



WASATCH
ROCK

FOR
LEASE

6695 South Wasatch Boulevard
Cottonwood Heights, Utah 84121



Premier **Mixed-Use** Development



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Developed by:





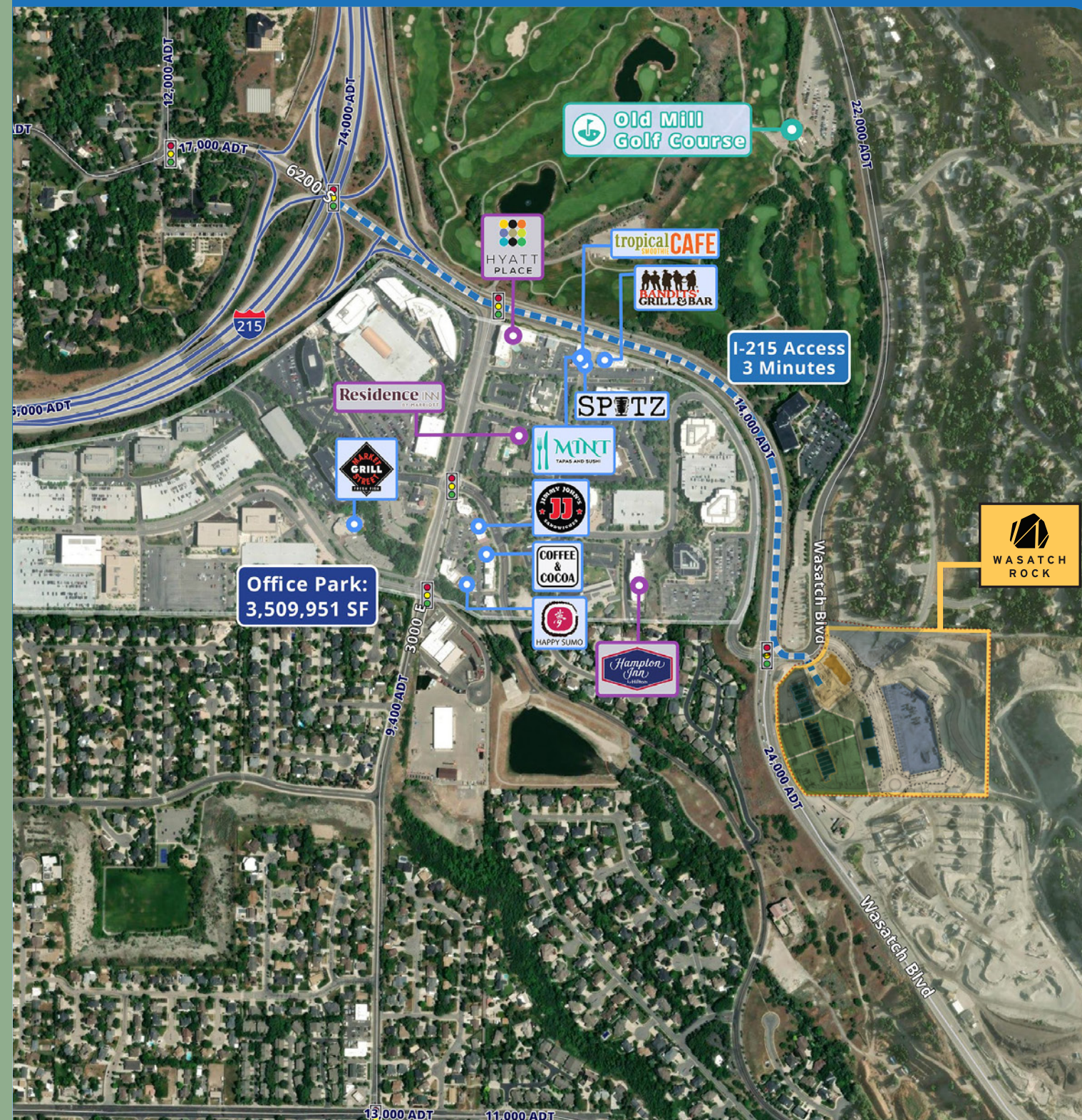
- **45,000 SF**
Total Retail Space
(LOT 3, 4, 5 & 6)
- **296 Unit**
Luxury Apartment
(LOT 1)
- **30,000 SF**
Class A Office
(LOT 5 & 4)
- **Luxury
Condos** (LOT 2)

Positioned at the base of the Wasatch Mountains, Wasatch Rock offers a rare opportunity to locate within one of the Salt Lake Valley's most sought-after foothill communities.

Located at 6695 South Wasatch Blvd in Cottonwood Heights, the project sits at the gateway to Big Cottonwood Canyon and just minutes from Little Cottonwood Canyon, providing unmatched access to four of Utah's premier ski destinations—Brighton Resort, Solitude Mountain Resort, Alta Ski Area, and Snowbird. Wasatch Rock combines exceptional mountain proximity with everyday convenience, offering immediate access to major freeway connections and a strong surrounding customer base from the affluent residential neighborhoods that define the Cottonwood Heights foothills.

With year-round outdoor recreation, high household incomes, and steady commuter traffic along Wasatch Boulevard, Wasatch Rock is ideally positioned to serve both local residents and the thousands of visitors traveling to Utah's world-class canyon resorts.

FOR LEASE



Site Location

RETAIL FOR LEASE

Freestanding Retail Buildings

PAD A & B: LOT 6
(2) Freestanding Buildings

- Approx. 4,700 SF available in each building
- Outdoor patio area
- Restaurant Ready - Grease trap installed
- One drive-thru end cap available – light stack use only

Mixed-Used Retail

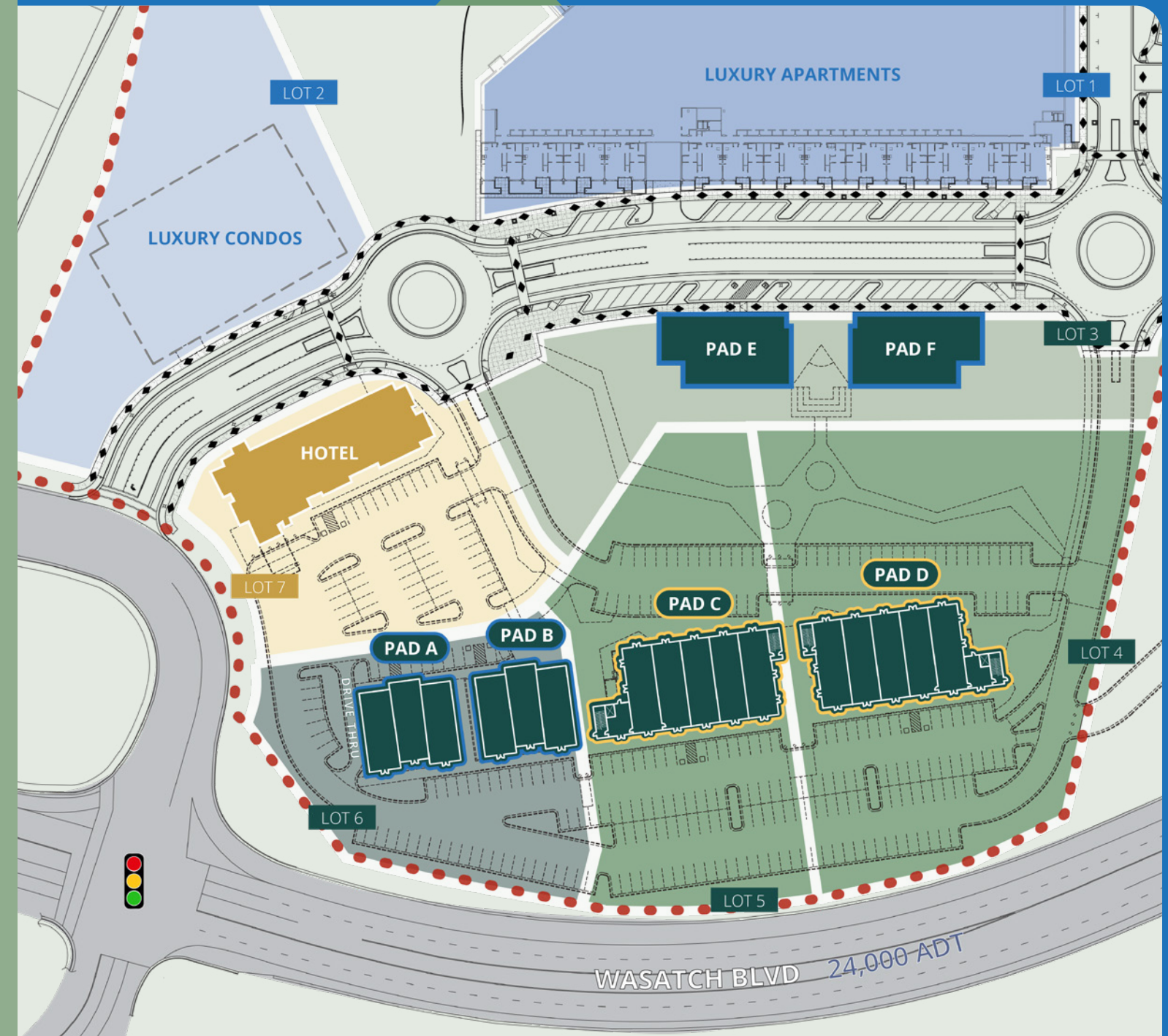
PAD C & D: LOT 5 & LOT 4
Ground Floor Retail & Roof Top Restaurant

- Approx 8,000 SF available in each building
- Divisible to 1,500 SF
- 16' CH
- Restaurant Ready - Grease trap and hood chase to roof installed
- 4,900 SF rooftop restaurant with seamless flow to a 3,300 SF outdoor patio creating a premium, resort-style atmosphere with panoramic views of the Salt Lake Valley and Wasatch mountains.

Freestanding Retail Buildings

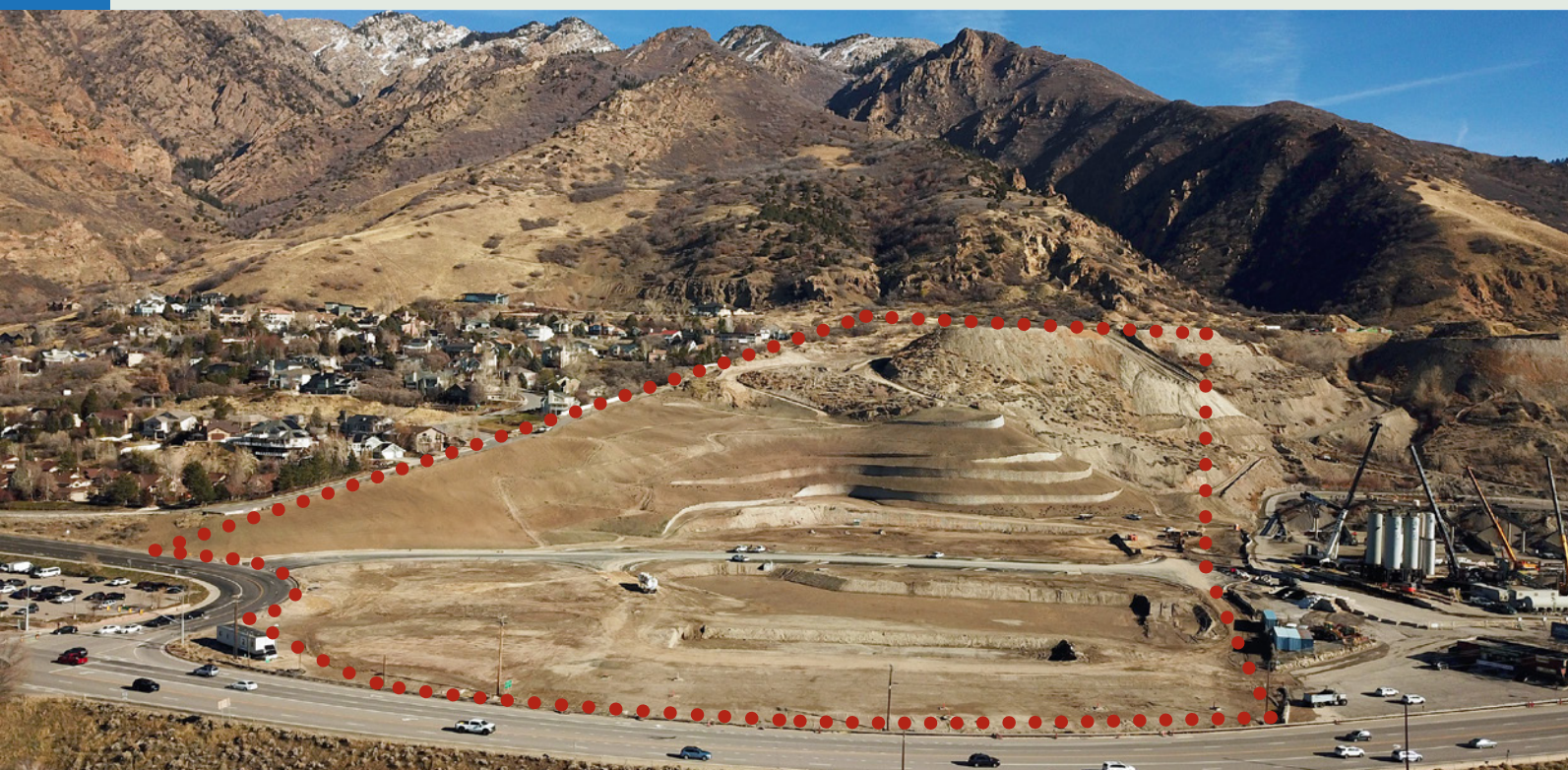
PAD E & F: LOT 3
Freestanding Buildings or Ground Lease Pads

- Each PAD can accommodate a 5,000 SF building



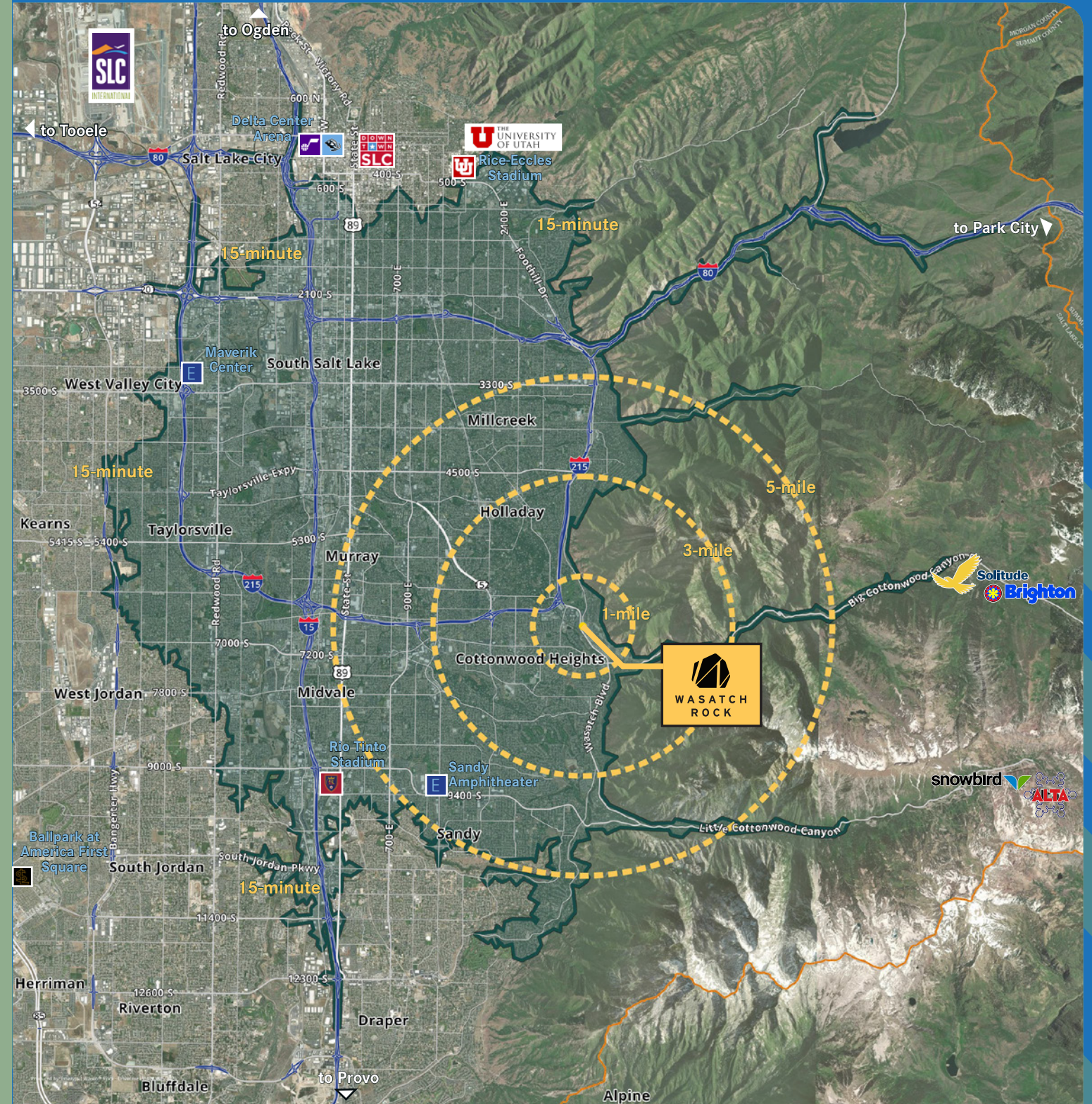
- | | | | |
|---|--|---|-------------------|
|  | Retail |  | Hotel |
|  | Mixed-Use
Ground Floor Retail
Class A Office |  | Luxury Apartments |
| | |  | Luxury Condos |

SITE PLAN





PREMIER MIXED-USE DEVELOPMENT



Area Demographics

KEY POINTS 3 MILES



57k
Population
(2025)



2.61
Average Household
Size



\$176.5k
Average Household
Income

	1 Mile	3 Mile	5 Mile	15 Minute
Daytime Population	6,741	12,063	58,447	319,177
Population 2025	4,951	56,982	191,713	510,509
Median Age	42.4	40.9	39.0	35.7
Median HH Income	\$134,472	\$133,538	\$111,364	\$94,251
Average HH Income	\$194,178	\$176,655	\$153,330	\$131,071

Demographics provided by ESRI Business Analyst



Site Proximity



UTAH OVERVIEW

Utah regularly ranks among the best states for **business, careers, living, health & quality of life.**

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the #1 best state to move to

ConsumerAffairs (August 2024)



Utah's Population Demographics (2025)

Population	3.5 M
Households	1.2 M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

POPULATION GROWTH



Projected Population Growth (2025-2030)

Entire State **6.2%**

Fastest Growing by Region

Cedar City	14.8%
St. George	12.5%
Provo-Orem-Lehi	10.1%
Heber-Park City	8.7%
Box Elder County	8.0%
Logan	7.2%
Ogden-Layton-Clearfield	4.3%
Salt Lake City-Murray	3.4%

Utah is a **young and high-growth state** & often ranks as the youngest state in the nation at 32.5, compared to the U.S. median age of 39.6.

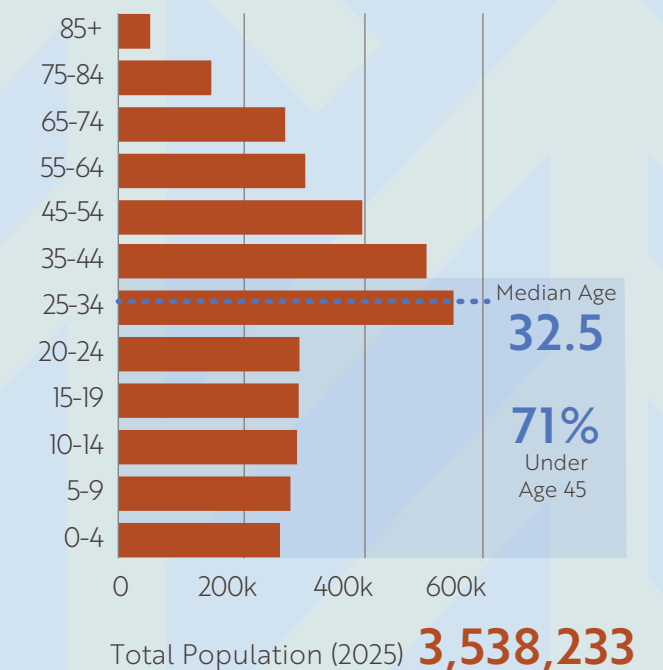
Utah attracts many new out-of-state residents drawn to its landscapes, great economy and quality of life. Net migration has accounted for over 50 percent of the population growth in recent years.

Utah's population is concentrated along the Wasatch Front in the contiguous counties from the north to south: Box Elder, Weber, Davis, Salt Lake, Utah and Juab Counties. To the east, the Wasatch Back refers to Morgan, Summit and Wasatch Counties, and Tooele County is to the west. The combined population of the 10-county region exceeds 2.9 million people, over 80 percent of the state's total population. The population in this area is projected to grow 5.7 percent by 2030.

Southwestern Utah is gaining population at astonishing rates. Washington and Iron Counties are the fastest-growing counties in Utah. With a combined growth rate of 13.1 percent, there will be over 300,000 living in the two southwest counties by 2030.

From July 2023 to July 2024, Utah ranked as the 2nd fastest growing state in the U.S., Utah's population is expected to reach 3.8 million people by 2031 and 5.4 million by 2060.


POPULATION BY AGE



Demographics

UTAH PLAYS

Utah will welcome back the **Winter Olympic Games in 2034.**

 Having previously hosted the games in 2002. Many world-class facilities were constructed in preparation for the games and have remained multi-use venues, like the Utah Olympic Park in Park City, the Utah Olympic Oval in Kearns, and of course the various slopes of ski areas known for the “Greatest Snow on Earth.”

YEAR-ROUND RECREATION



The diverse landscapes of Utah’s public lands offer numerous unique recreational opportunities like mountain biking in Moab; OHV riding in Little Sahara; whitewater rafting the Green, San Juan or Colorado Rivers; and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.



Utah winters offer skiing at 15 resorts throughout the state, but even non-skiers have options for play in the winter. Scale a frozen waterfall in Provo Canyon, bobsled with a pro down an actual Olympic track at Olympic Park in Park City, snowmobile through 800+ miles of groomed trails in places like Manti-La Sal Mountains or Logan Canyon, snowshoe among the scenic winter landscape (including snow-capped red rock hoodoos) in Bryce Canyon, or take the family sledding at Jeremy Ranch in the daytime and wandering through Midway’s Ice Castles in the evening.



-  National Park
-  National Recreation Area
-  National Monument
-  National Forest
-  State Park
-  Ski Resort

Recreation **Hotspots**



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