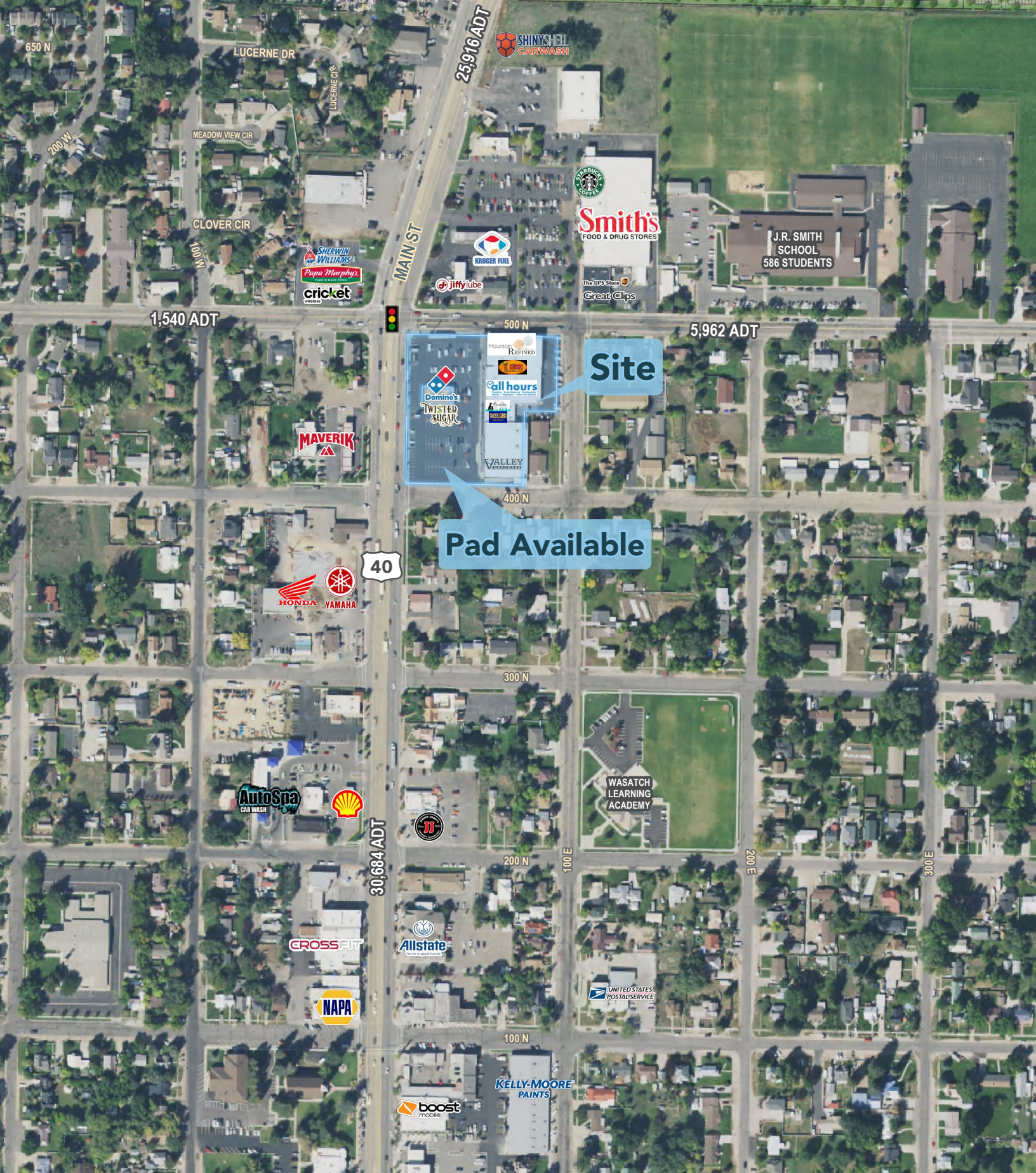
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