

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT



3329

SUE STREET

SOUTH SALT LAKE CITY, UT

2,235 SF FLEX RETAIL SPACE/VALUE ADD OPPORTUNITY

LOCATED IN AN
OPPORTUNITY ZONE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	3329 So Sue St. South Salt Lake City, UT
List Price	\$399,000
Total SF	2,235 SF
Price Per SF	\$178.52/SF
Total AC	.09 AC
Year Built	1947
Zoning	TOD-C (Commercial)
2025 Taxes	\$4,112.60
Parcel Numbers	15-25-478-014



PROPERTY OVERVIEW

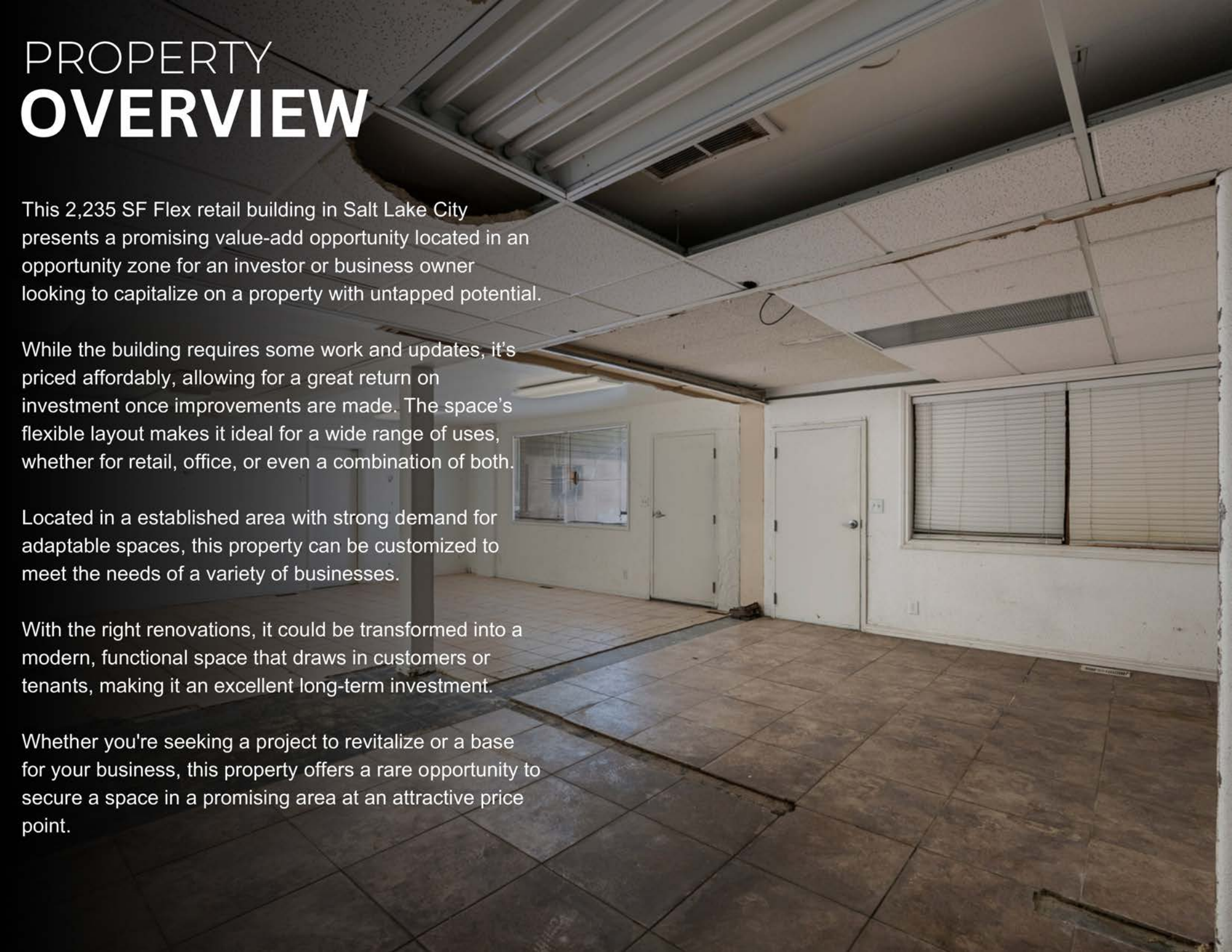
This 2,235 SF Flex retail building in Salt Lake City presents a promising value-add opportunity located in an opportunity zone for an investor or business owner looking to capitalize on a property with untapped potential.

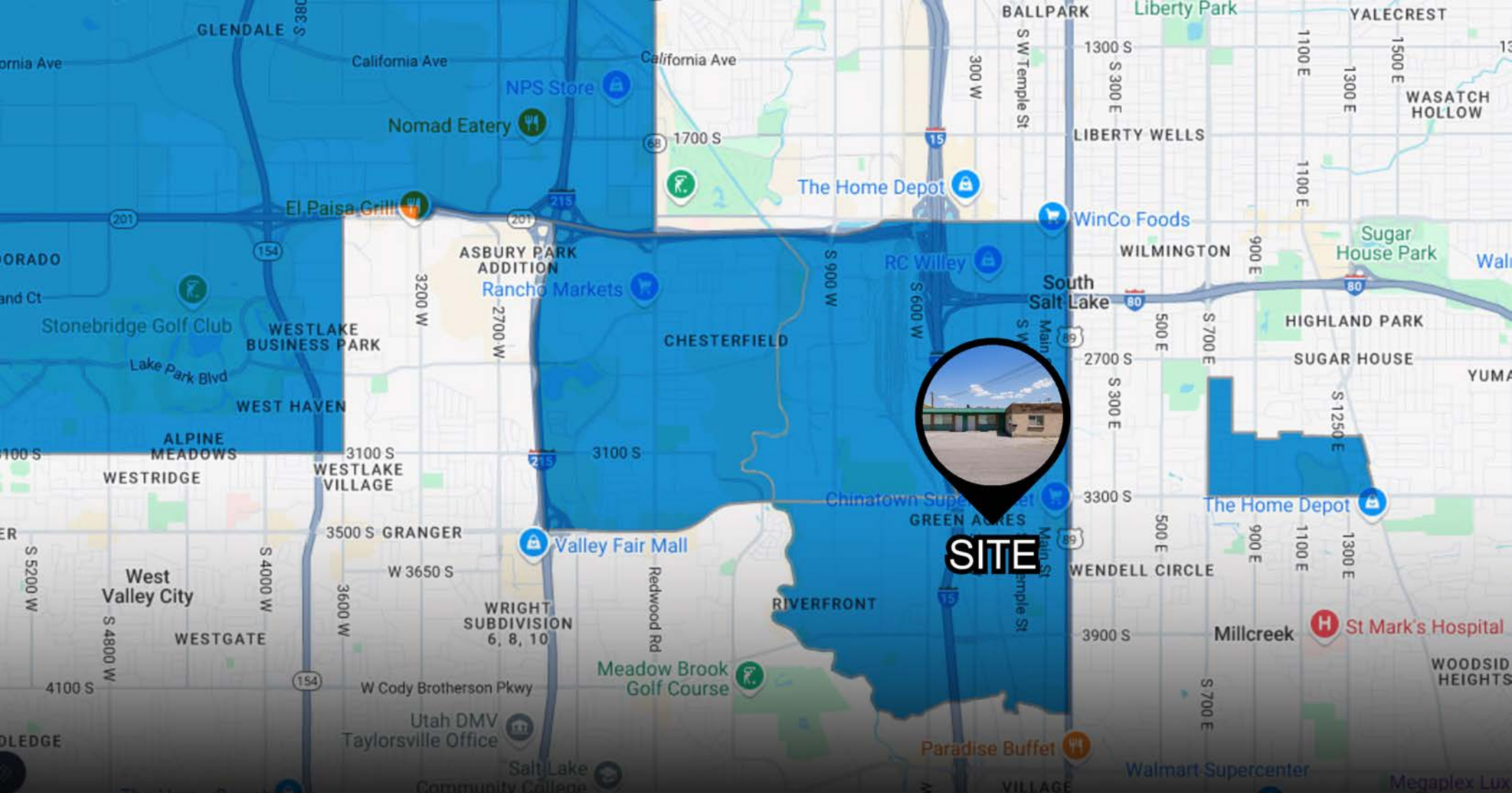
While the building requires some work and updates, it's priced affordably, allowing for a great return on investment once improvements are made. The space's flexible layout makes it ideal for a wide range of uses, whether for retail, office, or even a combination of both.

Located in an established area with strong demand for adaptable spaces, this property can be customized to meet the needs of a variety of businesses.

With the right renovations, it could be transformed into a modern, functional space that draws in customers or tenants, making it an excellent long-term investment.

Whether you're seeking a project to revitalize or a base for your business, this property offers a rare opportunity to secure a space in a promising area at an attractive price point.





FEDERAL OPPORTUNITY ZONE

3329 Sue St. is strategically located within a federally designated Opportunity Zone, offering investors the potential to benefit from significant tax advantages. This designation creates a compelling opportunity for buyers seeking to defer or reduce capital gains taxes while investing in a property positioned for long-term growth.

Disclaimer: This material is for informational purposes only and does not constitute legal, tax, or investment advice. Prospective investors should consult with their own legal and tax advisors to fully understand the implications of Opportunity Zone investments.

3329
SUE STREET

In
Town
SUITES
STAY. SAVE. SMILE.



STATE STREET - 28,000 ADT

3300 SOUTH - 45,000 ADT



SITE



WELLS
FARGO

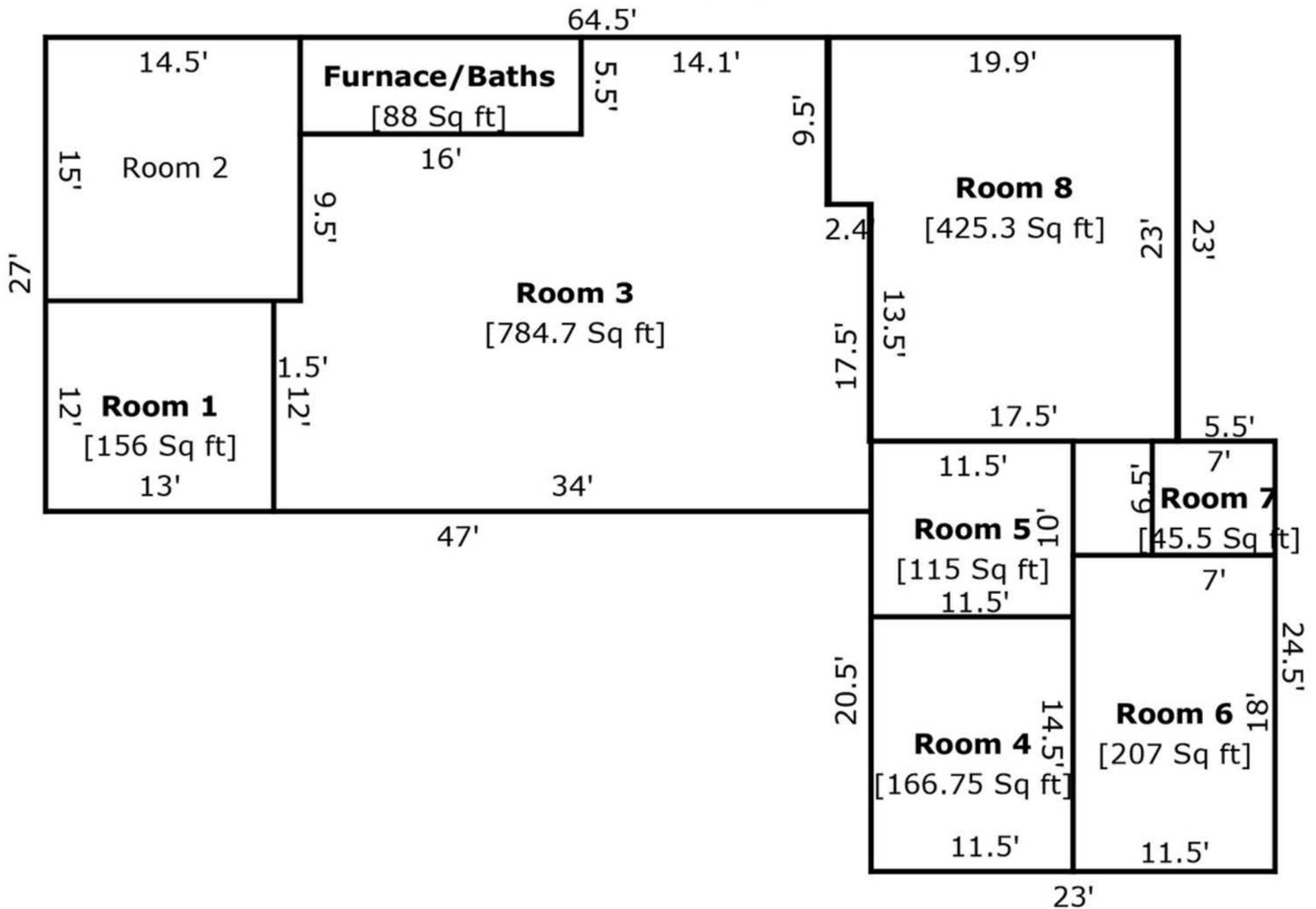


3329
SUE STREET



3329

SUE STREET



Transit Oriented Development Core (TOD-C) District.

Commercial Zoning To promote new, well-integrated high-Density residential, commercial, office, institutional and other employment center Development close to TRAX and transit stations

Permitted Uses

- Alcoholic Beverage, Banquet and Catering
- Alcoholic Beverage, Local Industry Representative
- Alcoholic Beverage, Package Agency
- Alcoholic Beverage, Restaurant
- Animal Hospital/Veterinary Office (Small Animal)
- Art Gallery
- Art Studio
- Bakery
- Blood/Plasma Donation Center
- Bowling Alley
- Commercial Repair Services
- Cosmetology
- Drive-Up Window
- Dry Cleaning/Laundromat
- Employment Agency/Temporary Staffing
- Financial Institution
- Fitness Center
- Food Truck/Food Trailer
- Food Processing (Small-Scale)
- Grooming Services (Pets)
- Home Occupation, Category I
- Medical, Dental, Health Care Office
- Museum
- Office, Medical, Dental, Health Care
- Office, Professional
- Parking Structure
- Portable Container
- Printing, Large-Scale
- Restaurant
- Retail - Accessory, General, Neighborhood
- Secondhand Merchandise Dealer
- Upholstery Shop/Tailoring Shop

Conditional Uses

- Adult Daycare
- Bar Establishment
- State Liquor Store
- Animal Kennel/Day Care, Commercial
- Assisted Living Facility
- Car Wash
- Child Care Center
- Convenience Store with Fuel Pumps
- Dwelling, Multifamily
- Education, After School (Children)
- Education, Preschool
- Farmers Market
- Home Occupation, Cat. II
- Hospital, Specialty
- Hotel
- Nursing Home
- Park & Ride
- Pharmacy
- Place of Worship
- Protective Housing
- Public Utility Facility
- Recreation Center
- Temporary Use
- Theater, Live Performance



MARKET ANALYSIS

Salt Lake City is experiencing remarkable economic growth, positioning itself as a major hub for business and innovation in the United States. With a diverse and rapidly expanding economy, the city has attracted a range of industries, including technology, finance, healthcare, and logistics. The “Silicon Slopes” region, which includes Salt Lake City, is home to numerous tech startups and established companies, making it one of the fastest-growing tech centers in the country. Major corporations are establishing headquarters or expanding operations here, driven by the city's educated workforce, lower cost of doing business compared to other metropolitan areas, and access to a highly skilled labor pool from nearby universities.

As businesses continue to flock to the area, demand for office spaces, retail locations, and industrial properties is rising. Additionally, ongoing urban revitalization projects are transforming key neighborhoods into vibrant business districts, increasing property values and attracting foot traffic. With the city's population growing steadily and job creation on the rise, commercial real estate investments are poised to benefit from both short-term returns and long-term appreciation. Furthermore, the city's pro-business climate, paired with stable property markets, makes Salt Lake City an ideal location for investors seeking to capitalize on a growing economy.



MARKET DEMOGRAPHICS

Salt Lake City has experienced significant population growth in recent years, driven by its strong economy, job opportunities, and high quality of life. As the largest city in Utah, it has attracted both young professionals and families, contributing to a steady influx of new residents. The city's growth has been fueled by the expansion of its tech sector, often referred to as “Silicon Slopes,” as well as its vibrant outdoor recreation scene and affordable cost of living compared to other major cities in the U.S. This population boom has also spurred demand for housing, infrastructure, and commercial developments, positioning Salt Lake City as one of the fastest-growing urban areas in the western United States.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	69,581	384,895	881,027
2029 Population Projection	70,611	389,529	891,879
Total Households	30,026	155,305	318,658
Avg Household Income	\$77,477	\$92,258	\$98,136
Median Age	35	35.7	35.6
Total Consumer Spending	\$841.5M	\$5B	\$11.1B



EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





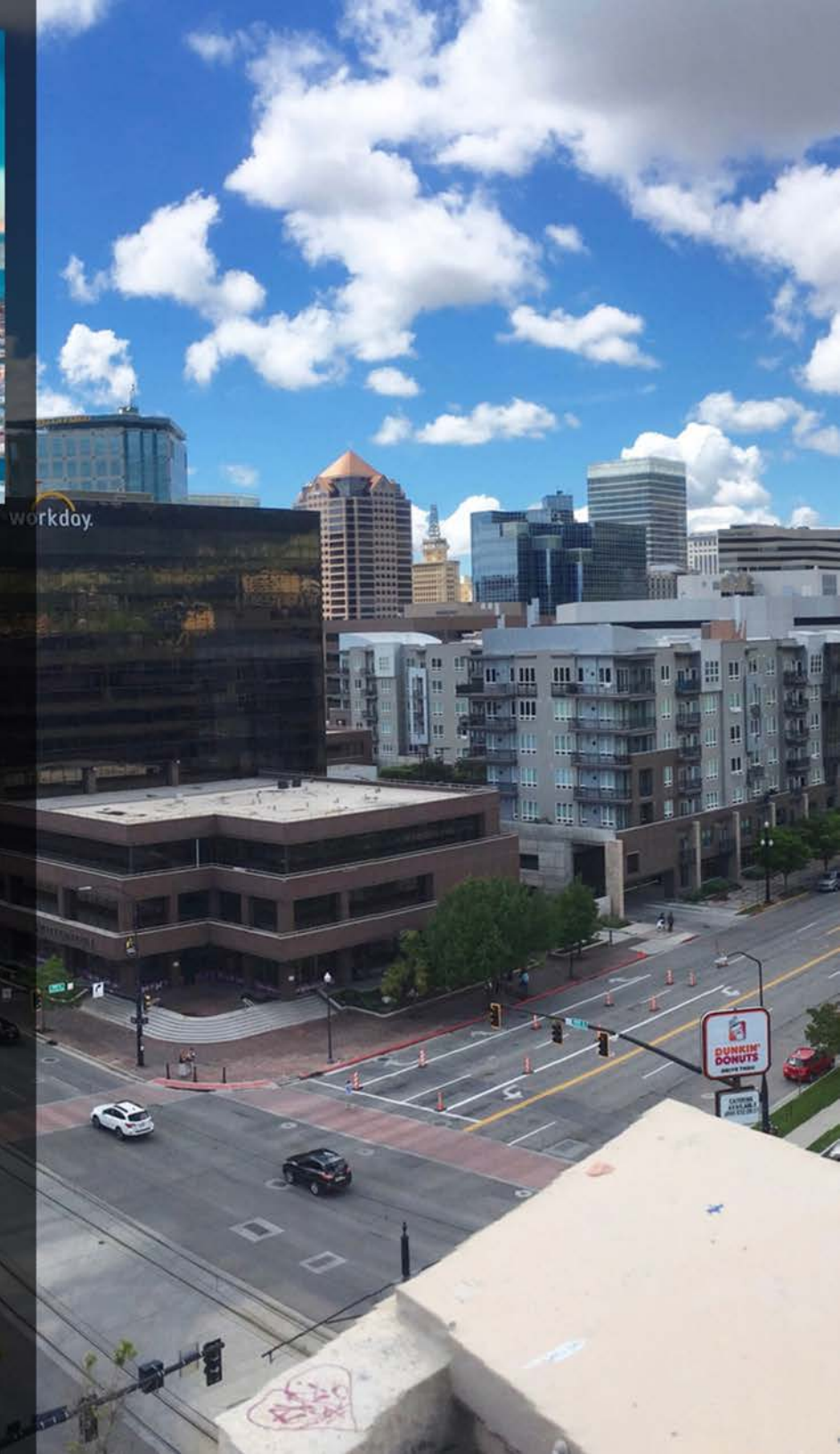
SALT LAKE CITY, UT

Salt Lake City, Utah, is a rapidly growing metropolitan area known for its vibrant economy, outdoor recreation, and cultural diversity.

As the state's capital and largest city, it has become a hub for tech companies, attracting new businesses and a talented workforce, which has contributed to a flourishing job market and robust real estate development.

The city's proximity to world-class ski resorts, national parks, and outdoor activities makes it an attractive destination for both residents and tourists. Additionally, ongoing infrastructure improvements, such as public transportation expansion and urban redevelopment projects, are shaping Salt Lake City into a dynamic and forward-thinking urban center.

With its blend of economic growth, quality of life, and scenic beauty, Salt Lake City continues to be a major draw for newcomers and investors alike.





KW SOUTH VALLEY
KELLERWILLIAMS REAL ESTATE

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