

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**

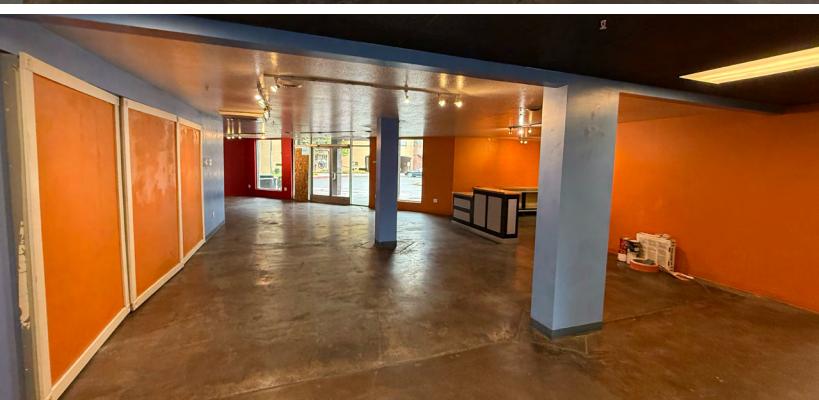
**NEWMARK**  
 **MOUNTAIN WEST**

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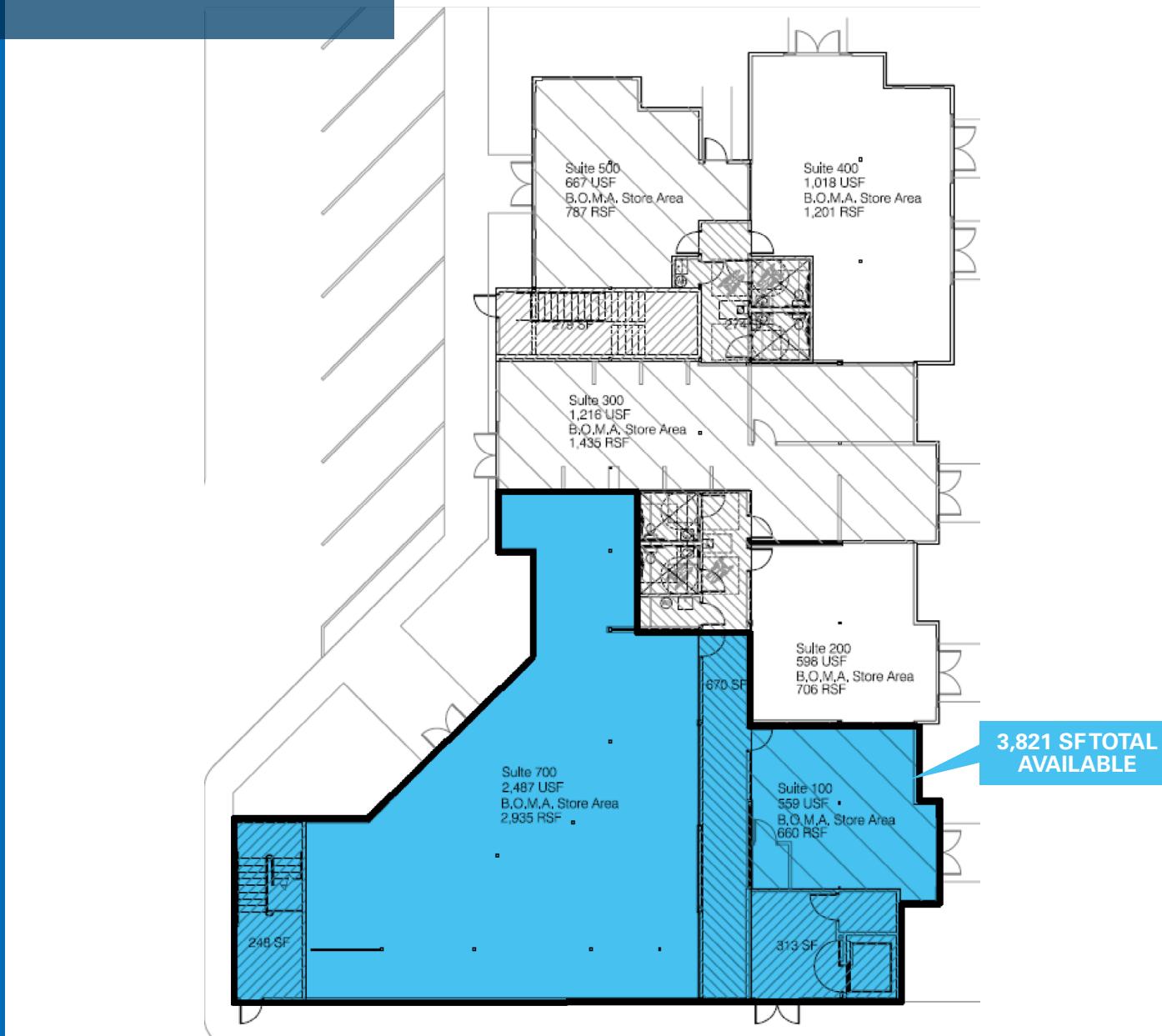
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# FORMER MESTIZO COFFEEHOUSE SPACE

## FLOOR PLAN



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