

# MOUNTAIN VIEW BUSINESS PLAZA

FOR LEASE



## PROPERTY DETAILS

3300 South 5600 West, West Valley City, UT 84120

- 1 space remaining! (2,050 SF)
- Call for pricing
- New drive-thru opportunity available next to Raising Cane's, Krispy Kreme Doughnuts and Chick-fil-A
- Available shop space for lease: 2,050 SF
- High traffic counts: 49,938 ADT on 5600 West
- 25' pylon sign with great visibility
- Great frontage on 5600 West
- Additional parking stalls if required by tenants

### SURROUNDING TENANTS



## 2025 DEMOS

### EST. POPULATION



1 MILE » 16,619  
3 MILE » 112,506  
5 MILE » 240,886

### EST. HOUSEHOLDS



1 MILE » 4,706  
3 MILE » 32,071  
5 MILE » 72,071

### EST. AVERAGE HH INCOME



1 MILE » \$123,579  
3 MILE » \$114,901  
5 MILE » \$112,129



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86,611 SF

Super KO	3348
Taqueria Familiar	3356
	3360
HERBALIFE	3364
	3368
	3372-3376
Nepali Chulo Restaurant	
Little Caesars	3380
View Pharmacy	3384
Superior Dry Cleaning	3388
SMOKES4LESS	3392
Estilos Hair Salon	3396
Elite BARBERSHOP	3398



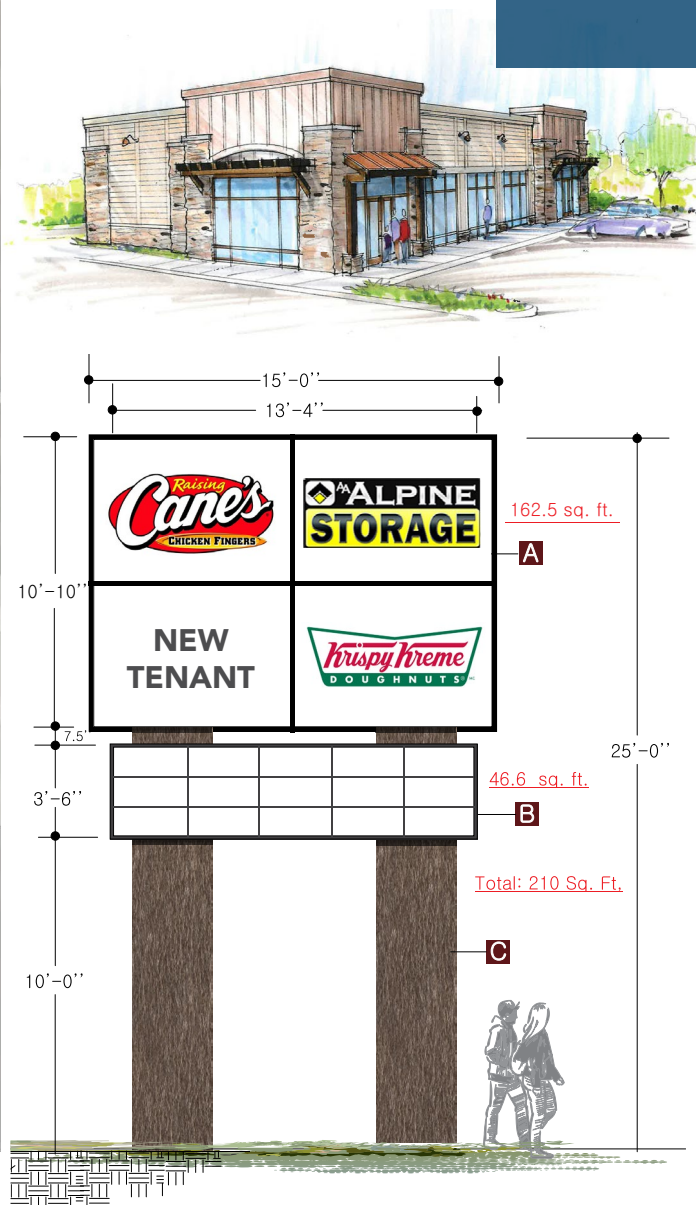
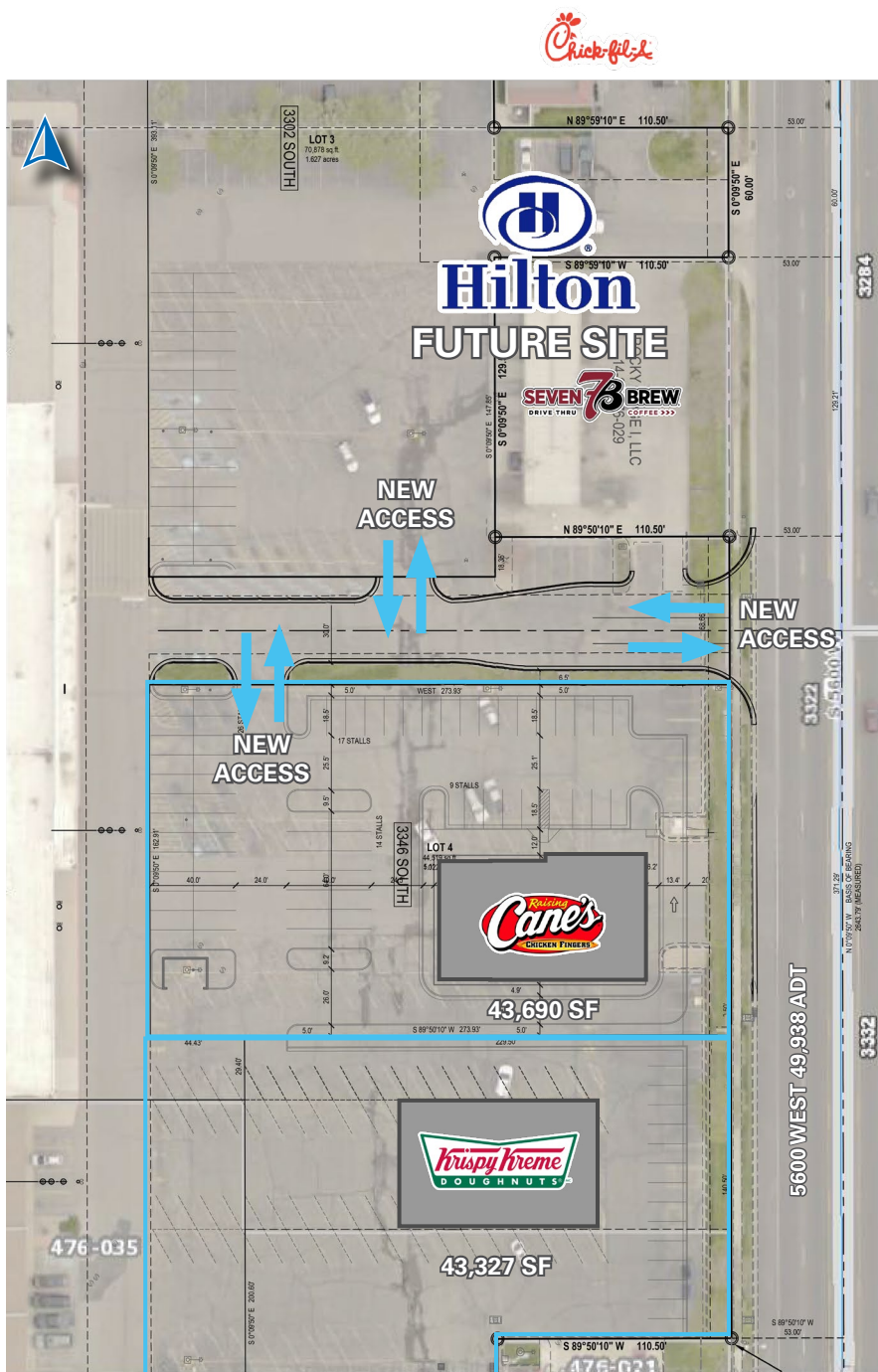
SALT LAKE WELLNESS CENTRE	3440
YWEST56	3444
boost mobile	3448





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## SITE PLAN



**NEWMARK**

**MOUNTAIN WEST**

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