

GATEWAY PINES

MW

FOR LEASE



PROPERTY DETAILS

2436 W 700 S, PLEASANT GROVE, UT 84062

- New, Class A Construction
- 33' Clear Height
- 3,500 SF Average Minimum Divisibility
- Prominent Freeway Visibility
- Hard Corner
- Equidistant from both PG Blvd and 500 E interchanges
- BTS Options Available
- Larger units and better rates than competing buildings in the market
- Shell Delivery Feb. 1, 2025

2023 DEMOS

EST. POPULATION



1 MILE » 7,648
3 MILE » 62,151
5 MILE » 166,204

EST. HOUSEHOLDS



1 MILE » 3,408
3 MILE » 20,152
5 MILE » 49,607

EST. MEDIAN HH INCOME



1 MILE » \$74,551
3 MILE » \$117,607
5 MILE » \$133,738



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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SITE PLAN

- AVAILABLE
- LOI
- LEASED

UNIT	SF	UNIT	SF	UNIT	SF
101	3,304	109	2,867	117	3,084
102	3,491	110	2,870	118	3,504
103	3,491	111	2,857	119	3,491
104	3,504	112	2,888	120	3,504
105	3,504	113	2,893	121	3,504
106	3,491	114	2,894	122	3,208
107	3,491	115	3,504	201	5,036
108	3,505	116	3,427	202	7,210



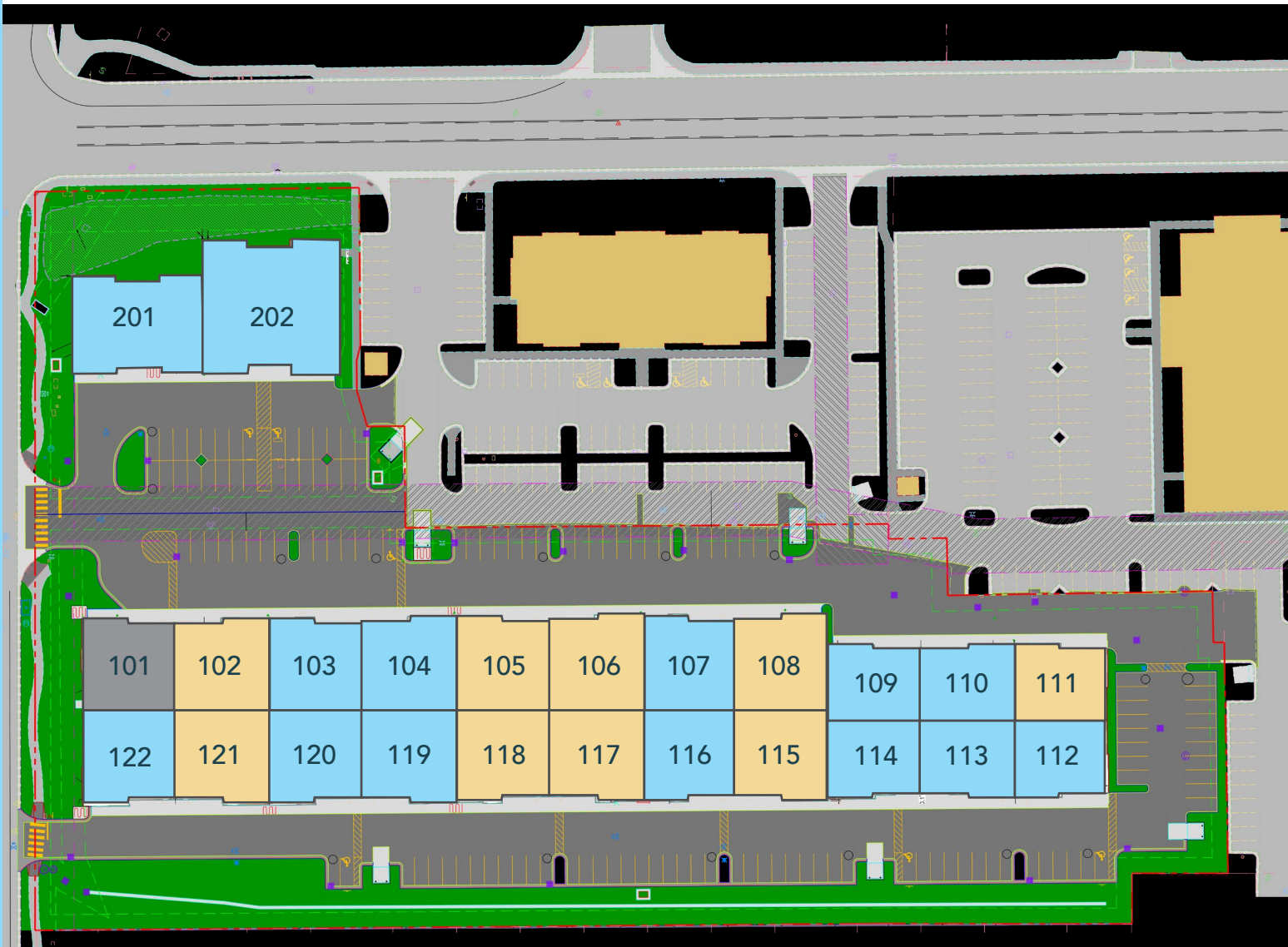
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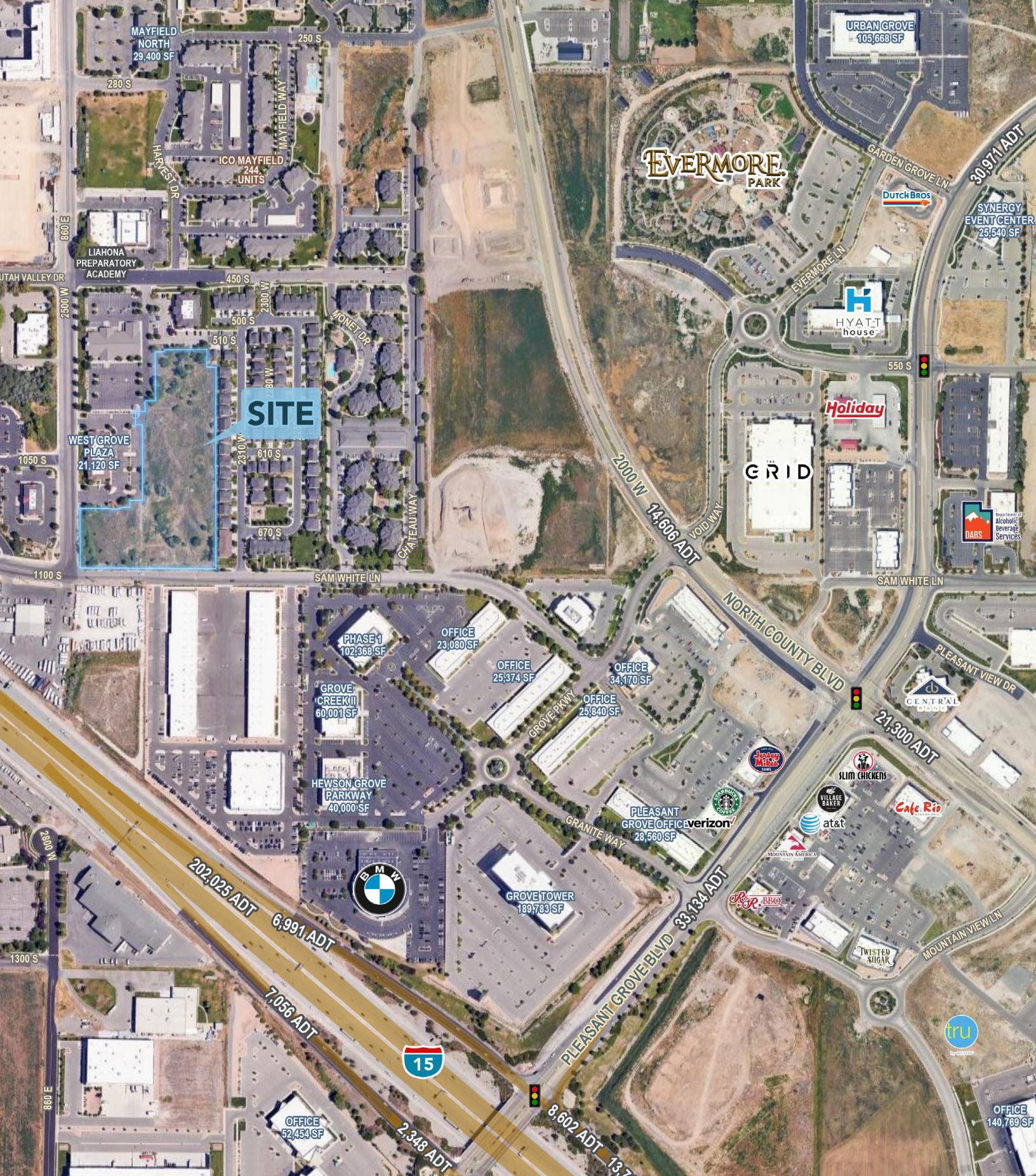
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