

# RETAIL/FLEX FOR SALE OR LEASE

## PLEASANT VIEW PARK

385 West 2700 North • Pleasant View, Utah 84414



### Property Highlights

- Retail/Flex Spaces Available (see page 2)
- 1,538 SF Drive-Thru Available Immediately -Call For Pricing
- Flex/Retail Condos Available for Purchase on Pads B, D, and E - Pricing \$375 PSF
- Visibility/Access From 2700 North
- Delivery Date: 8 Months Following PSA Execution

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PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
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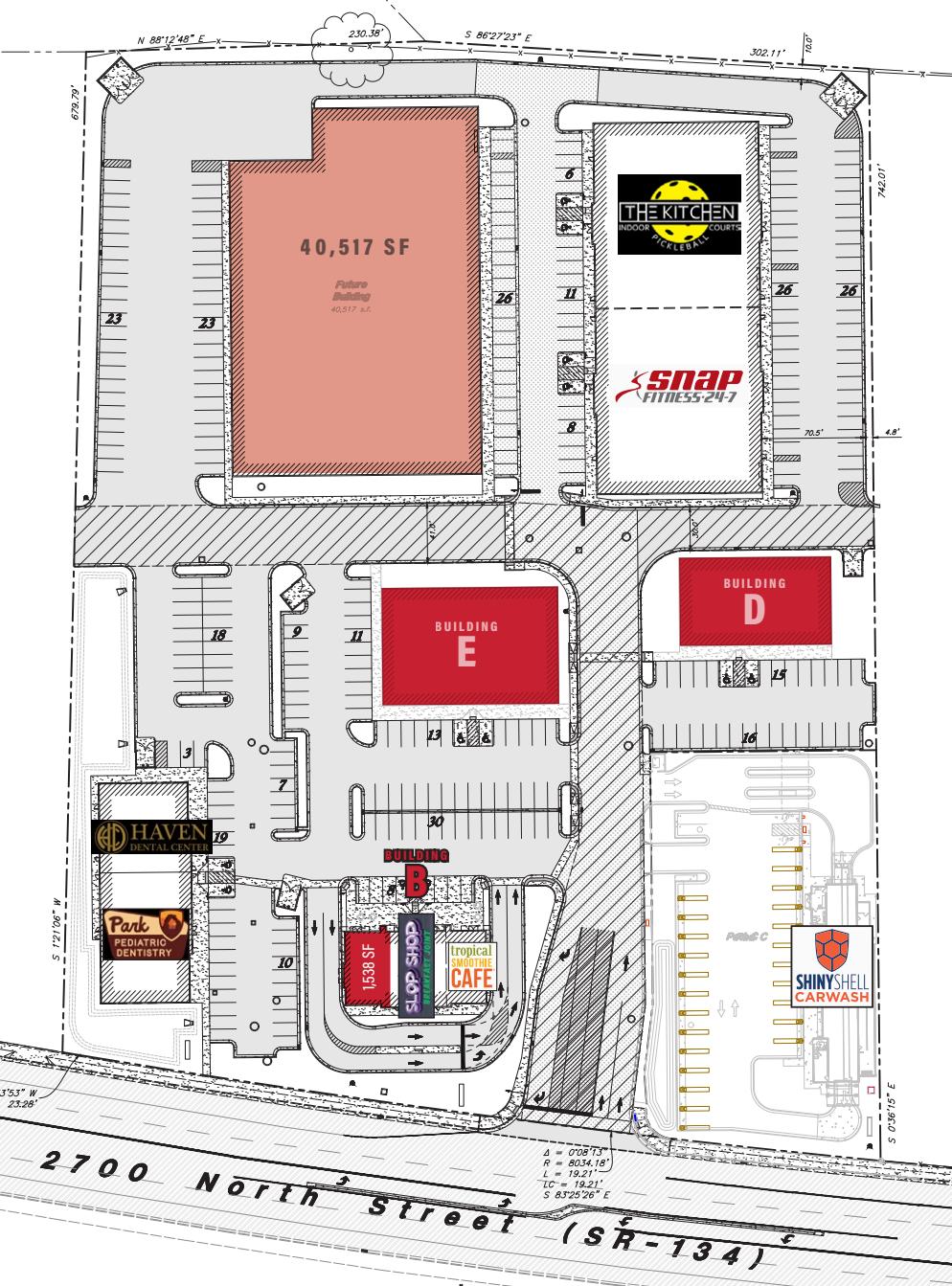
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SPACE	AVAILABLE SIZE	PRICING
BUILDING B	1,538 SF w/Drive-Thru	Call Agent
BUILDING D	Up to 6,200 SF	Call Agent
BUILDING E	Up to 9,600 SF	Call Agent
FUTURE BUILDING	40,517 SF (Completion TBD)	Call Agent
NNNs		\$4.75 PSF

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	8,258	57,639	96,342
2030 PROJECTED POPULATION	8,513	59,551	99,711
2025 HOUSEHOLDS	2,844	19,153	32,889
2025 AVG HH INCOME	\$124,788	\$127,120	\$115,649
2025 BUSINESSES	155	1,198	2,173
2025 DAYTIME POPULATION	843	11,257	23,376



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