

MULTIPLE RETAIL BUILDINGS

857-865 S MAIN, SLC



PRIME RETAIL CAMPUS SITE

- Two buildings, 16,550sf
- 2 parcels, .47 acres
- Fully remodeled in 2015/2020
- Adjacent to SLC's "9 Line"
- Multi-Tenant Possibilities

OFFERED AT \$5,350,000

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RETAIL CAMPUS FOR SALE



OFFERED AT \$5,350,000

This unique property features 2 buildings on .47 acres in a prime retail trade area in south downtown Salt Lake City. The buildings were fully renovated in 2015 with additional new construction in 2020. Currently a brewery, restaurant, pub and corporate offices. The business is relocating, creating a unique opportunity to reposition the asset and establish a multi-tenant project.

BREWERY & BAR

Located in an Opportunity Zone with D2 zoning and within the SLC Community Re-investment Area "State Street" project area, the site is ideally located to capture visitors from the CBD, the Salt Lake valley and areas outside of SLC. The site is 1/2 block away from an upcoming flagship hospital development in a thriving section of Salt Lake City's core.



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SALT LAKE CITY SOUTH DOWNTOWN DISTRICT



The Proper Brewing and Burger campus is located adjacent to the Downtown/CBD and the exploding the Granary and Central Ninth districts. Featuring many of the city's renowned breweries, restaurants and bars, the area has seen thousands of new residential units built, adjacent to an upcoming high-rise hospital development.

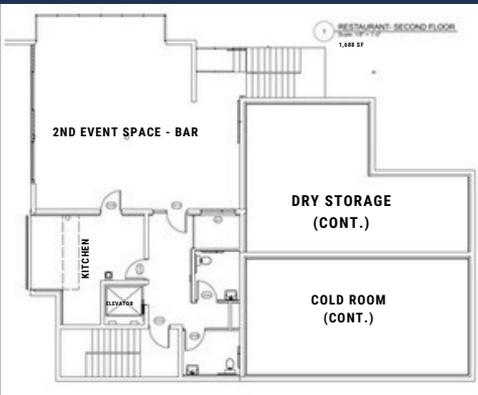
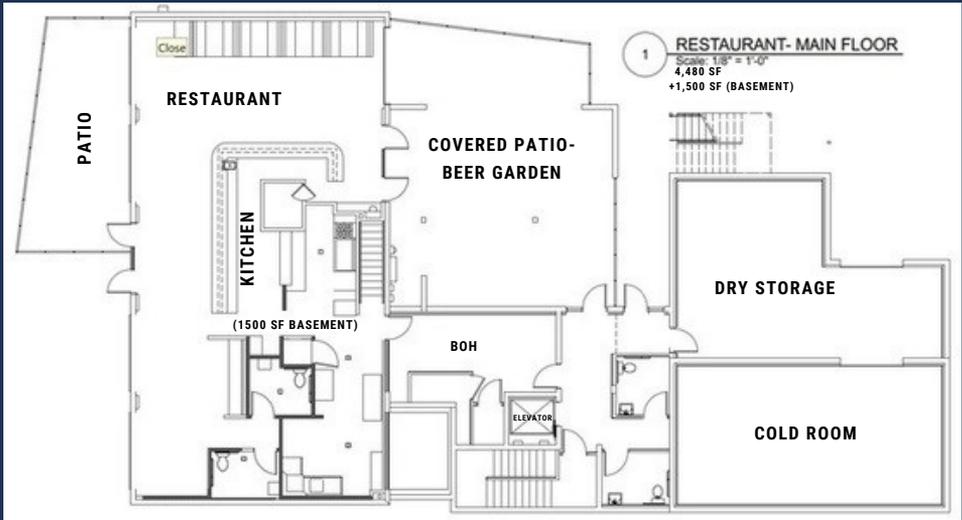
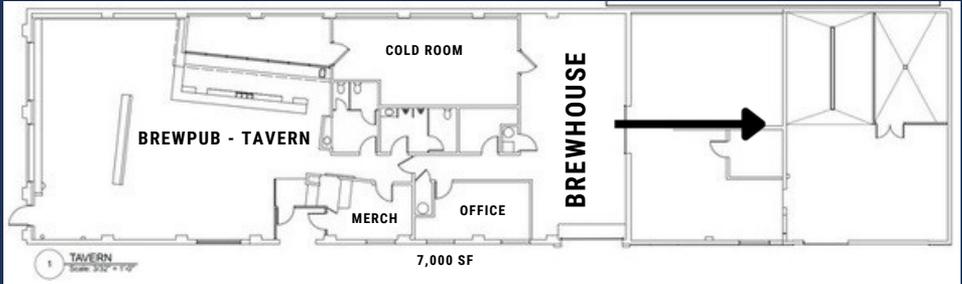
INVESTMENT ANALYSIS

Valuation: Income Approach	Square Ft	Market Rent/ft	Monthly Rent	Annual Rent	Value @ 7% Cap
857 Main St (Brewpub)	7095	\$28.00	\$16,555.00	\$198,660.00	
865 Main St (Proper Burger)	7343	\$28.00	\$17,133.67	\$205,604.00	
865 Main St (Basement)	2,112	\$14.00	\$2,464.00	\$29,568.00	NOI: \$433,832
Totals	16550	NNN	\$36,152.67	\$433,832.00	\$6,197,600.00



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SALT LAKE CITY MARKET OVERVIEW

MARKETINTELLIGENCE · 2025

Salt Lake City's South Downtown District sits at the center of one of America's fastest-growing metros — offering strong population growth, an educated workforce, and a booming tech sector ideal for retail and mixed-use investment.

1.27M

METRO POP.

#1

WSJ JOB MKT

3.6%

UNEMPLOYED

#12

N.A.M. TECH HUB

46.5%

BACH DEGREE+

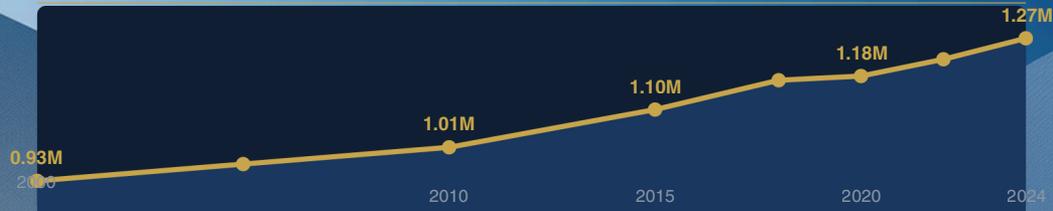
ECONOMIC SNAPSHOT

MedianHH Income	\$74,925
Per Capita Income	\$54,590
Income Growth (1yr)	+3.55%
Poverty Rate	13.6%
Self-Employment	7.8%
Private Sector	64.8%
Public Sector	17.4%

POPULATION SNAPSHOT

City	Population	209,593
Metro	Population	1,270,000
Growth Since 2000		+15.3%
Projected	2025	223,900
Annual Growth Rate		+2.8%
Median	Age	32.9 yrs
25–44		35.1%

METRO POPULATION GROWTH (2000–2024)



SILICON SLOPES — UTAH'S TECH POWERHOUSE

12.9% tech job growth (2019–23) · 10,000+ tech businesses · Adobe · Oracle · Microsoft · eBay



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ECONOMIC ANALYSIS

SALT LAKE CITY MSA · 2024–2025

\$74,925

MEDIAN HH INCOME

3.6%

UNEMPLOYMENT

+12.9%

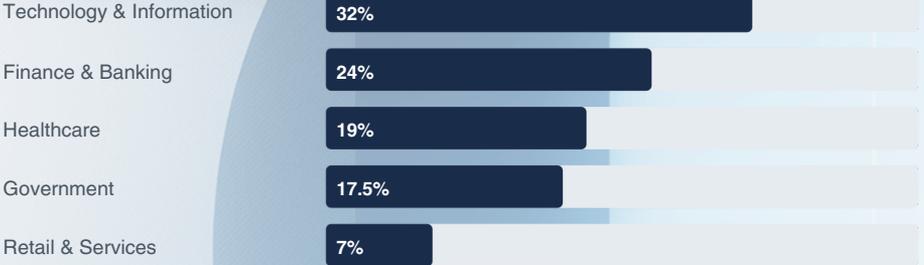
TECH JOB GROWTH

\$54,590

PER CAPITA INCOME

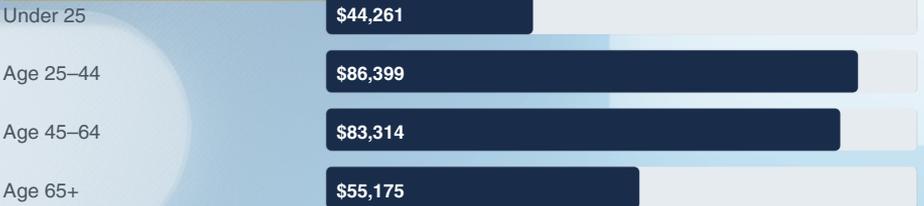
EMPLOYMENT BY SECTOR

Source: Data USA / BLS 2023–24



MEDIAN HOUSEHOLD INCOME BY AGE GROUP

Source: Census ACS 2023



SILICON SLOPES TECH ECOSYSTEM

The Salt Lake metro has emerged as one of America's premier tech hubs. SLC ranks #12 in North America for tech talent quality, with 12.9% tech job growth from 2019–2023 — nearly double the national average. Named the #1 hottest job market by WSJ in 2023, Utah ranks 2nd only to California in unicorns per GDP.

Adobe

Oracle

Microsoft

eBay

Goldman Sachs

Pluralsight

Domo

Entrata

#1

WSJ Hottest
Job Market 2023

2nd

Unicorns per
GDP (US)

#12

N. America
Tech Talent

10K+

Tech
Businesses Utah



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