

RETAIL SPACE AVAILABLE

3000-3004 S STATE ST | SLC, UTAH 84115

3,200 SF RETAIL

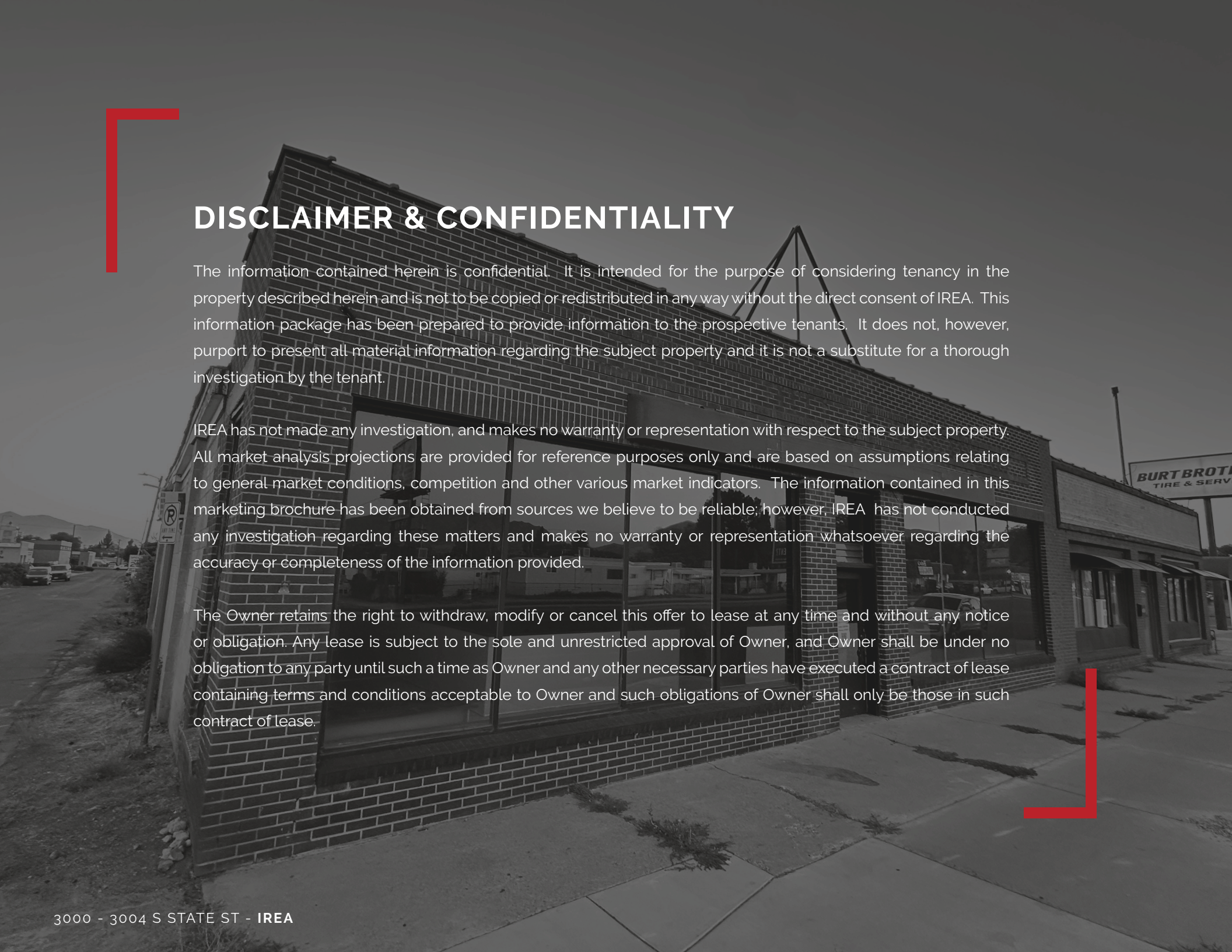


IREA

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11799524-SA00



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The Owner retains the right to withdraw, modify or cancel this offer to lease at any time and without any notice or obligation. Any lease is subject to the sole and unrestricted approval of Owner, and Owner shall be under no obligation to any party until such a time as Owner and any other necessary parties have executed a contract of lease containing terms and conditions acceptable to Owner and such obligations of Owner shall only be those in such contract of lease.



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VERSATILE LAYOUT

3,200 SF Adaptable to Many Retail Concepts;
Additional 500+ Mezzanine (Not Included in Total
Square Footage)



FREEWAY ACCESS

Convenient Access to I-15 and I-80



AMPLE ON-SITE PRIVATE PARKING

Two dock high doors and two rolls ups



PROMINENT STOREFRONT

High Visibility, Surrounded by Dense Residential
Neighborhoods and Active Commercial Hubs



OPEN FLOORPLAN

With Tall Ceilings for an Open, Modern Feel



*Mock Up Possibilities

Prime Retail Space for Lease

An exceptional opportunity to lease a spacious 3,200 SF freestanding building in one of Salt Lake City's highest-visibility retail corridors. Perfectly positioned on high-traffic State Street—just steps from Century 16 Movie Theaters, China Market, and other popular retail and dining destinations—this property offers unmatched exposure, strong signage potential, and easy access to major freeways. With the area experiencing significant redevelopment, now is the ideal time to secure your place in this thriving market.

Surrounded by dense residential neighborhoods and active commercial hubs. Photos include current condition and mock-up possibilities. While cosmetic updates may be desired, the building's prime location, layout, and exposure make it a strong foundation for a successful retail operation. Don't miss this chance to establish your business in one of Salt Lake's most desirable and high-traffic retail locations.

Lease rate does not include utilities, property expenses or building services

Fully Built-Out as Standard Retail Space

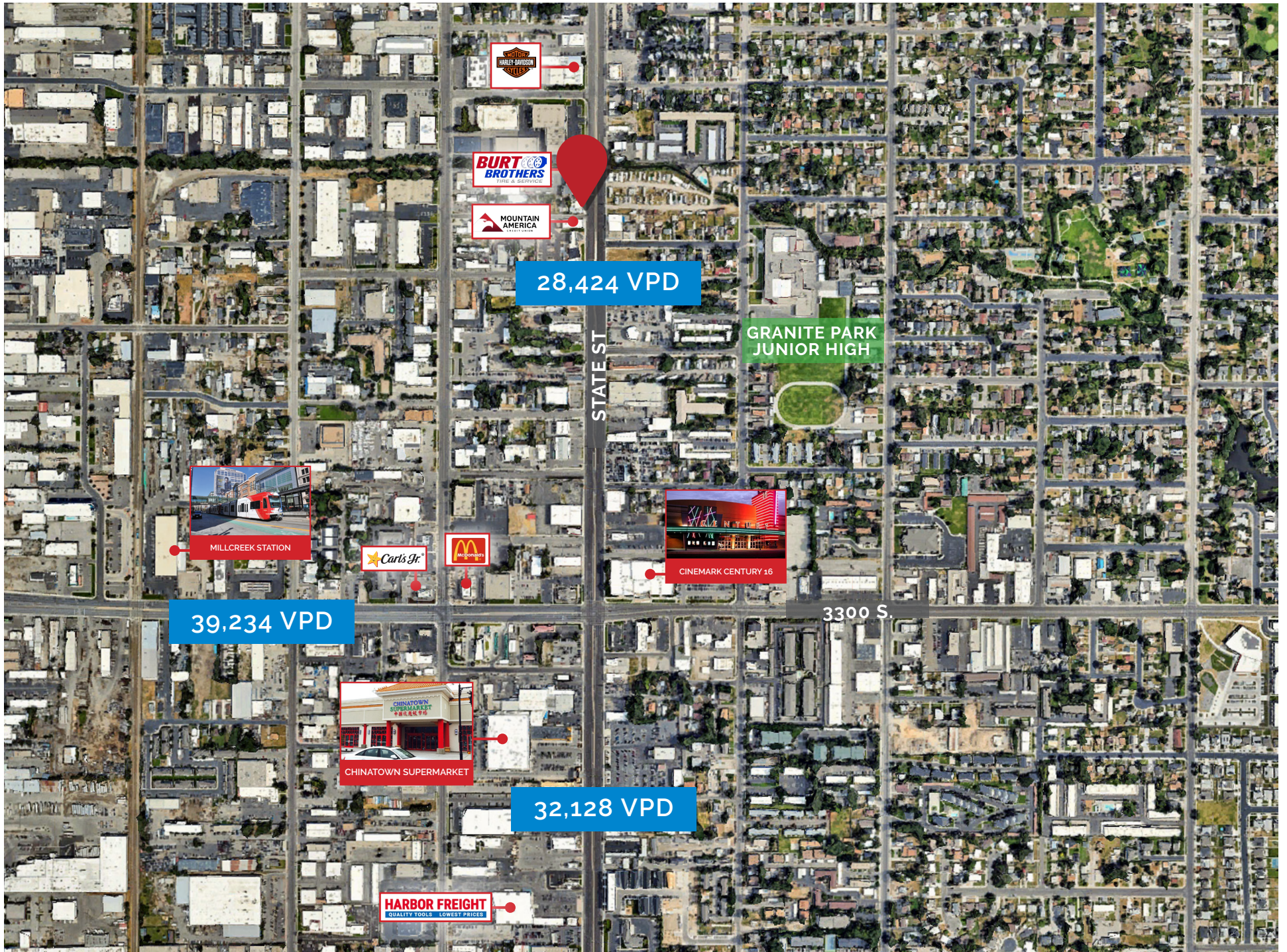
For Lease
\$24.00/SF/Yr

3000-3004 S State St
Salt Lake City, UT 84115

Size	3,200 SF
Term	3-10 years
Rental Rate	\$24.00/SF/Yr
Type	NNN
Space Use	Retail
Condition	Full Build-Out
Availability	Now

Current Interiors





DEER VALLEY RESORT



SALT LAKE



UNIVERSITY OF UTAH



3000 - 3004 S STATE ST - IREA





LIBERTY PARK



TEMPLE SQUARE



BONNEVILLE SALT FLATS

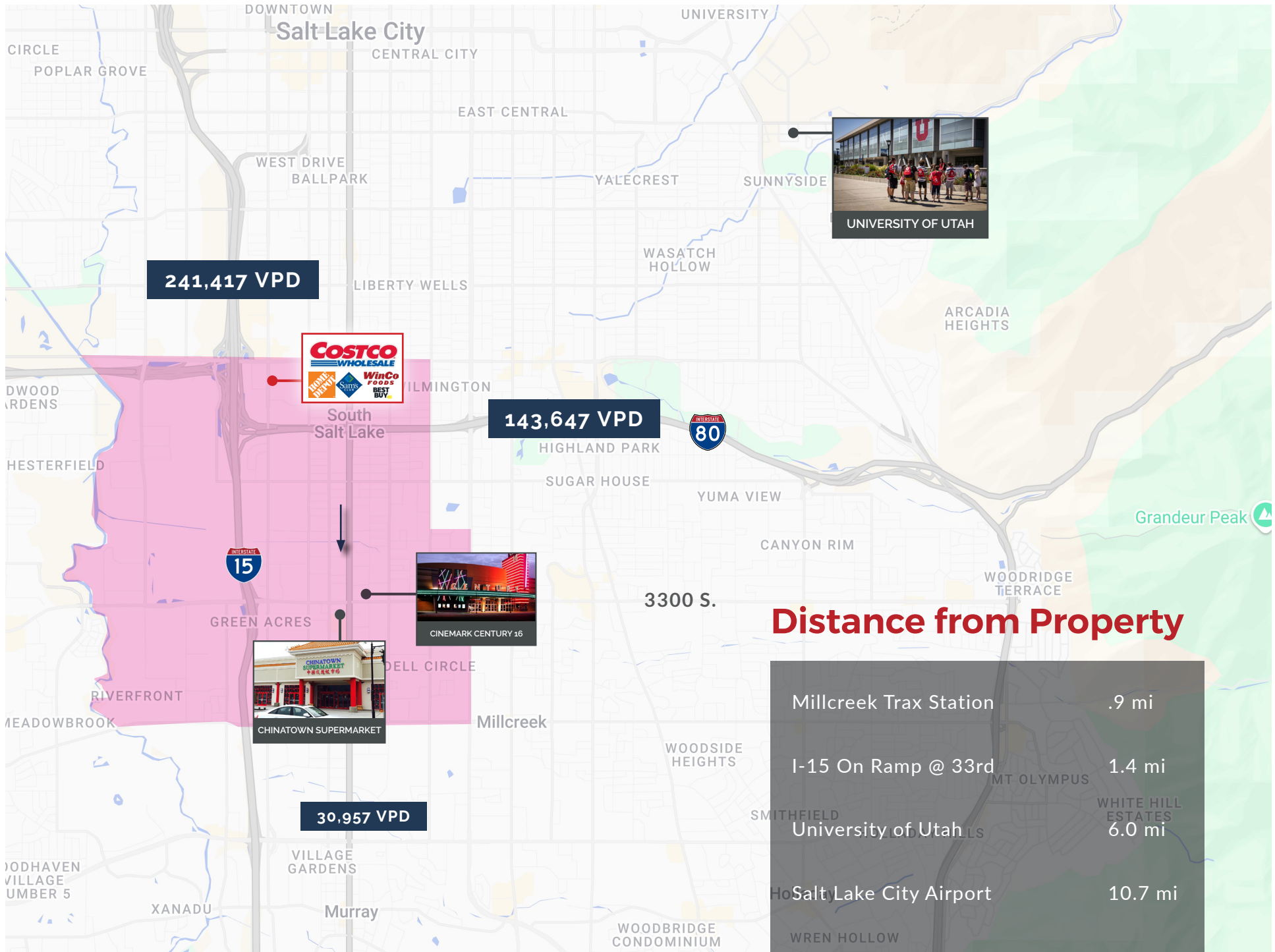


About Salt Lake City

Salt Lake City, Utah, is a dynamic metropolitan hub framed by the Wasatch Mountains and the Great Salt Lake. Over time, Salt Lake City has transformed into a diverse, modern city with a thriving economy and growing cultural identity.

Business activity is strong, driven by sectors such as finance, healthcare, outdoor recreation, and especially technology, earning the region the nickname "Silicon Slopes." Its central location and international airport make it a strategic hub for commerce and travel across the western U.S. The real estate market reflects steady demand, fueled by population growth, in-migration, and robust job opportunities.

Beyond business, Salt Lake City is celebrated for its access to nature. The city sits within an hour of world-class ski resorts, hiking trails, and scenic national parks. Downtown offers arts, dining, professional sports, and an increasingly cosmopolitan lifestyle. With its mix of history, economic opportunity, and outdoor adventure, Salt Lake City continues to attract new residents, businesses, and visitors looking for both innovation and quality of life.



Transportation

Public transit, including TRAX light rail and FrontRunner commuter trains, supports the Salt Lake City's growth and connectivity. The property is near UTA bus stops, with the TRAX light-rail access (Millcreek Station) less than one mile away, and Front Runner Central Pointe Station 2.1 miles away.



Walk Score

85

VERY WALKABLE
Most errands can be accomplished on foot



GOOD TRANSIT
Public transportation options nearby include UTA Bus Line and Trax (Millcreek Station less than 1 mile away)

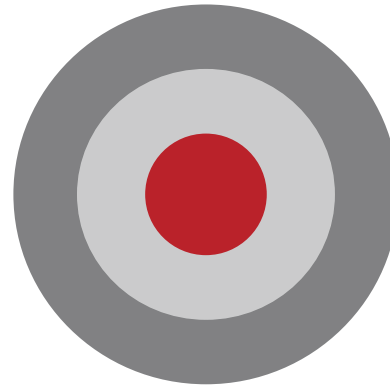


DEMOGRAPHICS



Household Average Income

3-Mile Radius	\$86,586
5-Mile Radius	\$99,813
7-Mile Radius	\$109,412



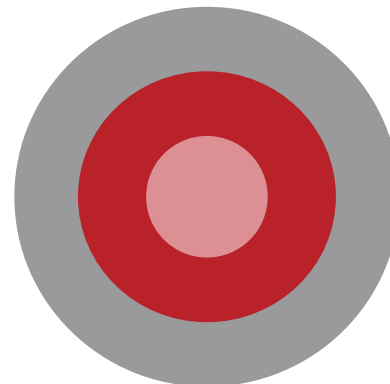
Population

1-Mile Radius	16,114
3-Mile Radius	155,546
5-Mile Radius	404,570



Household Median Income

3-Mile Radius	\$66,911
5-Mile Radius	\$76,190
7-Mile Radius	\$79,736



Households

3-Mile Radius	6,823
5-Mile Radius	64,641
7-Mile Radius	164,888

Workplace

Total Businesses 10,143

Total Employees 91,805

Education

HS Degree+ 90.4%

Bachelor's Degree+ 41.6%

Housing

Med House Value \$511,112

Median Rent \$1,379

Persons/Household 2.34

3.5%

Unemployment Rate

Households in Poverty 13.1%

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