

Redwood Shopping Center

1675 W Redstone Center Dr, Park City, UT 84098

Presented by
Snipps Mens Lounge

Price: \$30.90 /SF/YR



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Hoss Kelsch

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Snipps Mens Lounge

1675 Redstone Center Dr, Suite 135
Park City, UT 84098

Key features: Elegant lounge area with a full barista station and sleek fireplace. Separate spa room with 4 wash stations for expanded grooming services. Spacious main floor with 11 high-end barber chairs. Two bathrooms, dedicated storage, and a staff lunchroom. Over \$250,000 invested in high-end buildout and equipment—luxury finishes, custom lighting, cabinetry, and professional-grade appliances—allowing new tenant to move in turnkey and build immediately. Prime Park City location with high-income residents, steady visitor traffic, and strong year-round demand.

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Barber stations



Spa room

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Backcountry	-	
Ginn, Blair, Catherine	-	
Orangetheory Fitness	-	
Papa Murphy's Take N' Bake Pizza	-	
Red Rock Brewing Park City	-	
Stretchlab	-	

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Snipps-Interior--71

Listing space

1st Floor Ste 135

Space Available	2,530 SF
Rental Rate	\$30.90 /SF/YR
Date Available	30 Days
Service Type	[object Object]
Built Out As	Professional Services
Space Type	Sublet
Space Use	Retail
Lease Term	Negotiable

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Property Photos



Barber stations 2



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Property Photos



Snipps-Exterior-



Redstone Shopping Center

RETAIL & OFFICE DEVELOPMENT

1675 West Redstone Center Drive - Park City, Utah

INVESTMENT OFFERING

This investment offering provides the opportunity to acquire the **REDSTONE SHOPPING CENTER** located in Park City, Utah.

HIGHLIGHTS INCLUDE:

- Rare opportunity to acquire an **iconic generational trophy shopping center in Park City, Utah**
- **Center boasts 97% occupancy** and features a **diverse tenant mix** of over 35 national brand retailers, local boutiques and restaurants including Backcountry, Bed Bath & Beyond, Cold Stone Creamery, and Petco
- **Significant barriers of entry** as the entitlement and approval process required over 10 years of diligent effort to commence construction on the center
- Site features the **ability to build an additional 100,000 square feet** which is already fully entitled and only requires Conditional Use approval
- Conveniently located off Highway 224 and Interstate 80, which services a combined 65,000 vehicles daily
- **Situated in the highly desirable Kimball Junction area**, which serves as the main entrance into Park City and features major grocers and retailers including Smith's Marketplace, Walmart, Whole Foods, and Best Buy
- **Uniquely large trade radius**, attracting shoppers from Wyoming and other surrounding localities
- Center is located just 35 minutes from Salt Lake City and the Salt Lake City International Airport, which just completed the first phase of a \$4.1 billion renovation and expansion
- The site includes 871 parking spaces, which is above the maximum parking requirement of 3,571,000 but was developed as part of a specific development agreement and is legally conforming
- **Value add opportunity** with average in place rents at \$21.40 psf NNN while market for comparable space is commanding rates upwards of \$25-\$40 psf
- On average, **visitors directly spend an estimated \$1.08 billion annually** in Summit County, of which, nearly 40% is retail and food spending
- Strong area demographics with average household income of \$180,635, 87% higher than the United States average household income of \$96,955
- Close proximity to resorts and skiing – 9 minutes to Canyons Village at Park City, 12 minutes to Park City Mountain Resort, and 15 minutes to Deer Valley Resort, all of which consistently rank in the top 10 Ski Resorts in the United States
- **No existing debt needs to be assumed**

PROPERTY INFORMATION

Building Size:	215,130 sq. ft. total
Site Size:	20.31 acres total
Age:	2003
Zoning:	TC (Town Center)
Parking:	871 spaces - 4.01/1,000 sf ratio
Additional Entitlements:	Fully-entitled for additional development of up to 100,000 sf
Pricing:	No established asking price (please contact brokers)

Exclusive Advisors:



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Building Photo

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Property Photos



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Location

