

# SUBLEASE

3687 Pioneer Pkwy  
Santa Clara, UT 84765

- High-quality build with premium finishes
- Versatile location for medical, health, food, or retail opportunities

± 2,000 SF | RETAIL

## Property Specs

LEASE PRICE	<b>\$5,100,000</b>
BUILDING SIZE   SF	<b>± 2,000 SF</b>
YEAR BUILT	<b>2023</b>
TYPE	<b>Retail   Neighborhood Center</b>
ZONING	<b>C-2</b>
CLASS	<b>A</b>

- Formerly a medical spa
- Built with high-quality finishes
- Floor plan features lobby, reception, private rooms, and open retail space
- Quality of build-out must be seen in person
- Suitable for medical, health, food, or retail use
- Please call the Listing agent with any inquiries.



OR TEXT 22822 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS

28 parking spaces total.  
Three (3) entrance points to the building.





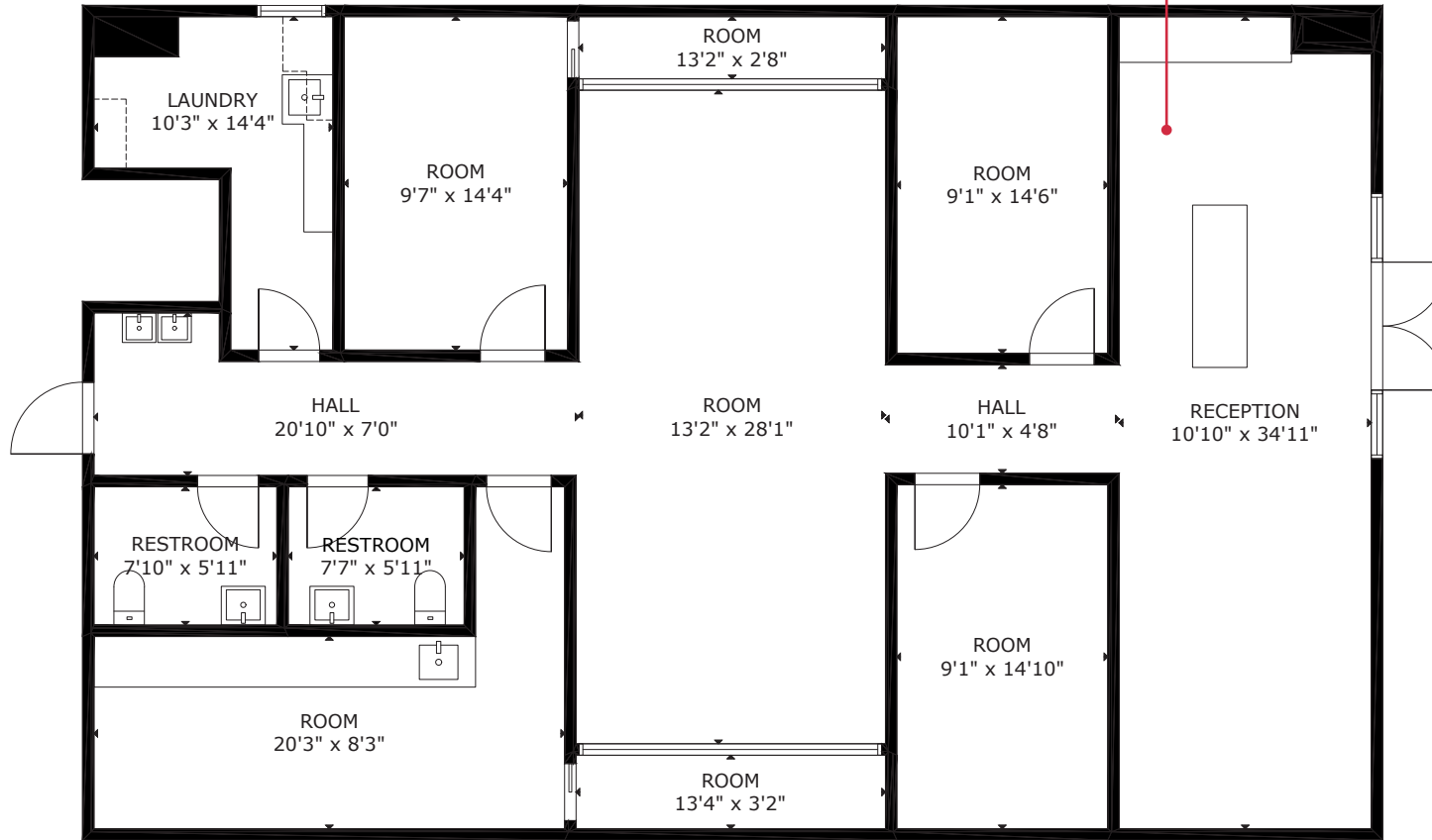
PHOTOS



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



TOTAL SF	LEASE RATE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 2,000 SF	\$3.17/SF/NNN	2023	A	Floor plan features lobby, reception, private rooms, and open retail space.

# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	6,339	29,971	51,213
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,176	10,811	18,922
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$102,236	\$115,977	\$110,420

## Traffic Counts

STREET	AADT
Pioneer Parkway	5,030
Snow Canyon Parkway	7,743

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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435.628.1609 | [naiaexcel.com](https://naiaexcel.com)

**Brandon Price**  
435.627.5718  
[bprice@naiaexcel.com](mailto:bprice@naiaexcel.com)

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