

FOR LEASE



## PROPERTY DETAILS

631 West North Temple, Salt Lake City, Utah 84116

- 3,821 SF Ground level Retail Beneath 359 Residential Apartments
- 2nd Generation Restaurant (Former Mestizo Coffeehouse)
- Frontage on North Temple (ADT 25,727)
- One Block away from Trax
- Within Walking distance from The Delta Center and The Gateway Mall
- 2026 Estimated NNN \$4.43

## 2025 DEMOS



### EST. POPULATION

1 MILE » 32,159  
3 MILE » 164,404  
5 MILE » 248,905



### EST. HOUSEHOLDS

1 MILE » 15,290  
3 MILE » 75,327  
5 MILE » 109,700



### EST. AVERAGE HH INCOME

1 MILE » \$100,573  
3 MILE » \$103,097  
5 MILE » \$113,836

NEWMARK



MOUNTAIN WEST

### MATT NORDELL

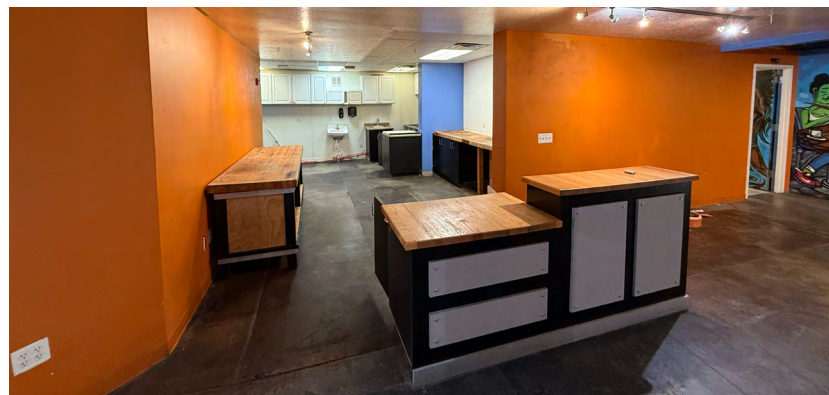
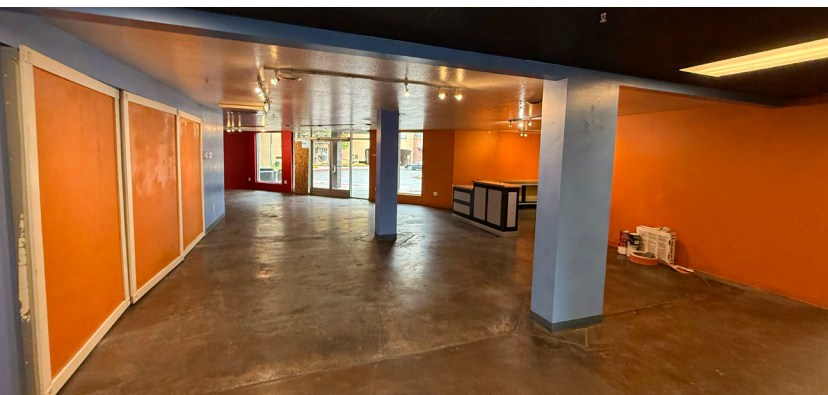
mnordell@newmarkmw.com  
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### ANDY MOFFITT

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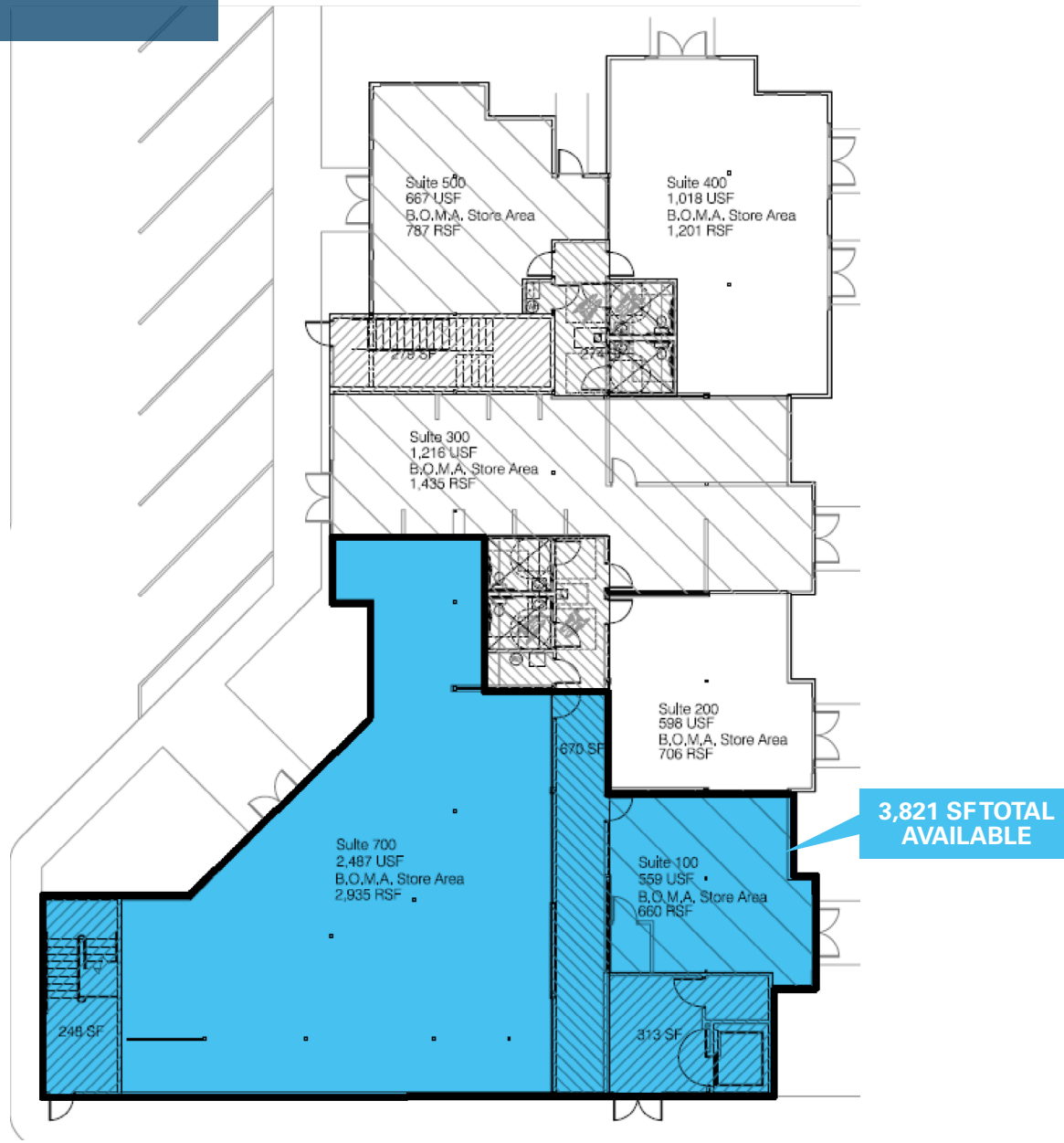
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# FORMER MESTIZO COFFEEHOUSE SPACE

## FLOOR PLAN



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