

# PLEASANT GROVE OFFICE

FOR LEASE



## PROPERTY DETAILS

1982 WEST PLEASANT GROVE BOULEVARD, SUITE C  
PLEASANT GROVE, UT 84062

- Lease Rate: \$23.25 NNN  
(gas and power are included with base rent)
- Suite C: 2,763 SF available
- Immediately off of Pleasant Grove I-15 Exit
- Abundant parking
- Walking distance to numerous restaurants
- Ability to grow in Valley Grove Park
- Visible to 60,000 cars per day
- Building signage available

## 2024 DEMOS



### EST. POPULATION

1 MILE » 3,797  
3 MILE » 63,497  
5 MILE » 176,265



### EST. HOUSEHOLDS

1 MILE » 1,553  
3 MILE » 20,620  
5 MILE » 53,709



### EST. AVERAGE HH INCOME

1 MILE » \$83,945  
3 MILE » \$104,006  
5 MILE » \$117,383



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### CODY BLACK

cblack@mwcre.com  
direct 801.687.0094  
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### SHAD WEBB

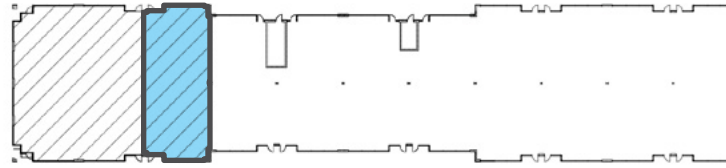
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2015 West Grove Parkway, Suite J  
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# SITE PLAN

KEY PLAN  
NOT TO SCALE



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PRODUCT LEGEND

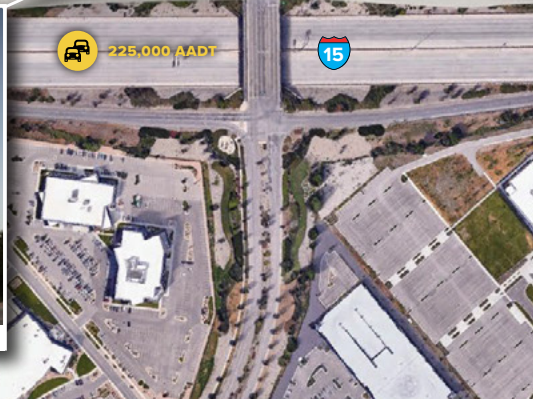
- Multi-Story Office
- Single-Story Office
- Flex/R&D
- Pad Sites
- Retail
- Hotel



Retail Electronic Pylon Sign



I-15 Electronic Pylon Sign



Retail Amenities at Valley Grove:



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