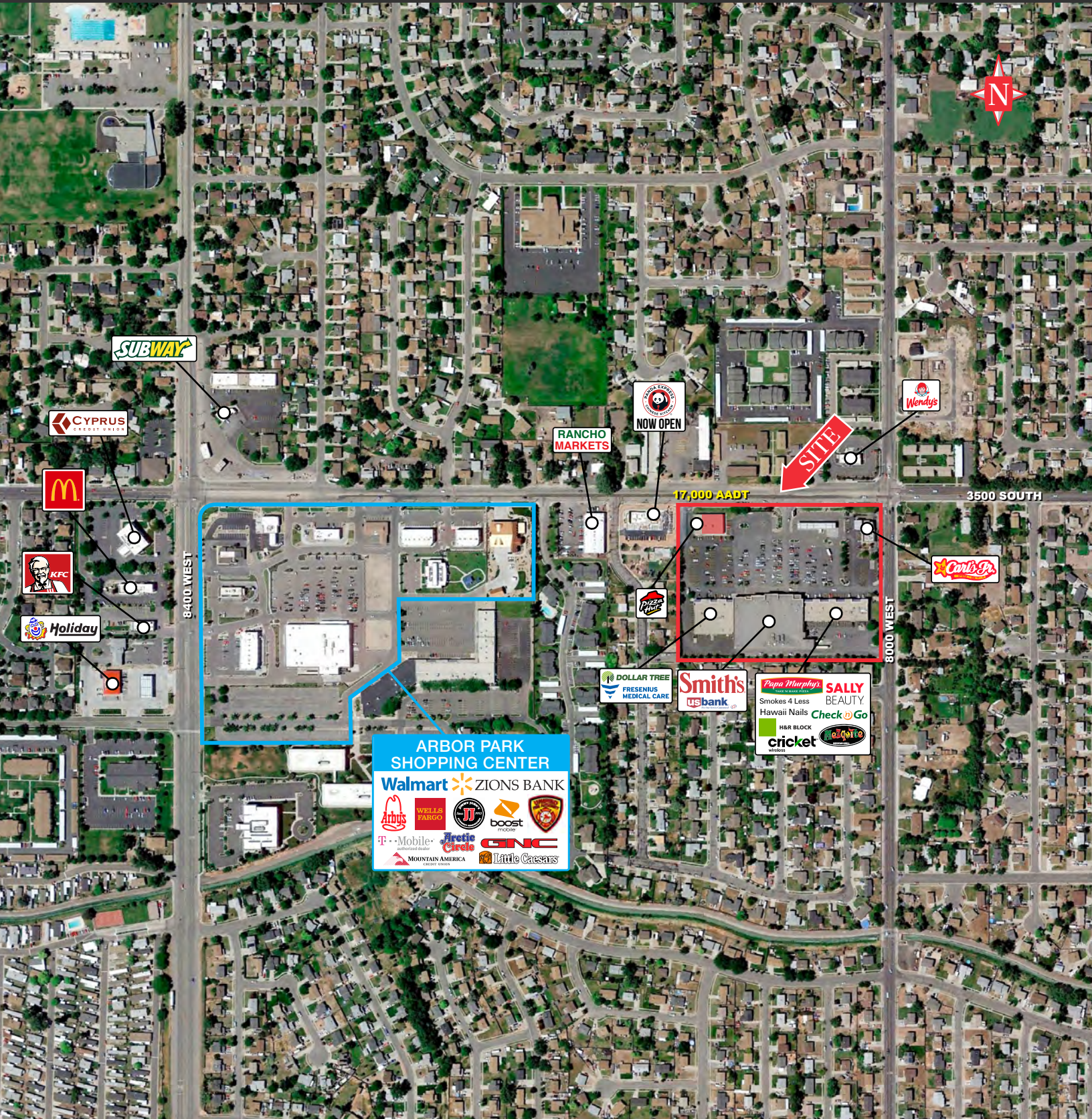




West Bench Plaza

8000 West 3500 South
Magna, UT 84044



RETAIL | FOR LEASE

PROPERTY INFORMATION

- > 6,034 SF QUIETLY MARKETINGED
- > NNN charges estimated at \$6.54 PSF
- > Smith's Grocery anchored
- > Great mix of national & local tenants
- > Heart of Magna Shopping Center

DEMOGRAPHICS

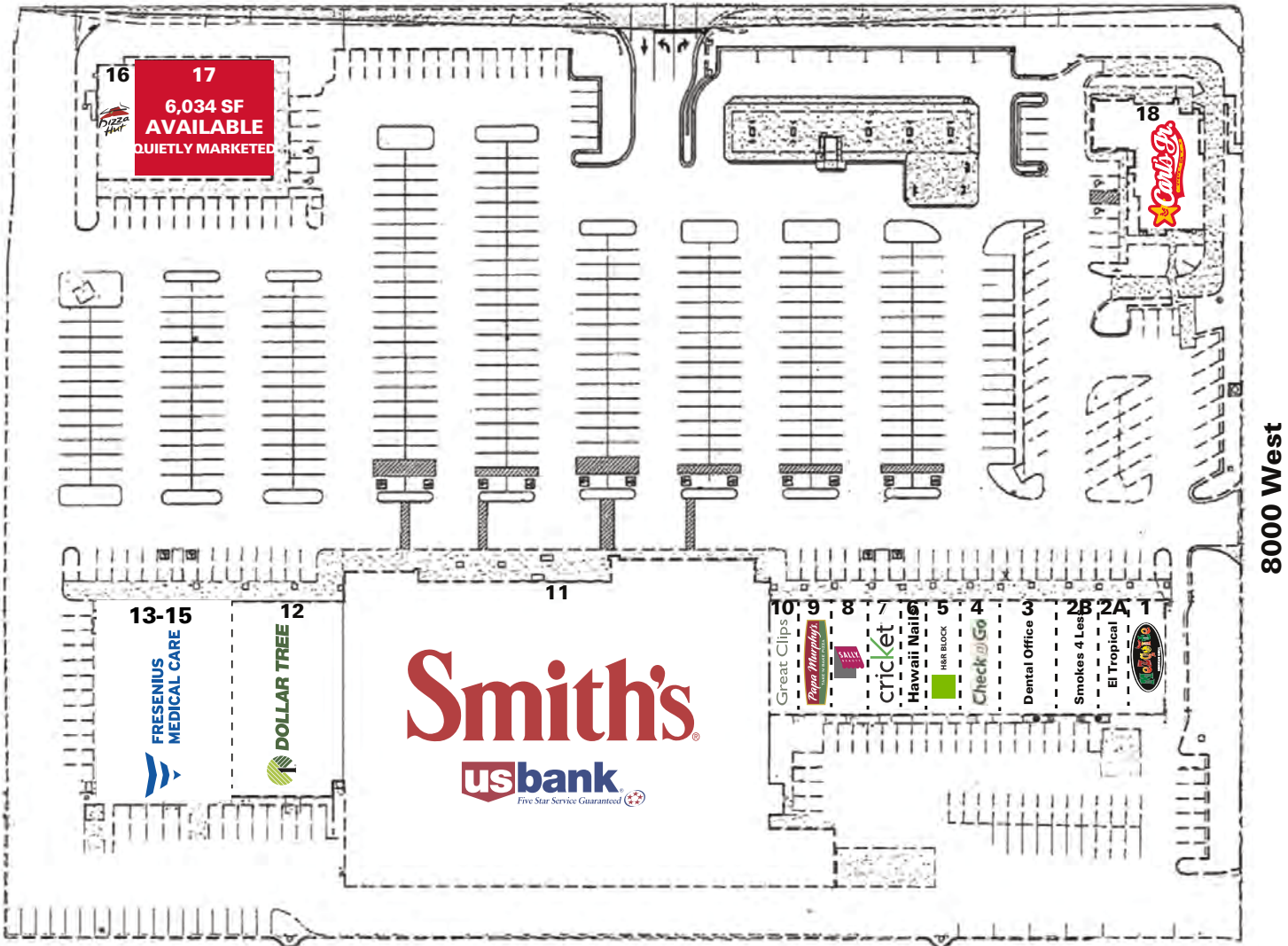
POPULATION	1 MILE	3 MILE	5 MILE
2024 EST	20,861	61,177	127,756
2029 PROJ	21,733	62,505	128,310

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 EST	5,935	17,178	35,615
2029 PROJ	6,317	17,928	36,584

INCOME	1 MILE	3 MILE	5 MILE
2024 AVG	\$100,543	\$108,795	\$112,127
2024 MED	\$89,880	\$95,820	\$96,301

Source: ESRI 2024

3500 South - 17,000 cars/day



SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1	Beto's	6	Hawaii Nails	13-15	Fresenius Medical Care
2A	El Tropical, desserts	7	Cricket Wireless	16	Pizza Hut
2B	Smokes 4 Less	8	Sally Beauty Supply	17	6,034 SF AVAILABLE QUIETLY MARKETING
3	Dental Office	9	Papa Murphy's	18	Carl's Jr.
4	Check 'n Go	10	Great Clips		
5	H&R Block	11	Smith's/U.S. Bank		
		12	Dollar Tree		