



WALKER ON MAIN

175 South Main Street, Salt Lake City, UT 84111

PROPERTY DESCRIPTION:

- Main Floor of the Iconic Walker Center
- Excellent Main Street Visibility with Strong Daytime/Nighttime Traffic
- 12 Million Square Feet of Office Space Within Walking Distance
- Ideal for Entertainment Users Such as Bar, Restaurant, Theaters etc.
- Walking Proximity to Many Attractions, Residential Apartments, Hotels, and TRAX
- Located in the Most Trafficked Corner in Downtown SLC with Walking Score of 91

LEASE RATE:

\$30.00 SF/YR (NNN)

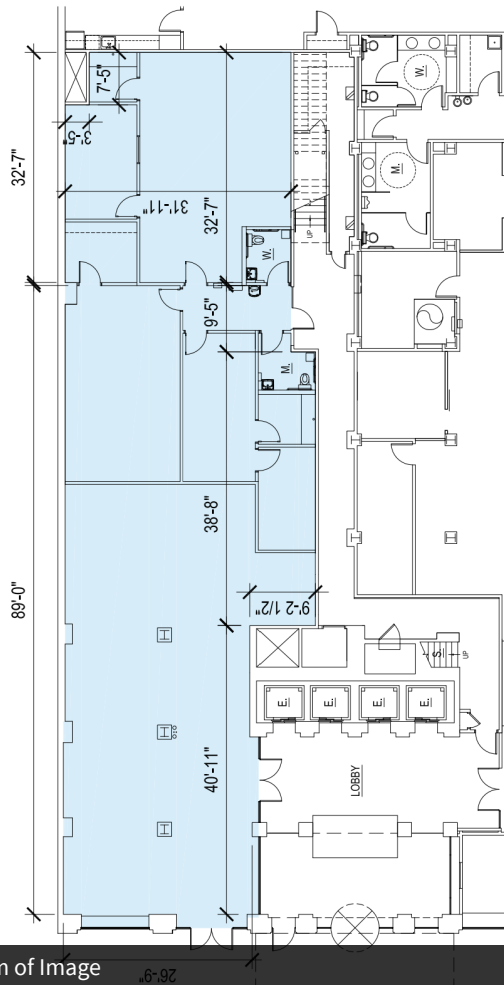
PROPERTY DETAILS:

5,111 SF

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PROPERTY DESCRIPTION

- Space will Be Delivered in Vanilla Shell Condition
- TIA For Qualified Tenants
- Grease Trap & Exhaust Possible
- Service Corridor off 200 South
- Patio Space Available via Lease With the City





HEART OF DOWNTOWN

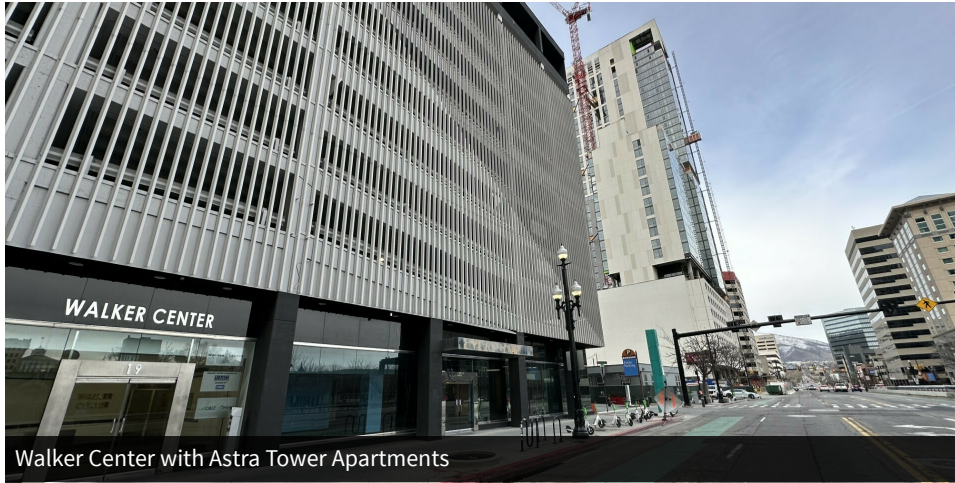
Located in the vibrant heart of Salt Lake City, this opportunity is surrounded by residential apartments, various entertainment venues, TRAX stops, and other downtown amenities. This opportunity presents users the ability to not only be a part of the icon Walker Center, but also be a staple in the downtown Salt Lake City market.

Nearby Regent Street hosts various restaurants, and is anchored by the Eccles Theatre, which is one of the most visited theatres in Salt Lake City. Regent Street is the major public walkway that connects City Creek Mall with the Gallivan Center.

The Walker Center is shadow anchored by Gallivan Center, which hosts various monthly community events such as: concerts, ice-skating, festivals, and private events that can hold up to 10,000 people at any given time. The Gallivan Center is accompanied by the Marriot Hotel, which provides over 350 hotel rooms.

NAVIGATION TIME

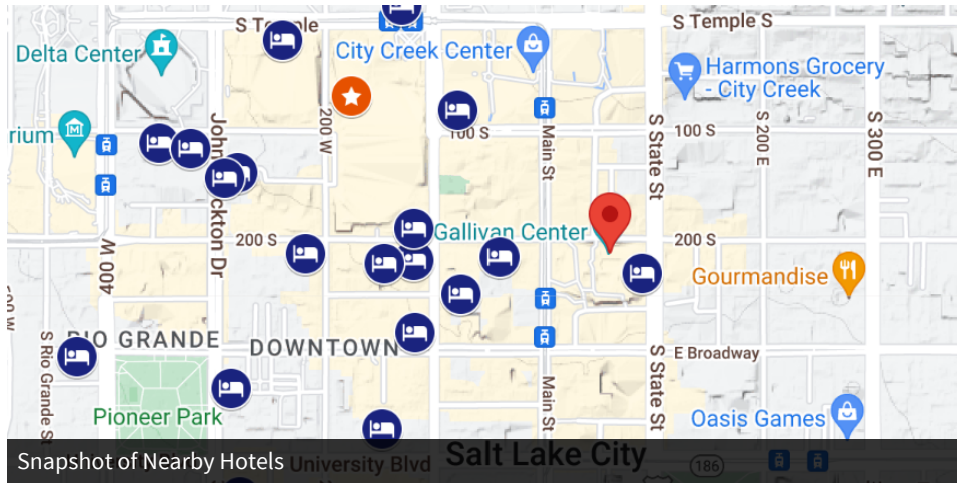
Regent Street	0 minute walk
Gallivan Center	1 minute walk
Main Street	1 minute walk
Eccles Theatre	3 minute walk
City Creek Mall	5 minute walk
Capital Theatre	5 minute walk
Salt Lake City Convention Center	8 minute walk
Delta Center	19 minute walk



DOWNTOWN LIVING

- Walker Center is steps away from Astra Tower, which when complete in 2024, will deliver over 375+ luxury for rent apartments. This is now the tallest building in Utah.
- Over 4,000 existing apartments within walking distance of Walker Center.
- Close to 4,000 for rent units are either under construction or have recently delivered.
- An additional 4,000+ units are proposed or being contemplated.
- Downtown Salt Lake City's population is said to double by 2025 or early 2026.





DOWNTOWN VISITORS

- Over 4,000 hotel rooms within a 10 minute walk of the Walker Center.
- Salt Lake Convention Center hosts over 500 events annually, bringing in over 1.5 million visitors to the downtown Salt Lake City CBD.
- An estimated 10 million people visit downtown Salt Lake City each year. These visitors spend approximately 1.5 billion annually.
- Hyatt Convention Center Hotel is now open with 700+ hotel rooms.

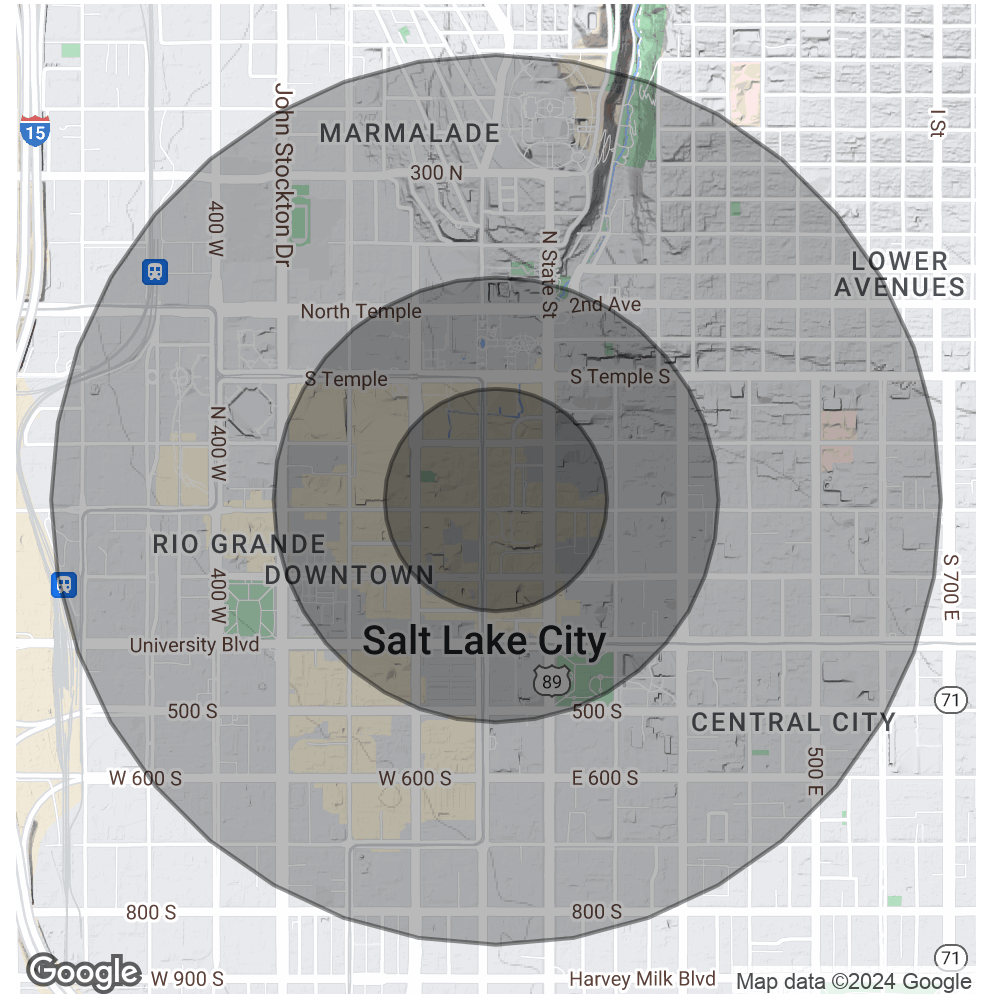


HOTEL	ROOM	DISTANCE
Marriot - Gallivan Center	350+ rooms	2 minute walk
Hotel Monaco	225+ rooms	3 minute walk
Hyatt Regency Salt Lake	700+ rooms	7 minute walk
Hilton Salt Lake City Center	500+ rooms	8 minute walk
Salt Lake Marriot Downtown at City Creek	500+ rooms	8 minute walk
Little America Hotel	850+ rooms	12 minute walk
Grand America Hotel	775+ rooms	12 minute walk

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,049	6,371	21,674
Average Age	45.9	38.0	36.9
Average Age (Male)	47.1	36.9	35.3
Average Age (Female)	46.6	38.3	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	846	4,755	14,951
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$112,777	\$72,035	\$63,475
Average House Value	\$492,713	\$342,827	\$303,366

* Demographic data derived from 2020 ACS - US Census



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