

# FOR GROUND LEASE OR LEASE

# NEWMARK

## MOUNTAIN WEST

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PLEASANT VIEW PROJECT

## PROPERTY DETAILS

380 W. 2650 N., Pleasant View, UT 84414

- Building 5: 1,750 SF Available
  - » Shell End Cap with Drive Thru
- Building 6: 1,500–6,000 SF Available
  - » Inline Space Available
- TI Available for Qualified Offers
- Pad Available for Ground Lease or Lease

### SURROUNDING TENANTS



## 2025 DEMOS



### EST. POPULATION

1 MILE » **9,424**  
 3 MILE » **58,159**  
 5 MILE » **96,229**



### EST. HOUSEHOLDS

1 MILE » **3,264**  
 3 MILE » **19,345**  
 5 MILE » **33,162**



### EST. AVERAGE HH INCOME

1 MILE » **\$119,125**  
 3 MILE » **\$126,034**  
 5 MILE » **\$114,462**

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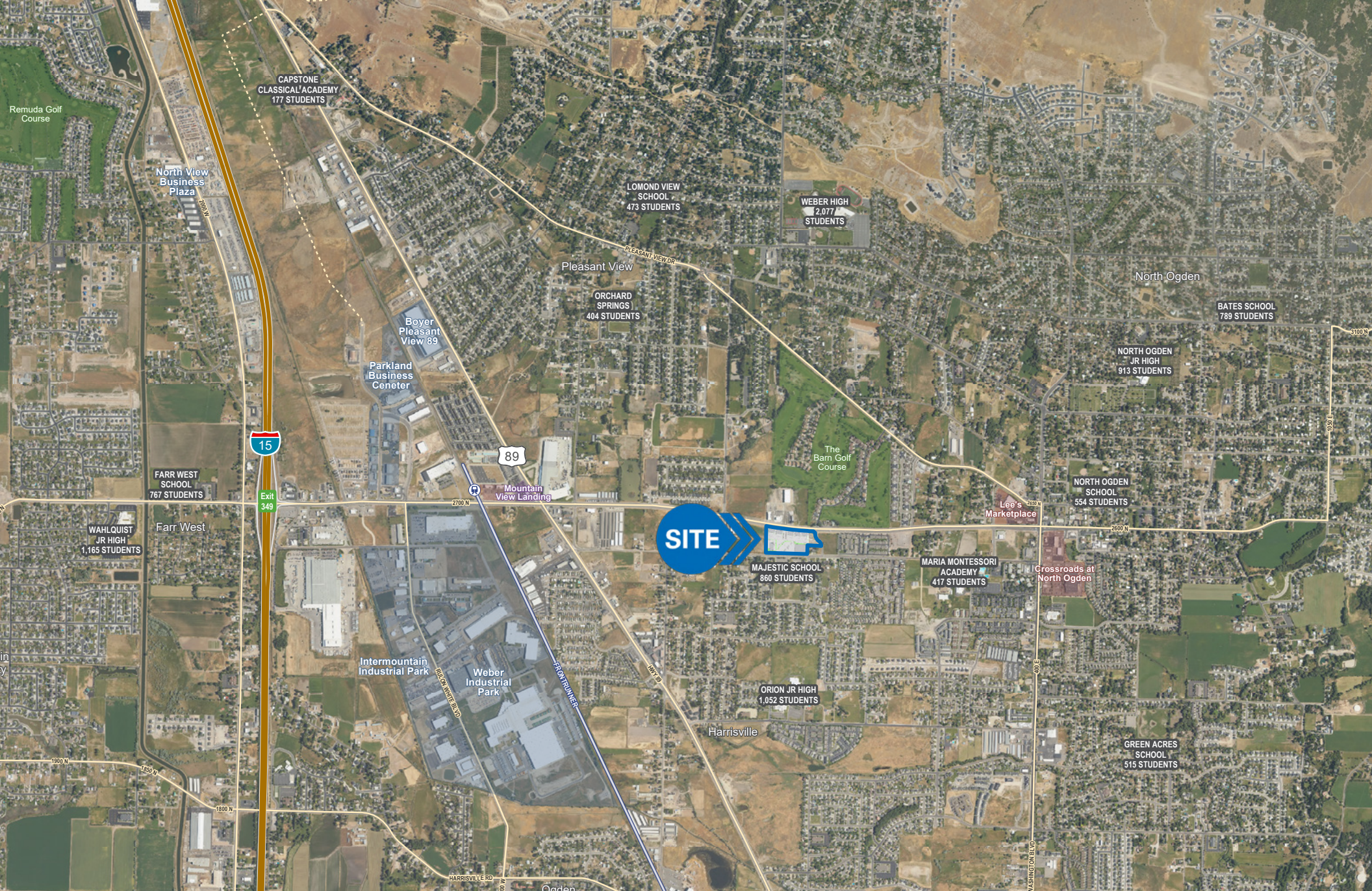
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