

# THE NEW DOWNTOWN



## FAIRBOURNE

### STATION

South Market Street, West Valley City, UT 84119

#### PRIME RETAIL SPACE



#### PROPERTY HIGHLIGHTS:

- Available for Lease Now
- 987 sf - 4,580 rsf (see second page for details)
- List, or matrix of sf shown on second page
- \$28.00-\$32 NNN Lease rate
- 2 future retail pads (6,950 sf/8,500 sf) - see site plan
- High speed, fiber-optic internet service available
- UTA hub onsite - Trax, UTA & interchange with Frontrunner (to/from Ogden and Provo)
- Abundant parking
- Daily park & ride foot traffic
- Adjacent 9-story office tower & 3-story building
- Future 4-story office building (80,000 sf) - see site plan
- High density residential adjacent to property



**WASATCH**  
COMMERCIAL MANAGEMENT



# FAIRBOURNE

## STATION

WEIGH STATION ROAD



**NOTE:**

Retail Spaces can be combined to make a larger space.  
 Example: Retail Spaces #1 and #2 combined to make one retail space of 2,568 SF

**TRAFFIC COUNT:**

» 100,000+ vehicles pass by per day

1 MILE	3 MILES	5 MILES
37,490	103,180	91,400

**DEMOGRAPHICS:**

	1 MILE	3 MILES	5 MILES
<b>Population:</b>	22,373	131,814	338,607
<b>Total Household:</b>	6,875	40,784	107,155
<b>Avg. Household Income:</b>	61,428	65,931	68,402

- » West Valley City population is 478,779
- » 143,381 Households
- » 150 Number of Retail Shops

- West Valley City, Utah is a young and fast-growing primary market with a median age of 30 years and an average household income of \$65,200
- 35% of the Primary Trade Area has a Bachelors Degree
- Utah's Median Age is the country's youngest at 30.1 years

**TOURISM:**

- Within 5 miles of West Valley City, there are 11,000 businesses with over 123,000 employees
- Job Growth in Utah is projected to be 2.8 percent annually through 2020 compared with 1.3 percent for the rest of United States
- Utah's unemployment rate is one of the nation's lowest
- Utah is ranked third among states in population growth, Utah's current population is estimated to be 2,900,872, an increase of 1.6 percent from 2012

MARKET ST.

RETAIL SPACE #1  
1,265 SF

RETAIL SPACE #2  
1,303 SF

RETAIL SPACE #3  
1,303 SF

RETAIL SPACE #4  
987 SF

RETAIL SPACE #5  
987 SF

RETAIL SPACE #6  
1,303 SF

MARKET ST.

LEHMAN AVENUE

RETAIL SPACE #8  
1,930 SF

RETAIL SPACE #7  
1,089 SF

LEHMAN AVENUE



# FAIRBOURNE STATION



For Leasing Information Contact:

**Anita Lockhart**

Wasatch Commercial Management, Inc.  
595 S. Riverwoods Parkway, Suite 400  
Logan, Utah 84321  
(801) 961-1017

anital@wasatchcommercial.com  
www.fairbournebusinesspark.com

