



LAMPLIGHTER MIXED-USE SITE

Development Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Lamplighter Mixed-Use Site (the "Site"), a premier 1.29-acre development parcel zoned MU-2 and MU-3, located in the prestigious East Bench submarket of Salt Lake City, Utah. In addition, to this offering, the adjacent 0.35-acre (currently zoned R-1-7000) parcels are separately available, providing a developer a contiguous 1.64-acre site of highly coveted land through rezoning, potentially allowing for a total of 28+ townhomes to be built (see OM). Mixed-use zoning requires at least one building in the development to feature ground floor activation, which may be achieved if the townhomes fronting Foothill Drive are built as live-work units.

This offering presents a rare opportunity to secure developable land in the heart of the Mountain West's fastest growing metro. Located on Foothill Drive, the Site offers exceptional visibility, strong demographics, and proximity to the University of Utah, Research Park, and major medical centers. Situated in the East Bench, one of Salt Lake City's most affluent and supply constrained neighborhoods, it is ideally suited for high-end development serving both residential and commercial demand.

ASSET SUMMARY

Address:	1629 South Foothill Drive 2475 East 1700 South Salt Lake City, Utah
Site Details:	1.29 acres total
Zoning:	MU-2 (Mixed-Use 2); MU-3 (Mixed-Use 3)
Asking Price:	\$4,800,000 (\$85.42 psf) (16 townhome pads: \$237,500/pad; 1 commercial pad: \$1,000,000*)

*Commercial pad may be developed as residential

SEPARATELY AVAILABLE

Address:	2493 East 1700 South
Site Details:	16-15-278-009: 0.11 acres 16-15-258-031: 0.24 acres Total: 0.35 acres
Zoning:	R-1-7000 (Single Family Residential)
Asking Price:	Contact brokers

Exclusive Advisors

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ACCESS & LOCATION

The Site is located just south of Foothill Village, a newly renovated retail center offering dining, shopping, and wellness amenities. Construction finished in fall 2025, delivering updated exteriors, improved pedestrian access, and inviting gathering spaces. The redevelopment has boosted tenant demand and underscores the area's appeal for high-quality retail development.

Within a 5-mile radius of the Site, the East Bench features a dense total population of 239,871, reflecting the desirability to live in this affluent neighborhood.

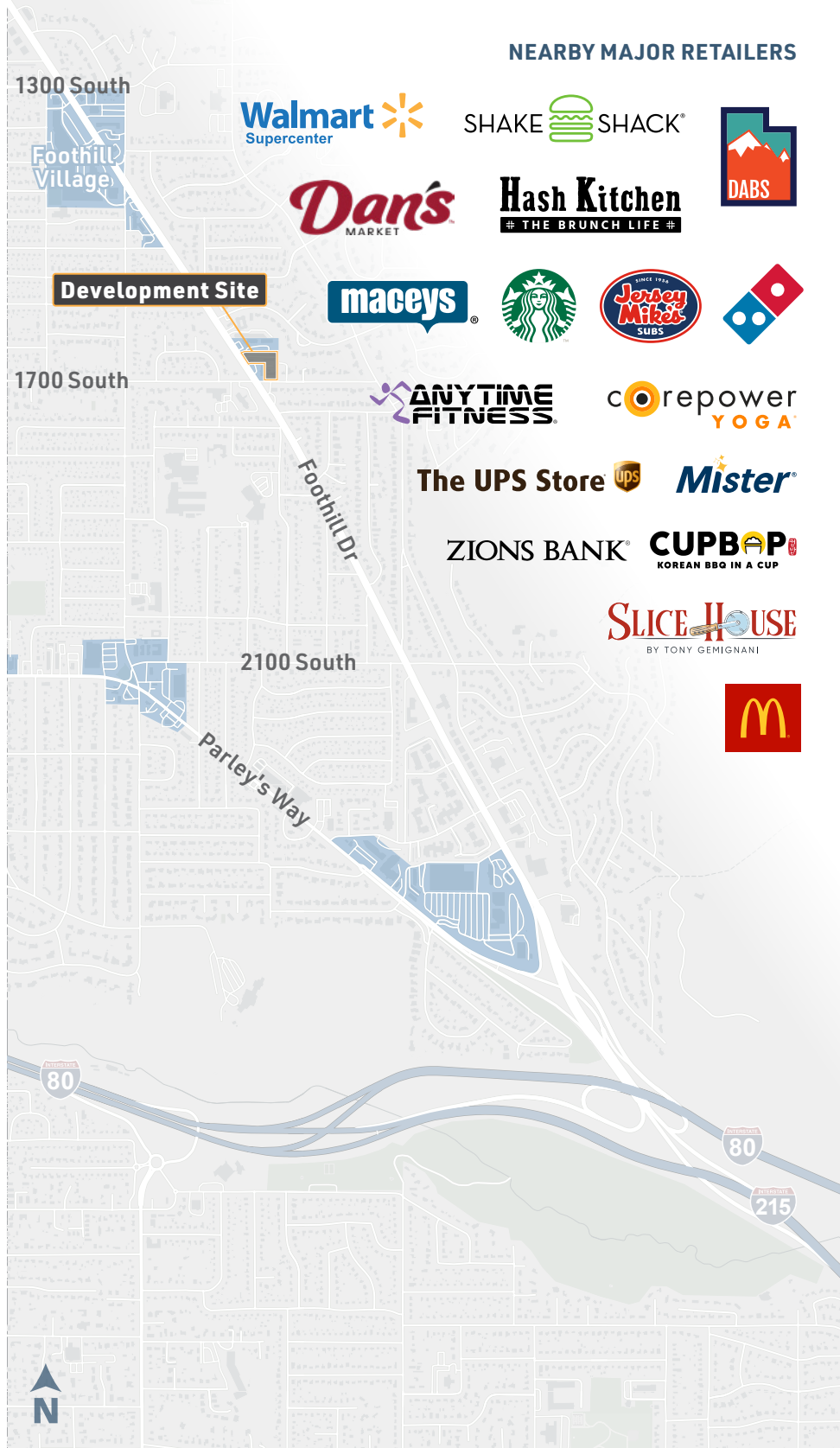
Additionally, the Site boasts excellent average household incomes. In the immediate area, the average household income is a colossal \$222,925, indicating a robust local economy. Notably, 70% of households have income of over \$100,000, including 40% of households with income of over \$200,000.

Lastly, the East Bench's median age is a mature 36.5 years. This demographic is the ideal consumer for purchasing for-sale units in a highly affluent area. Nearly 65% of housing units in the surrounding area are owner-occupied, and the overall vacancy rate is just 5.2%, indicating a strong demand for for-sale properties.



Foothill Village

Source: Asana Partners



NEARBY MAJOR RETAILERS



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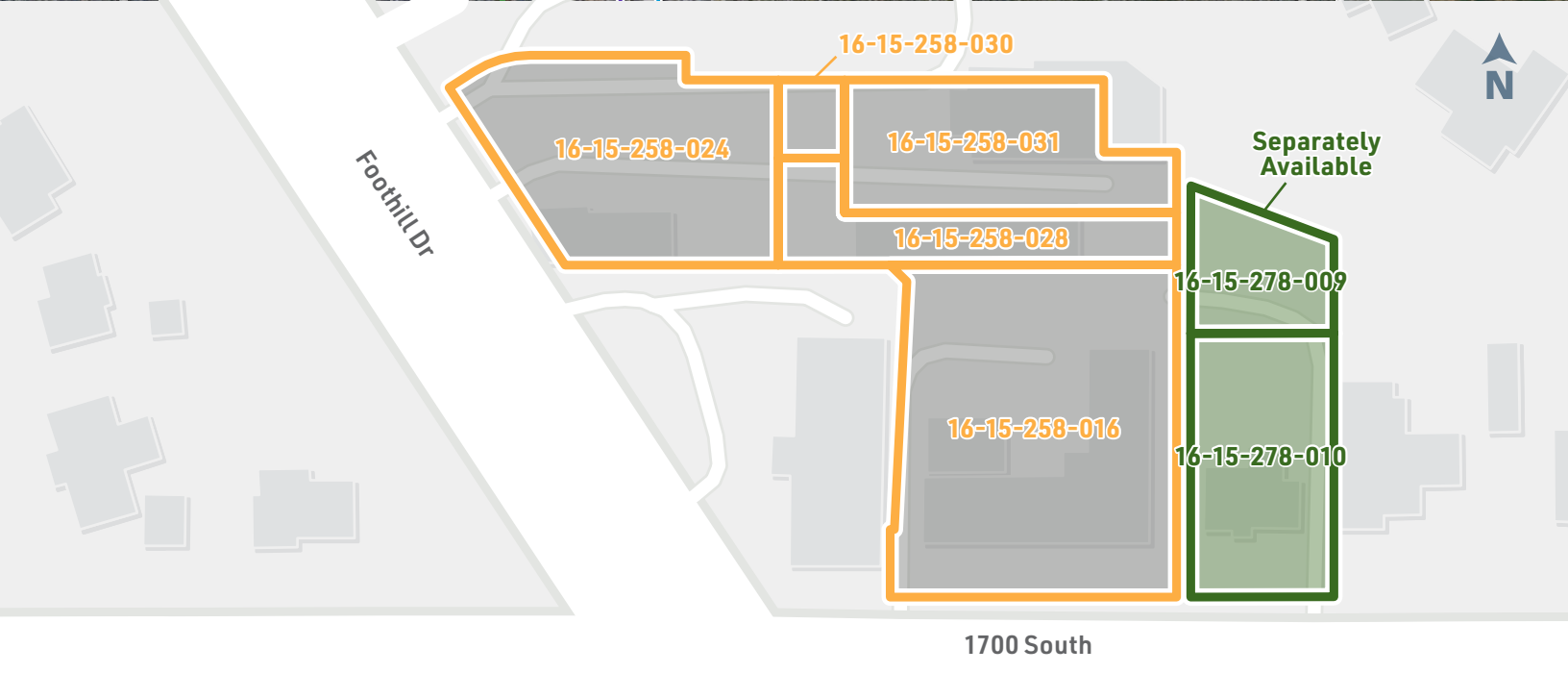
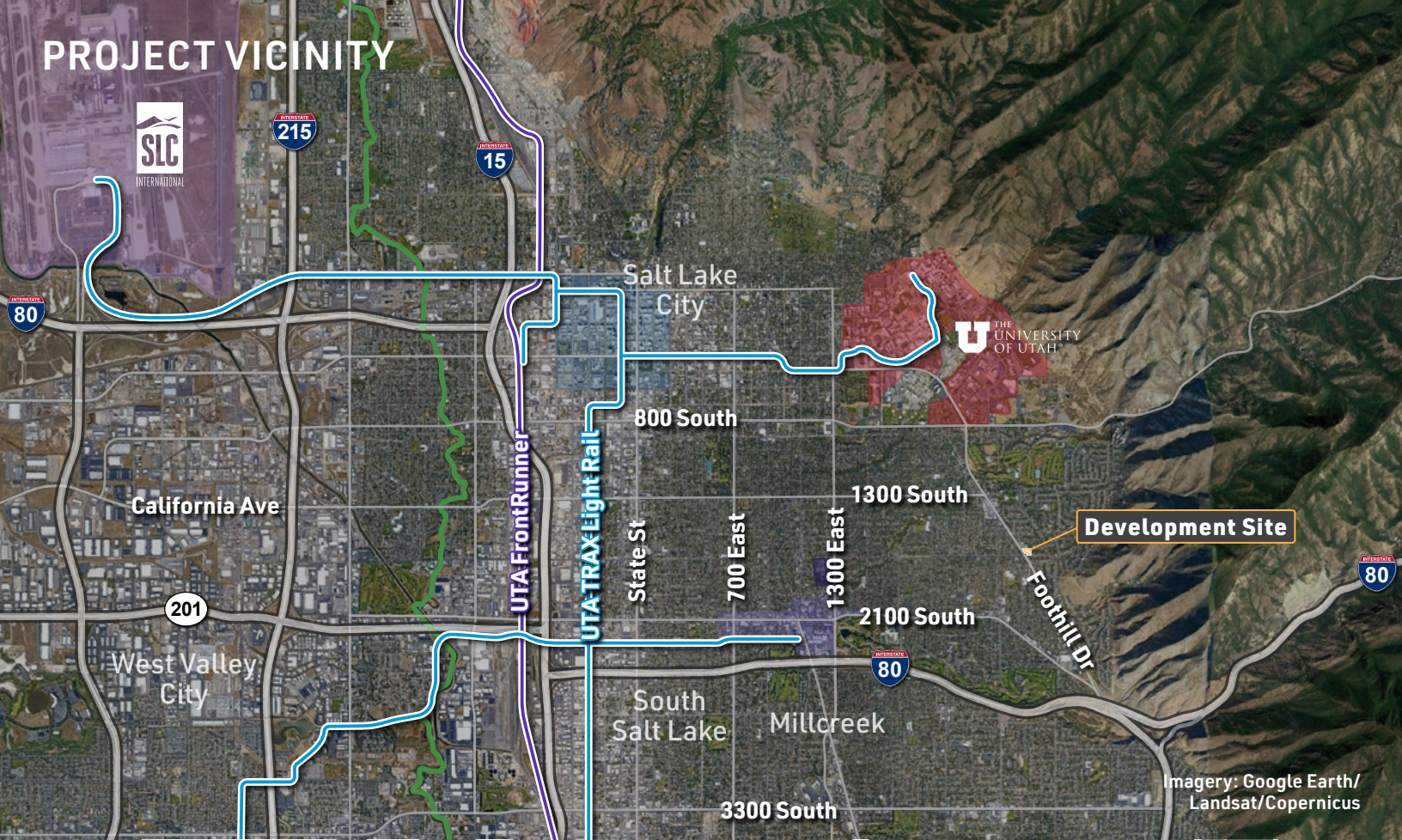
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PROJECT VICINITY



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