

Sunnyside Lot

1.32 Acre Parcel

1535 E. Sunnyside Ave.
Salt Lake City, UT 84102

Rare Subdivided Parcel Near The University Of Utah



The Offering

A 1.32 acre parcel just off the University of Utah south campus is available for sale. The property is one block from the George E. Wahlen Department of Veterans Affairs Medical Center and 1.5 blocks from the University of Utah Campus. Lot Dimensions are 225' by 257' with 225' of frontage along Sunnyside Avenue.

The property is located within the "I" – Institutional zoning district, which permits a broad range of institutional and medical-related uses designed to serve the public, semi-public, and private sectors while remaining compatible with surrounding neighborhood scale and intensity. Permitted uses include hospitals and medical facilities with accessory lodging for staff and patient families, university offices and related facilities, student housing, private K-12 education, and medical or laboratory uses (subject to applicable water-use regulations), as well as customary accessory uses. The zoning aligns well with nearby institutional neighbors such as the University of Utah, regional medical centers, and the Veterans Affairs Medical Center.



\$6.1M

Price

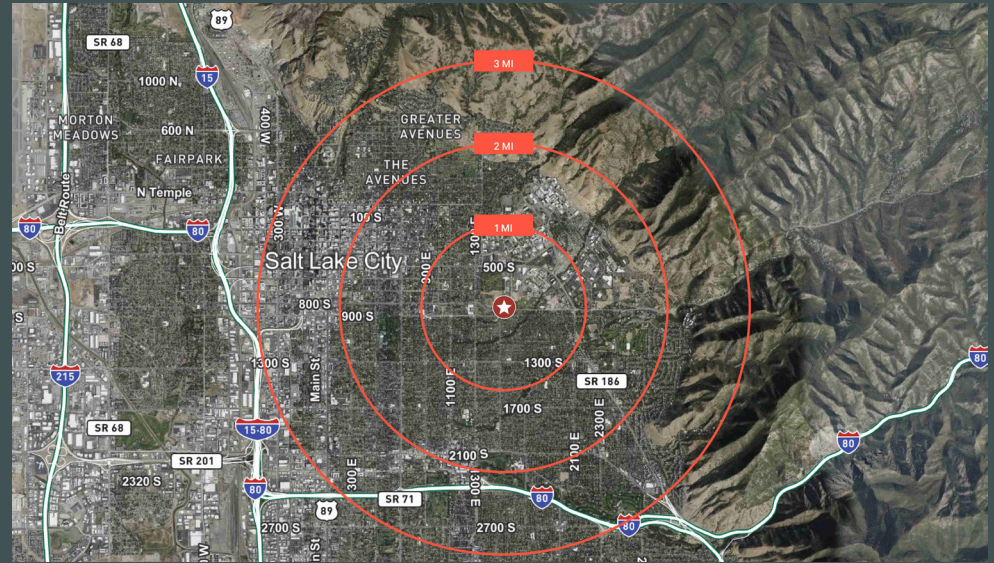
\$106K

Price Per Square Foot

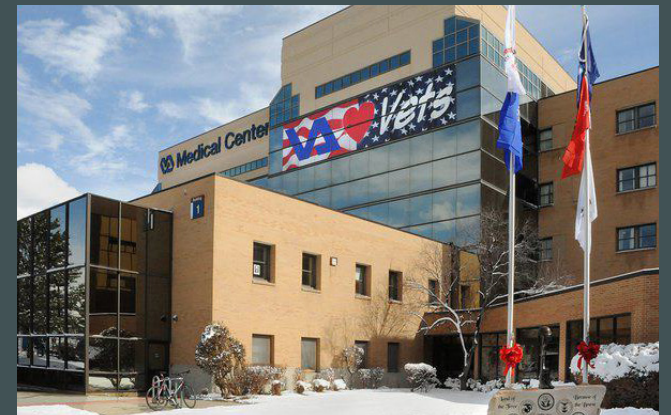
Location

The land is located in a very prominent east side location within two blocks of the University of Utah. It is near the University of Utah Hospital, Primary Childrens Hospital, Huntsman Cancer Center, TRAX light rail transportation, U of U football stadium, baseball field and basketball arena.

- + Restaurants and Foothill Village shopping nearby
- + 45 minutes driving distance to four major ski areas
- + Three blocks away, TRAX offers almost immediate access to downtown Salt Lake City with all of its shopping and restaurant options
- + Bonneville 18 hole golf course, gyms, tennis courts nearby
- + U of U Marriott Hotel
- + Easy access from I-80, I-215 and I-15



Demographics	1 Mile	2 Miles	3 Miles
2025 Population	18,514	73,696	137,597
Higher Education (beyond high school)	90.6%	88.9%	84.2%
2025 Median Age	30.2	31.8	33.5
2025 Average Household Income	\$156, 441	\$133,708	\$134,513



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Land For Sale



Contact Us

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