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For Sublease

## West Valley City Zaxby's Sublease

2683 High Commons Way | West Valley City, UT 84120

### Property Information

- **Size:** 3,500 SF
- **Asking Rent:** \$51 PSF
- **Lease Term:** 8 years remaining (Expires October 2033)
- **0.95 AC** with ample parking (38 spaces)
- **Prime location:** situated in Highbury Centre, a busy retail corridor with strong demographics

- **Excellent visibility and access:** close to hotels, major roads and only 12 minutes from the Salt Lake City International Airport
- **Zoning:** Commercial (C)
- **Rare drive-thru opportunity:** moratorium on new drive-thrus along 5600 West adds unique value

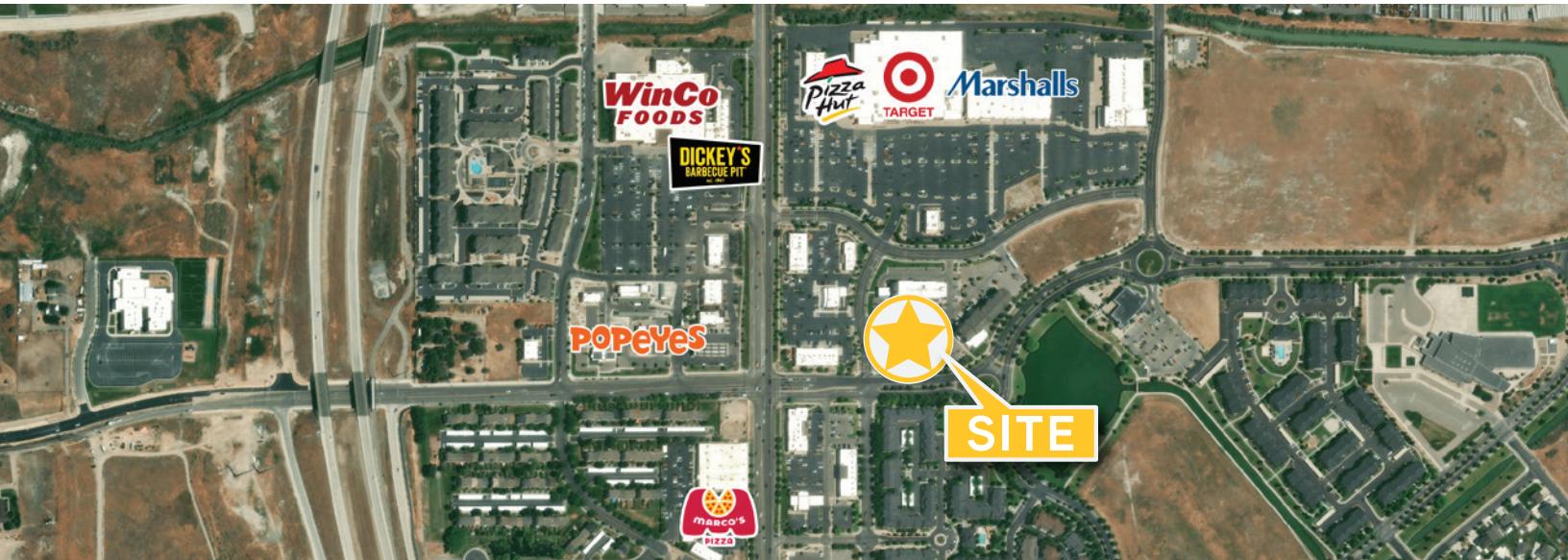
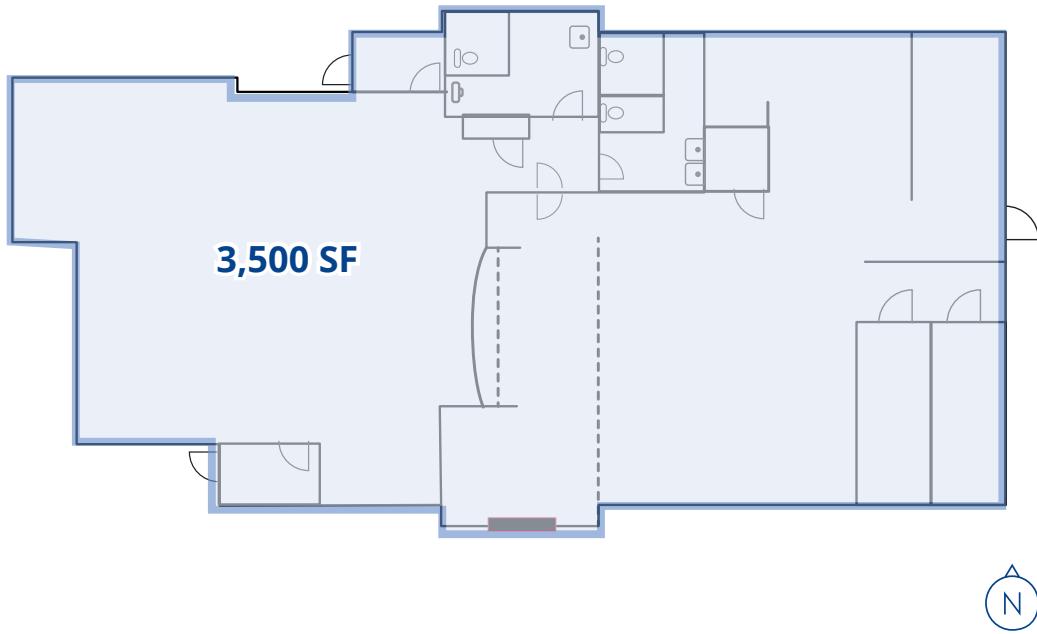
CONTACT US

**Brandon Goodman**  
Executive Vice President  
+1 801 828 0349  
brandon.goodman@colliers.com

**Nate Monson**  
Vice President  
+1 925 765 7437  
nate.monson@colliers.com

**Colliers International**  
2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

# Site Plan & Property



## Area Focus



### West Valley City, Utah

The city of West Valley City is located southwest of Salt Lake City, and shares additional borders with South Salt Lake, Magna, Taylorsville and Kearns and is the second-largest city in Utah.

West Valley City covers over a 36-mile area, and though the city's center lies to the east, the 5600 West area, also known as the Hunter area, has grown exponentially over the past 20 years. The area is comprised of commercial and residential land uses, and features about a mile of suburban retail.

Many people throughout the valley commute to the area to shop and dine each day. 5600 West connects to I-80 and SR-201 to the north and extends all the way out to 9000 South in West Jordan, Utah. High traffic in the area was recently alleviated with the completion of the Mountain West Corridor to the west, which will eventually become a 35-mile freeway running from I-80 in Salt Lake County to S.R. 73 in Utah County.

#### Demographics within a 3-mile radius



Population

**87,608**

Median Age

**32.7**

Median Household Income

**\$101,003**

Average Household Income

**\$114,941**

Households

**25,272**

Average Household Size

**3.46**

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Vice President  
+1 925 765 7437  
nate.monson@colliers.com

### Colliers International

6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com



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