

ROSE PARK CORNER

955 West North Temple
Salt Lake City, Utah



RETAIL
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

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Matt Harlin

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Average Daily Traffic provided by Utah Department of Transportation or Inrix.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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SITUS
RETAIL
GROUP



✓ SUMMARY

- ✓ Size: 1,330 SF
- ✓ Lease Rate: \$27.00 PSF
- ✓ NN Lease - Tenant responsible for CAM
- ✓ Taxes/Insurance - \$2.29 PSF
- ✓ Availability: Immediate

💬 FEATURES

- 📍 Across from State Fairgrounds
- 📍 Nearby Trax Station
- 📍 Pylon Signage
- 📍 Over 900 New Residential Units Under Constr. or Proposed within Walking Distance



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3 MILE DEMOGRAPHICS

2022
Population



150,905

2022 Average
Household Income



\$87,210

2022
Households



67,699

5-Year Projected
Population Growth



5.7%

2022
Employees



132,954



DEMOGRAPHIC REPORT

		1 mi ring	3 mi ring	5 mi ring
Population	2022	16,966	150,905	288,759
	2027	19,060	159,540	301,255
	2010	12,949	134,788	263,208
	2000	12,042	133,520	253,376
		%	%	%
Households	8,391	67,699	118,945	
	Average household size	1.86	2.15	2.34
Household income	< \$25,000	2,551 30.4	14,645 21.6	22,396 18.8
	\$25,000 - \$49,999	1,593 19.0	12,892 19.0	23,326 19.6
	\$50,000 - \$74,999	1,379 16.4	12,516 18.5	22,441 18.9
	\$75,000 - \$99,999	1,109 13.2	9,552 14.1	17,217 14.5
	\$100,000+	1,759 21.0	18,094 26.7	33,568 28.2
	Median household income	\$45,511	\$62,826	\$66,432
Average household income	\$60,694	\$87,210	\$90,211	
Total employees	33,784	132,954	256,915	
Business establishments	2,013	9,454	16,551	
	Industrial	201 10.0	1,010 10.7	2,293 13.9
	Manufacturing	82 4.1	398 4.2	845 5.1
	Commercial	683 33.9	2,887 30.5	5,033 30.4
	Office	903 44.9	4,397 46.5	7,182 43.4
Other	144 7.2	761 8.0	1,196 7.2	
Race	White	10,622 62.6	101,534 67.3	186,066 64.4
	Black	791 4.7	4,583 3.0	11,653 4.0
	American Indian	332 2.0	2,063 1.4	3,846 1.3
	Asian & Pl	1,395 8.2	11,573 7.7	24,874 8.6
	Other	3,828 22.6	31,153 20.6	62,319 21.6
	Hispanic population	4,430 26.1	34,142 22.6	68,066 23.6
Sex	Male	9,270 54.6	78,192 51.8	148,097 51.3
	Female	7,696 45.4	72,713 48.2	140,662 48.7

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