

# RETAIL FOR LEASE

## VALLEY WEST PLAZA

4090 West 5415 South | Kearns, Utah 84118

- UNDER NEW MANAGEMENT / OWNERSHIP
- BUILDING RENOVATIONS UNDERWAY

SITE



4015 WEST

4,500 ADT



5400 SOUTH  
41,000 ADT



5415 SOUTH  
28,000 ADT



### Property Highlights

- Available Sizes:
  - 1,770 SF
  - 2,000 SF (Former Smoke Shop)
  - 3,770 SF (Combined Spaces)
- Lease Rate: Contact Agent
- Excellent Traffic Counts
- Easy Access to Bangerter Hwy

HUNTER TODD  
801.808.8146

htodd@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS



**LEGEND**  
COMMERCIAL

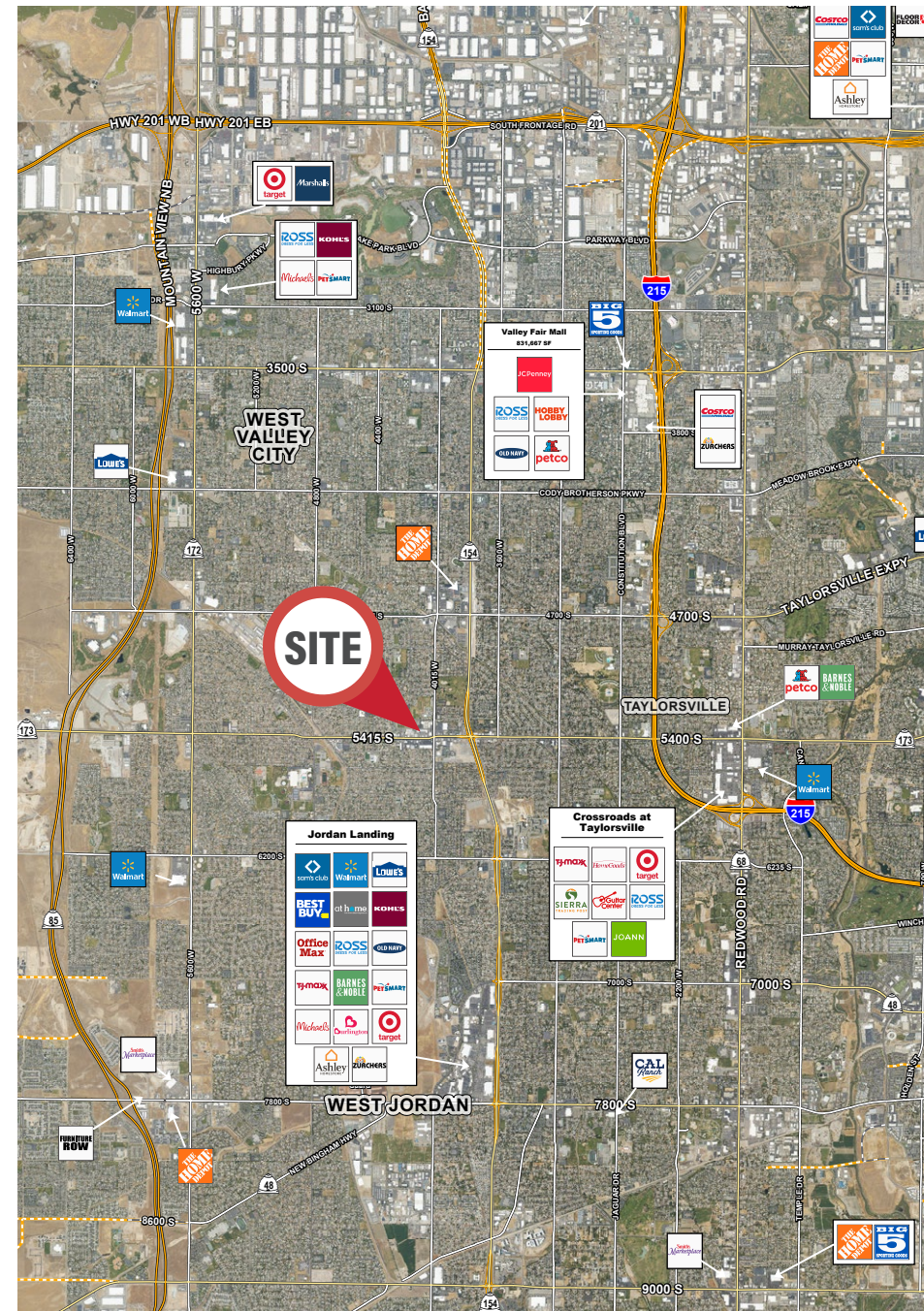


# VALLEY WEST PLAZA

4090 West 5415 South | Kearns, Utah 84118

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	19,511	160,119	359,885
2030 PROJECTED POPULATION	18,260	148,960	340,947
2025 HOUSEHOLDS	6,098	49,635	114,571
2025 AVG HH INCOME	\$114,965	\$116,264	\$114,579
2025 BUSINESSES	320	2,996	10,188
2025 DAYTIME POPULATION	2,657	26,252	120,180



HUNTER TODD

801.808.8146

htodd@legendcommercial.com

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

801.930.6750

[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS





4090 West 5415 South | Kearns, Utah 84118



801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
 2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

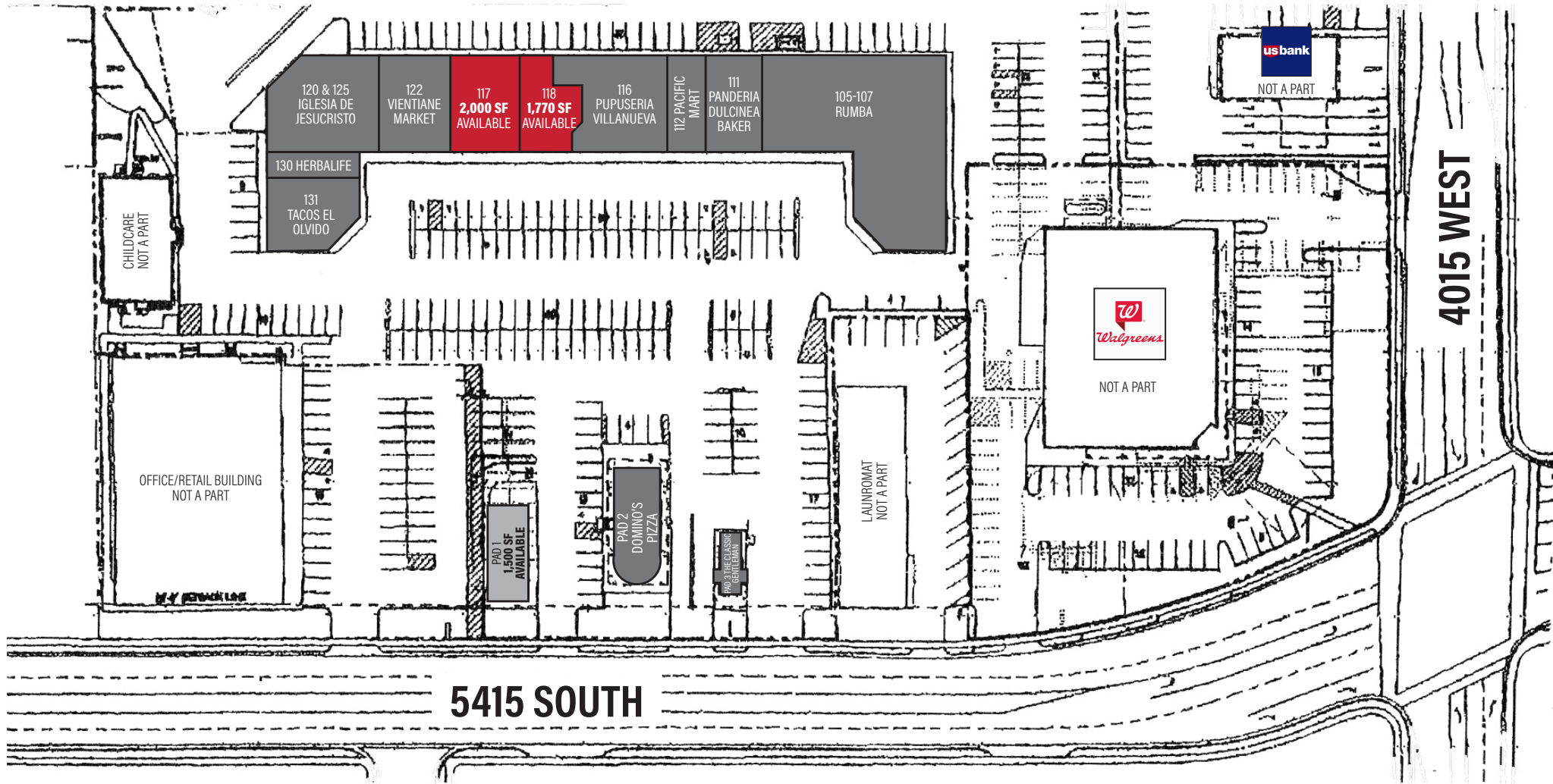


**LEGEND**  
COMMERCIAL



# VALLEY WEST PLAZA

4090 West 5415 South | Kearns, Utah 84118



HUNTER TODD  
801.808.8146  
htodd@legendcommercial.com

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS

