



FOR SALE

# PLEASANT GROVE COMMERCIAL CAMPUS

1199 W 700 S, PLEASANT GROVE, UT 84062

Colliers



# PLEASANT GROVE COMMERCIAL CAMPUS

This unique purchase opportunity features an established upscale commercial campus headquarters located just off the Pleasant Grove I-15 Interchange (Exit 275), providing ideal access, visibility, and opportunity. Featuring close proximity to numerous new restaurants and hospitality amenities, this is a rare opportunity to acquire one of the most strategically located office/warehouse properties in Utah, with stunning unobstructed mountain backdrop.

Value Add Opportunity:  
In addition, this offering includes the opportunity to develop approximately 6.62 acres (located within the 12.48 acre total)



**98,520**  
SQUARE FOOT  
CAMPUS



**12.48**  
Acres

Call for pricing now considering all qualified offers  
Flexible Commercial/Industrial Zoning

BUILDING 1  
**27,180**  
SQUARE FOOT  
OFFICE

BUILDING 2  
**71,340**  
SQUARE FOOT  
WAREHOUSE/ PRODUCTION

**6.62**  
Acres  
EXPANSION/DEVELOPMENT OPPORTUNITY  
(LOCATED WITHIN THE 12.48 ACRE TOTAL)

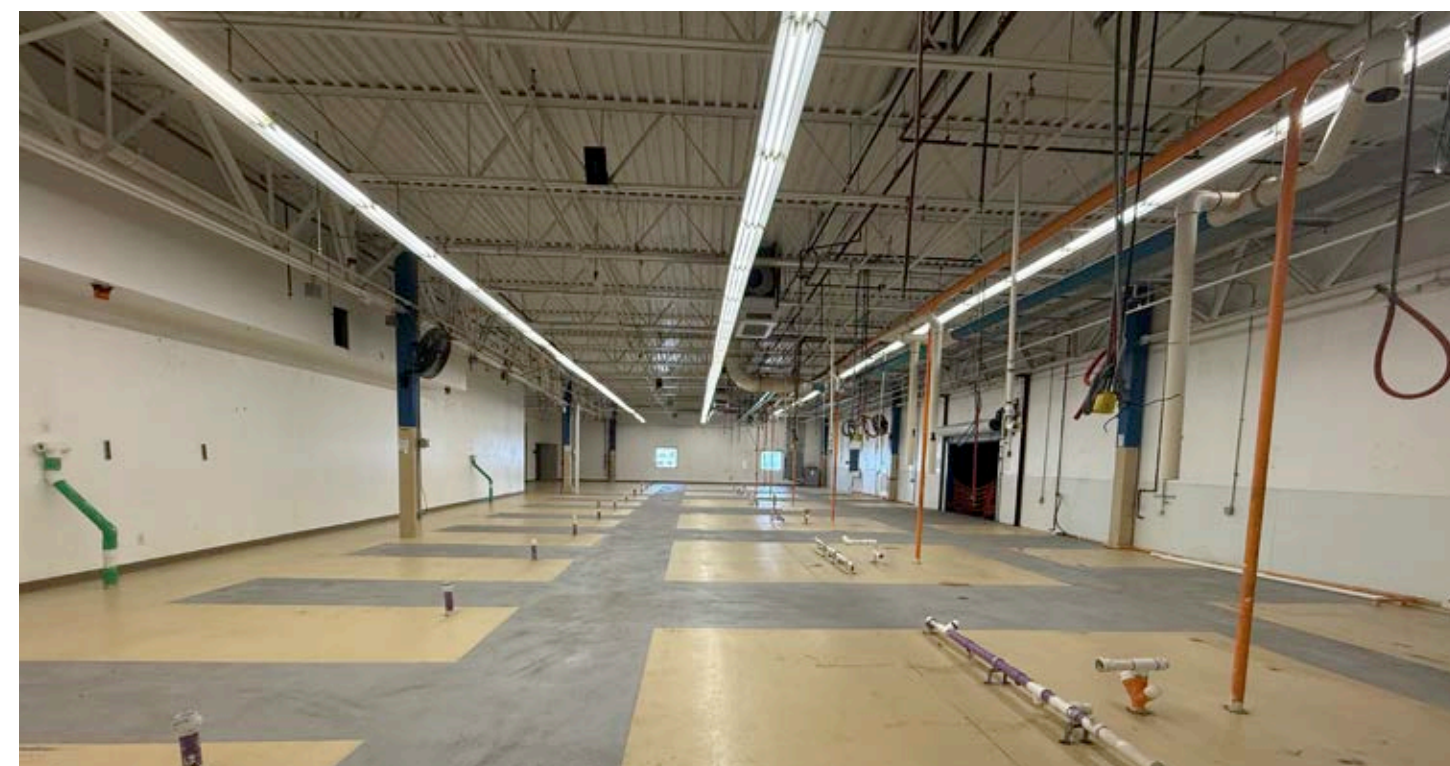
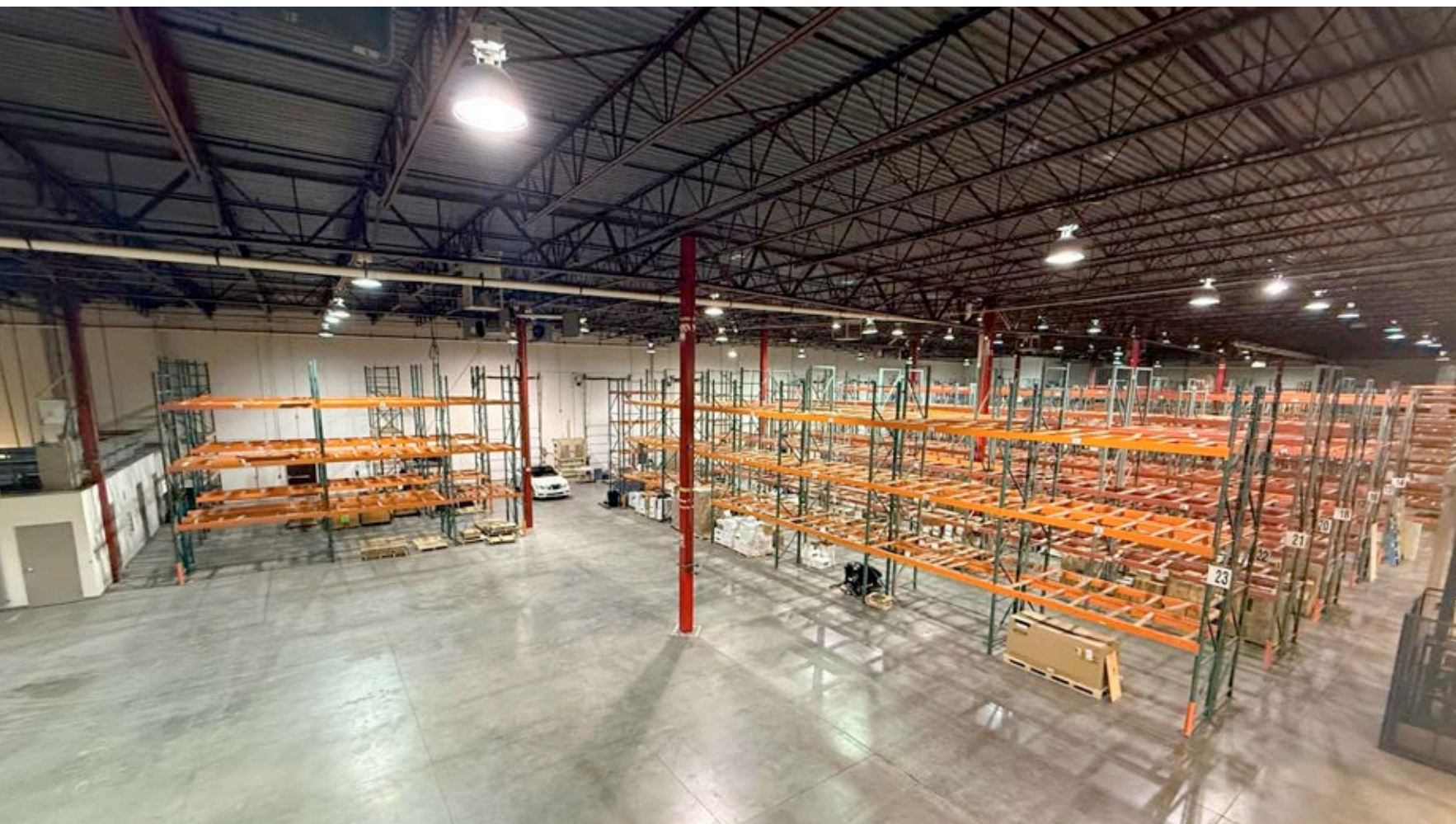






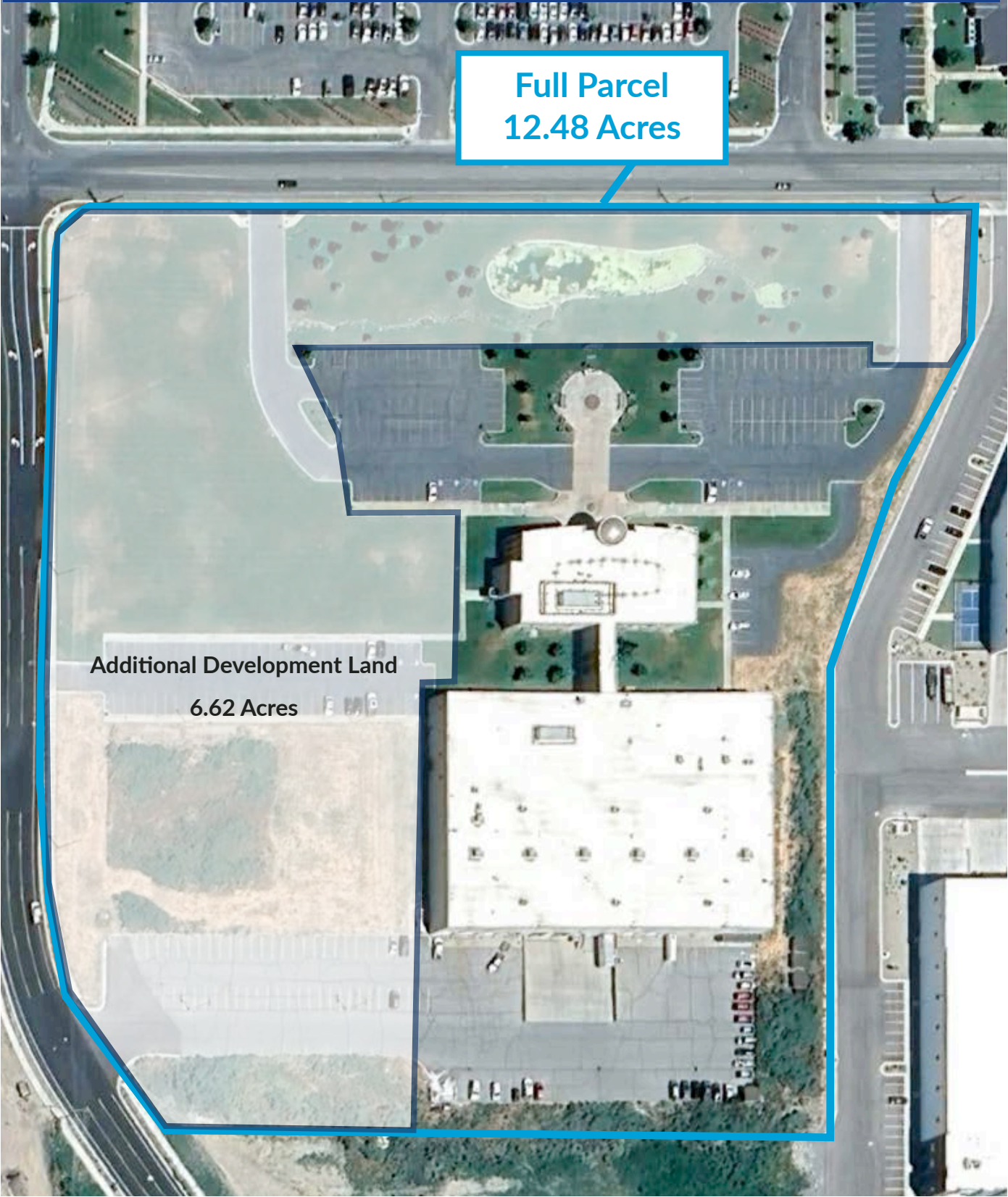
# PLEASANT GROVE

## COMMERCIAL CAMPUS

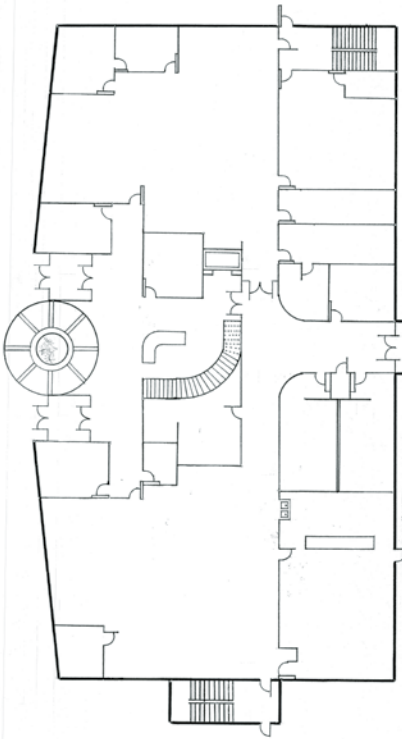




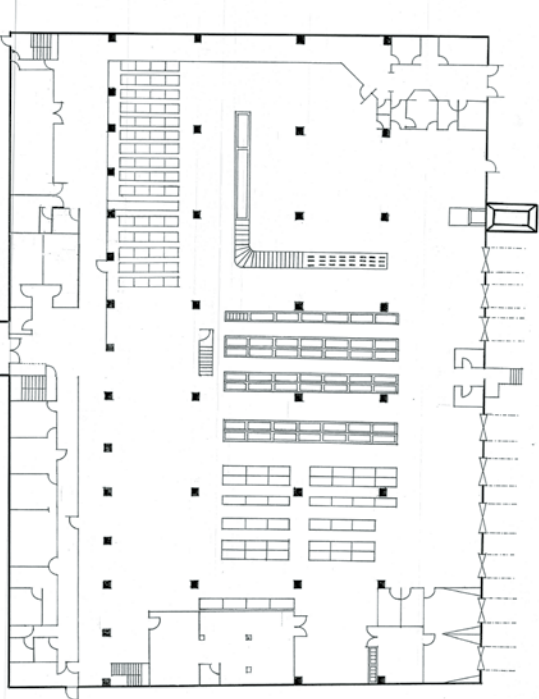
# AERIAL OVERVIEW



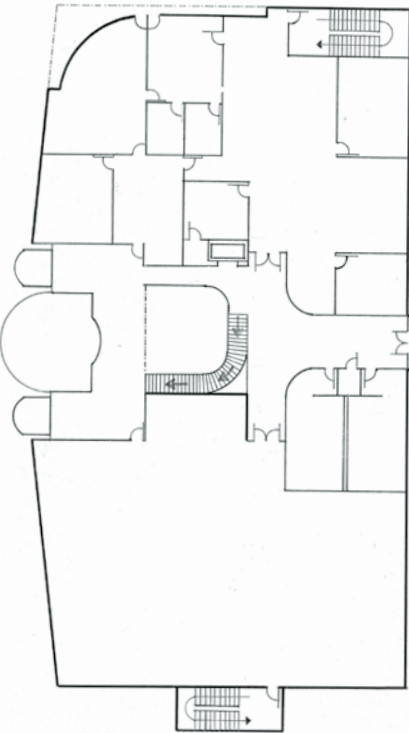
MAIN FLOOR - OFFICE



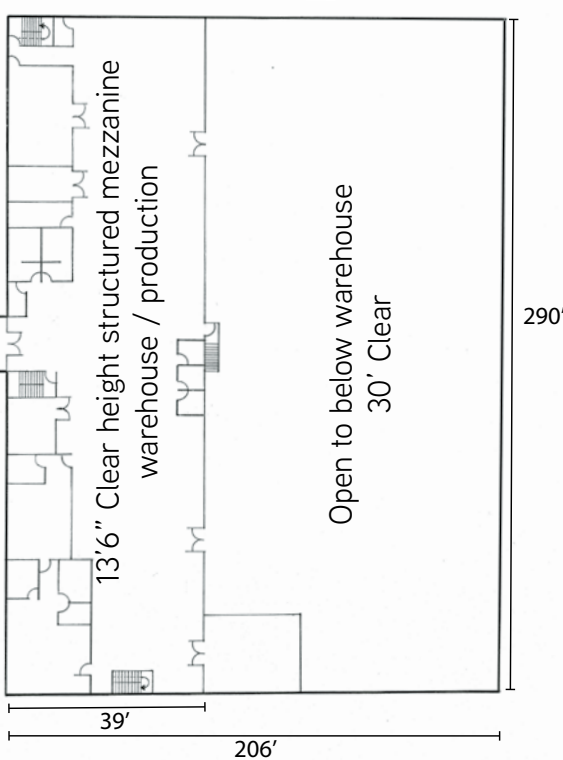
MAIN FLOOR - WAREHOUSE



SECOND FLOOR - OFFICE



SECOND FLOOR - OFFICE



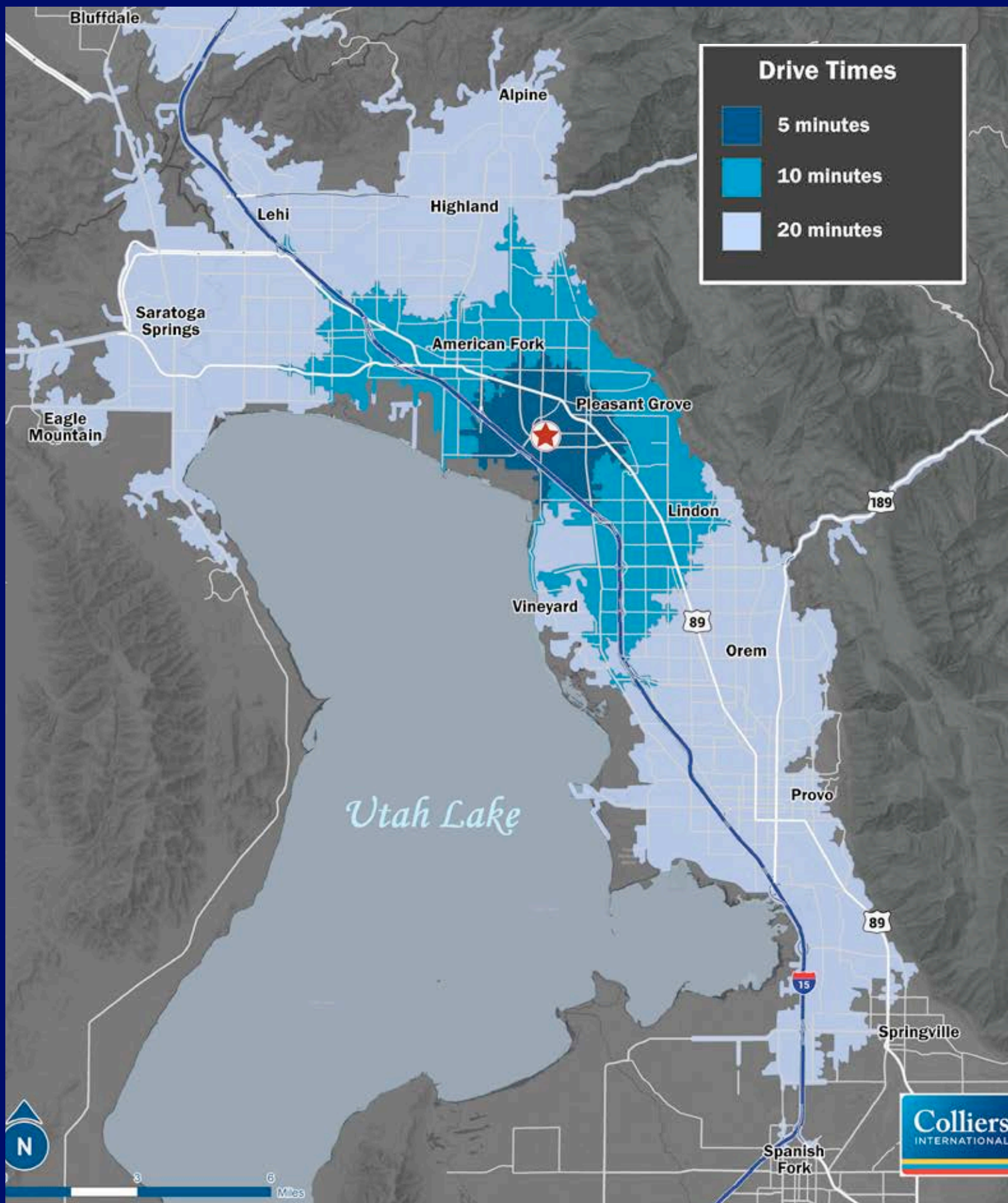


This aerial map of Pleasant Grove, Utah, illustrates the proposed Pleasant Grove Interchange. The interchange is highlighted with a green and white dashed line, connecting the existing I-15 corridor to the new road network. Key features include:

- Major Roads:** I-15 (202000 ADT), Sam White Ln (860 E St), Pleasant Grove Blvd (31000 ADT), and 2000 W.
- Interchange Details:** Exit 275, Pleasant Grove American Fork, and the proposed interchange structure.
- Local Businesses and Landmarks:** dōTERRA, Cafe Rio, Mountain America, Village Baker, and various other commercial establishments.
- Geographic Context:** The map shows the proximity to the Utah Water Conservation Laboratory and the surrounding urban and undeveloped areas.







## Why Utah?



## Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

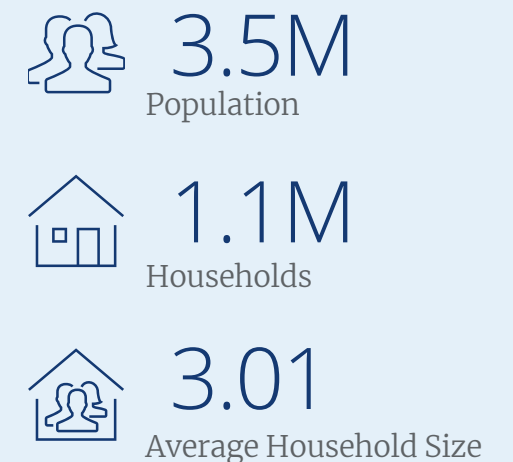
Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

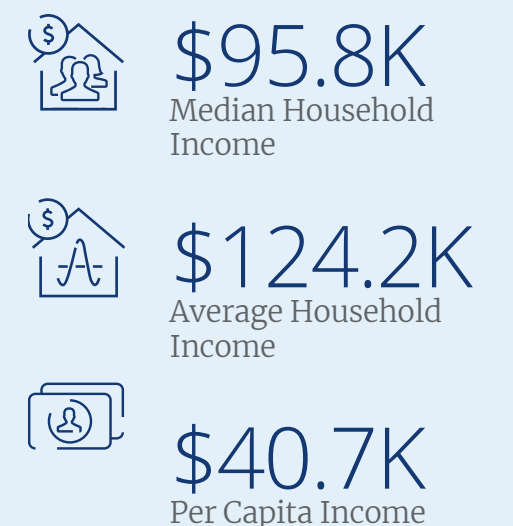
Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

### Utah's Population Demographics (2024)



### Utah's Income Factors (2024)



Downtown Salt Lake City



Utah is a  
Young & High-Growth  
State

The  
Economic Conditions  
in Utah are Great

Utah Boasts a Highly  
Educated & Skilled  
Workforce

Opportunities for  
Jobs & Careers  
in Utah are Plentiful

Utah Contains a  
Multilingual  
Population

One of the Fastest  
Growing States in the U.S.  
**20.7%**  
Population Increase  
2010–2020  
(ESRI BAO)

Ranked  
**2nd**  
Best State for  
Overall Economy  
(U.S. News: Best States Ranking)

More Than  
**35**  
Higher Education  
Institutions in Utah  
(National Database of Scholarships)

Among the Top State  
in the U.S for Job Growth  
**3.6%**  
Utah's Job Growth Rate  
July 2018–July 2019  
(U.S. Bureau of Labor Statistics)

Over  
**120**  
Languages  
Spoken in Utah  
(Desert News)

Median Age of  
**30.9**  
The Youngest State in  
the U.S. by Median Age  
(ESRI BAO)

Utah Named  
**#2**  
Best State for  
Business in 2018  
(Forbes)

**48%**  
of Utahns Have  
Obtained Postsecondary  
Certificates or Degrees  
(Utah.gov)

Utah is Experienceing  
Overwhelming Job Growth in  
**Construction,  
Financial, Health  
& Technology**  
Sectors  
(Utah.gov)

About  
**15%**  
of Utah Residents speak  
a Language Other Than  
English at Home  
(The Salt Lake Tribune)

There Are More Than  
**571k**  
More People in Utah  
Than There Were in 2010  
(ESRI BAO)

Ranked  
**4th**  
Best State for  
Venture Capital  
(U.S. News: Best States Ranking)

Over  
**79k**  
Degrees Awarded  
in 2017  
(DataUSA.io)

About  
**54.5k**  
Jobs Were Added to  
Utah's Economy from  
July 2018–July 2019  
(U.S. Bureau of Labor Statistics)

More Than  
**246k**  
Spanish Speakers  
(U.S. Census Bureau)



#### Utah's Metropolitan Statistical Areas (MSAs)



- 1 Salt Lake City** (1,283,161)  
Counties: Salt Lake & Tooele
- 2 Provo–Orem** (714,263)  
Counties: Utah & Juab
- 3 Ogden–Clearfield** (699,065)  
Counties: Weber, Davis & Box Elder
- 4 St. George** (190,266)  
Counties: Washington
- 5 Logan** (153,122)  
Counties: Cache, UT & Franklin, ID

#### Utah's Most Populous Cities

- 1 Salt Lake City** (204,380)
- 2 West Valley City** (141,290)
- 3 Provo** (129,973)
- 4 West Jordan** (121,762)
- 5 Orem** (103,120)
- 6 Sandy** (100,343)
- 7 St. George** (98,525)
- 8 Ogden** (89,694)
- 9 South Jordan** (86,315)
- 10 Layton** (78,750)

**31.4**  
Median Age

**64.1%**  
Under the Age of 40

**23.3%**  
Population Growth  
2010–2022

**2.7M+**  
Living on the  
Wasatch Front by  
2025

#### Utah's Growing Population



## Utah is a Young & High-Growth State

Utah is a young and high-growth state with a median age of 31.4, while the median age in the U.S. is 38.2. Utah ranks as the youngest state in the nation by median age, the majority of Utah's population is under the age of 40.

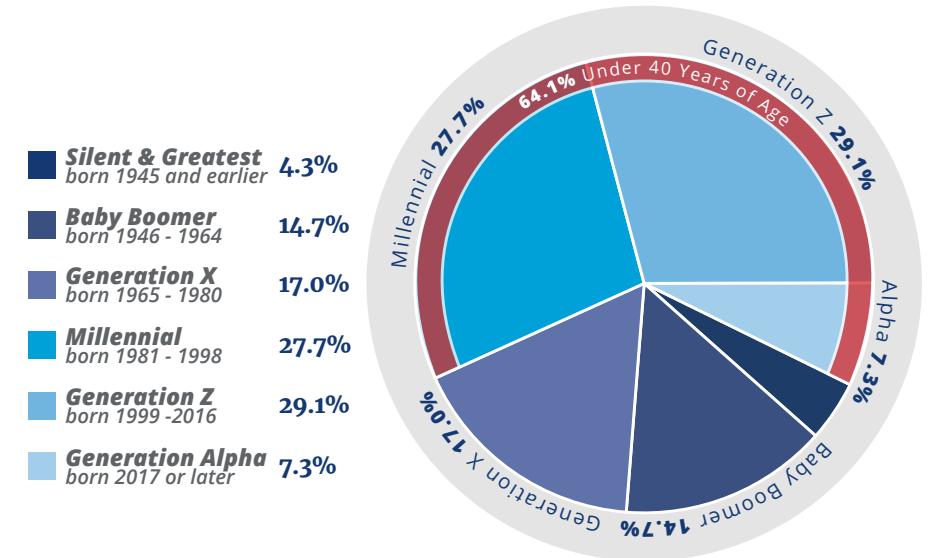
Utah is also one of the fastest growing states in the U.S. where population has increased by 9.2% since 2015, growing by 275,297. Population is expected to increase by another 9.1% between 2020 and 2025, adding an estimated additional 302,340 residents.

Utah is attracting many new residents from out of state who are drawn to its landscape, economy and quality of life.

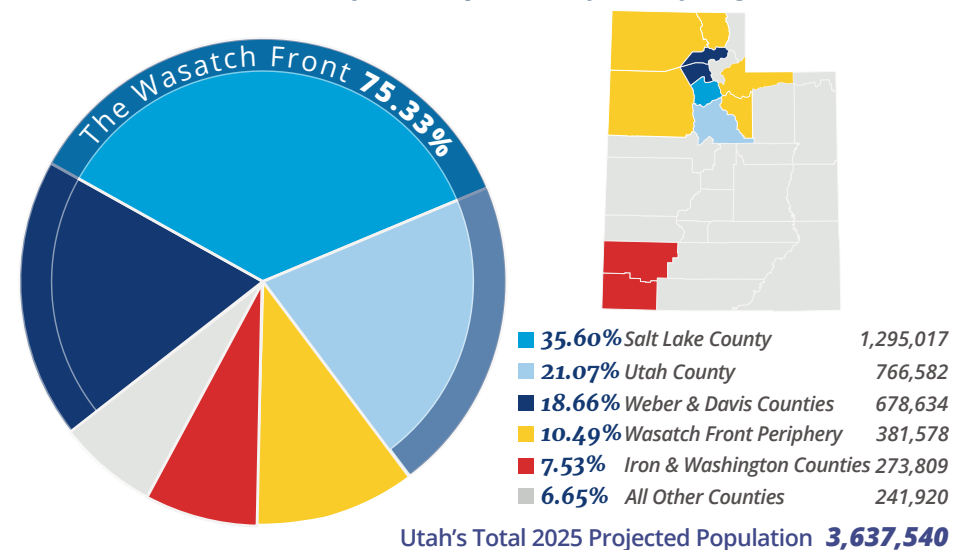
Utah had a total net domestic in-migration of 15,588 people from 2018 to 2019.

Over 3/4 of Utah's population resides along the Wasatch Front in the contiguous 4 jurisdictions of Weber, Davis, Salt Lake and Utah Counties. These counties combine for a population of well over 2.5 million people. Along the Wasatch Front population grew by 20.6% from 2010 to 2020, and is expected to grow another 9.1% over the next 5 years.

#### Utah's Population by Generation



#### Utah's 2025 Projected Population by County/Regions

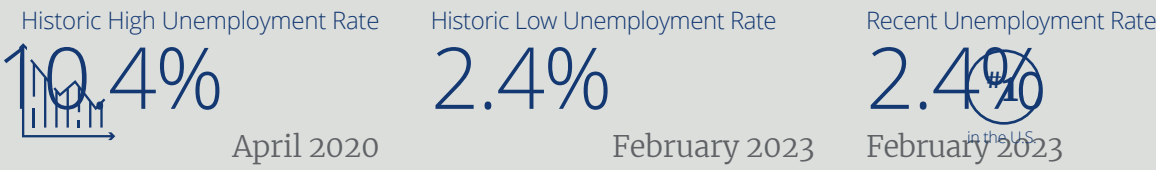


Other counties of notable size are in the periphery of the Wasatch Front, which include Cache and Box Elder Counties in northern Utah, Tooele County to the west, and Summit and Wasatch Counties to the east. These periphery counties account for almost 10.5% of Utah's 2025 projected population

Iron and Washington Counties in southwest Utah have also experienced growth adding nearly 58,000 residents over the past 10 years, a 31.3% increase. Southwest Utah accounts for 7.53% of Utah's total 2025 projected population.




### Utah's Historic Unemployment Rates




## Utah's Workforce is Educated & Specialized

Utah's economy encompasses an array of specialized, technical and medical services, abundant eating, drinking, hard and soft goods retail establishments, as well as a variety of manufacturing, warehousing, and wholesale goods and services.


### Keys to Utah's Strong Employment




Educational attainment in Utah is well above the national average, 21.6% of Utah residents possess a Bachelor's Degree (2.5% above the national average), and 9.7% hold an Associates Degree (1.5% above the national average).




Utah's thriving tech sector is driving much of the state's economic success, and in-migration population growth, as well as real estate development.




Utah is one of the top states in the nation for Financial Services employment with an employee base of over 79,000 people. Utah's Financial Services industry has experienced employment growth of over 20% over the past 10 years.




Construction workers in Utah are in-demand, with job opportunities abound. The construction sector currently employs around 60,000 people.



Of the nearly 73,000 degrees awarded by Utah's higher education institutions in 2016, the most common major for Bachelor's Degree recipients was Registered Nursing accounting for nearly 10% of all graduates. Utah is a national hotbed for health care industry innovation, with an employment density more than twice the national average.



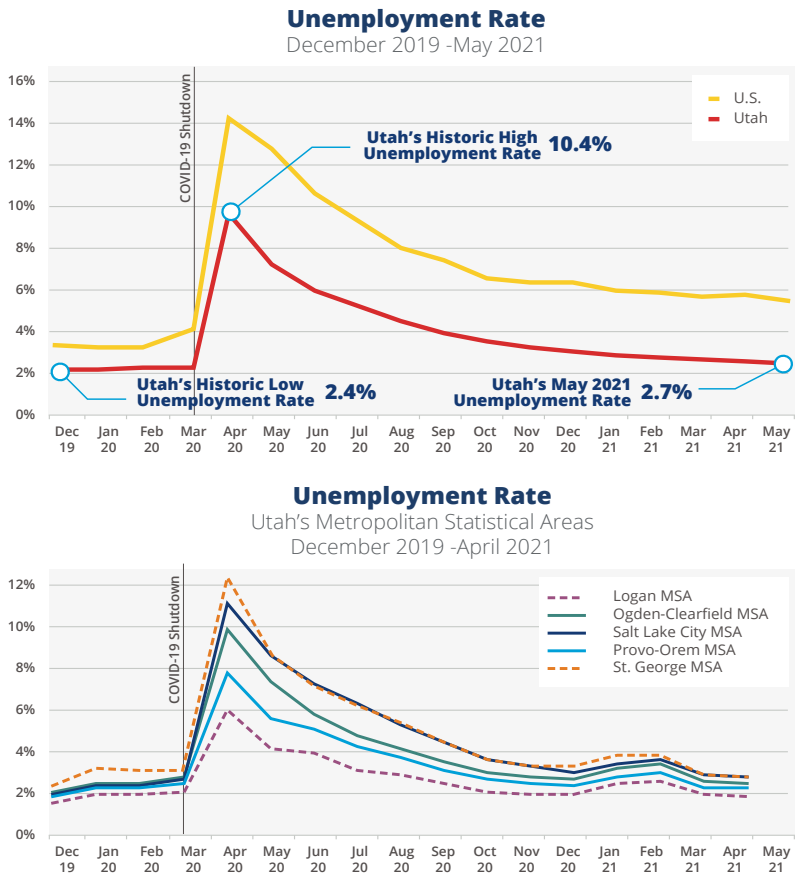
Utah's central proximity in the Western U.S. give it logistical appeal to many transportation and warehouse based businesses. Combined with Utah's unmatched infrastructure network of rails, roads and airports that provide the backbone of Utah's freight network. Utah exports \$12 billion annually.



Manufacturing in the state of Utah is more than a \$20 billion a year industry. It makes up nearly 14% of state's economy, and employs more than 125,000 workers.

## Utah's Steady Low-Unemployment Rate

From 2015 to 2020 the number of jobs in Utah increased by 14.3% in Utah. This change is far outpaced by the national job growth rate of 6.2%. Utah experienced a historic record low unemployment rate of 2.4% in December of 2019 just months before the COVID-19 shutdown brought the state its historic high unemployment rate of 10.4% in April 2020. By May 2021, Utah recently ranked as the #1 state in the U.S. for lowest unemployment rate, at 2.4%.



Salt Lake City and Provo were both ranked as 2 of the top 10 cities in the nation best poised to recover from havoc wreaked on the economy by the Coronavirus pandemic by Moody's Analytics.

In May 2021 all of Utah's 5 Metropolitan Statistical Areas ranked in the top 21 lowest unemployment rates, out of 348 MSAs in the U.S., with Logan being in the #1 spot.

Utah MSAs Unemployment Ranks (Feb. 2023)	
#1	Logan (2.1%)
#6	Provo-Orem (2.3%)
#12	Ogden-Clearfield (2.5%)
#21	Salt Lake City & St. George (2.5%)

Utah is extremely dynamic and well-positioned to maintain its position among the U.S. as a national leader in job-growth and low-unemployment, as well as having a strong, skilled and diverse workforce to fulfill the impending demands of the future beyond 2025.



Brandon Fugal  
+1 801 947 8300  
brandon.fugal@colliers.com

Eric Larsen  
+1 801 380 2264  
eric.larsen@colliers.com



6440 S MILLROCK PARK DRIVE | SUITE 500  
SALT LAKE CITY, UTAH 84121  
801 947 8300

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