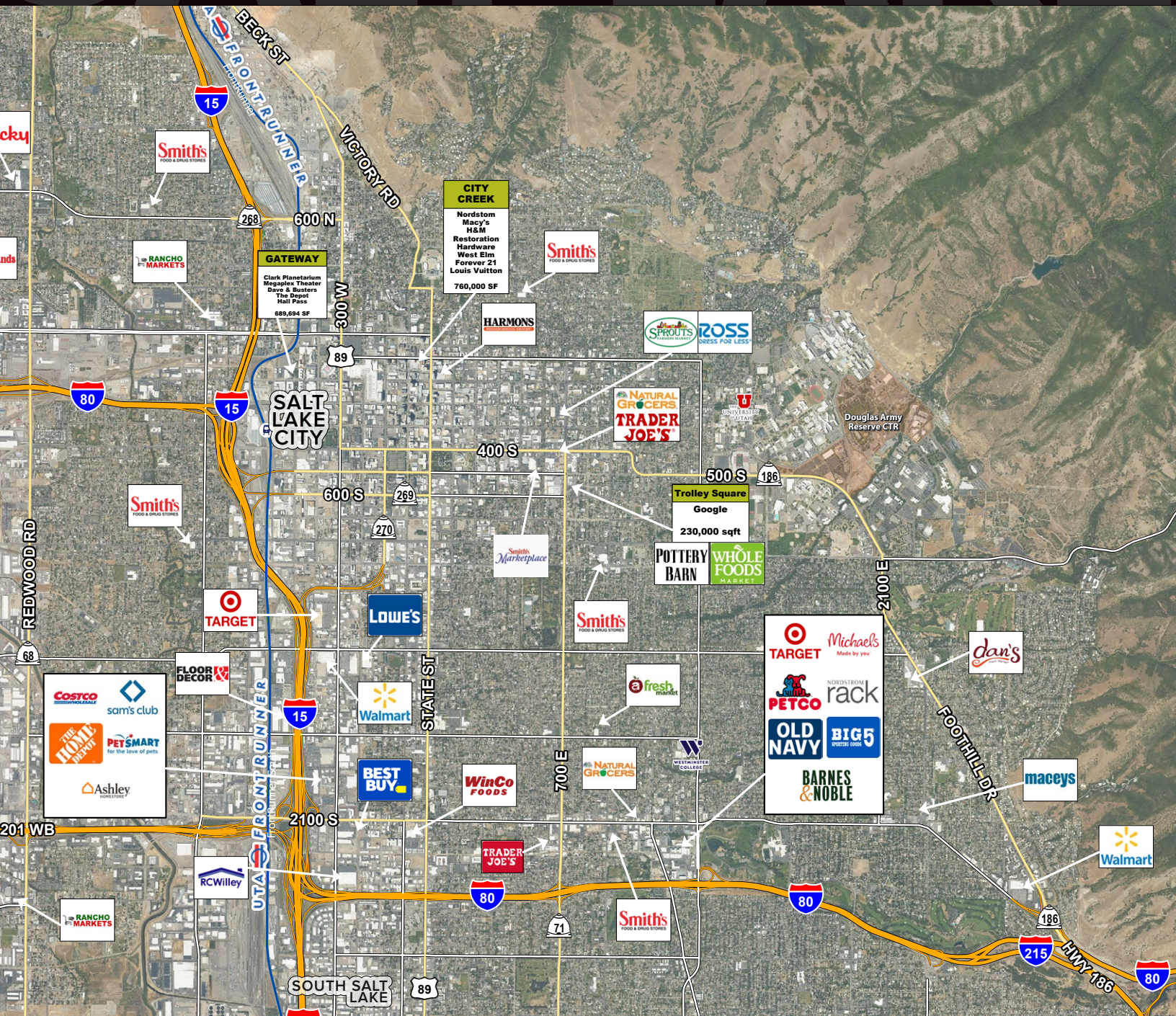


LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	35,496	169,695	270,044
2029 PROJECTED POPULATION	49,699	197,825	298,442
2024 EST. DAYTIME POPULATION	48,612	107,632	217,085
2024 EST. AVG HH INCOME	\$105,704	\$102,624	\$110,801
2024 EST. HOUSEHOLDS	18,540	78,579	116,959
2024 EST. BUSINESSES	2,890	8,202	15,056

TRAFFIC

400 WEST
11,300 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

RIO GRANDE PLAZA

HOTEL ANCHORED MAIN FLOOR RETAIL

400 West 300 South • Salt Lake City, UT

HOMWOOD SUITES
by Hilton
137 ROOMS



HIGHLIGHTS

- AVAILABLE SIZES:
 - 1,879 SF GREY SHELL CONDITION
 - 2,200 SF FORMER SUSHI RESTAURANT
 - 4,079 SF TOTAL AVAILABLE
- TI AVAILABLE
- ACCESS TO GREASE INTERCEPTOR
- LEASE RATE: CONTACT AGENT
- 137 ROOMS ATTACHED AT HOMWOOD SUITES
- PRIME DOWNTOWN LOCATION NEAR I-15
- MIXED USE DEVELOPMENT; HOSPITALITY, OFFICE, RETAIL
- GLASS FRONTAGE ON 300 S
- FREE UNDERGROUND PARKING
- 10,000 APARTMENT DOORS WITHIN 1 MILE

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LEGEND
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SALT LAKE CITY, UT

