



Colliers

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

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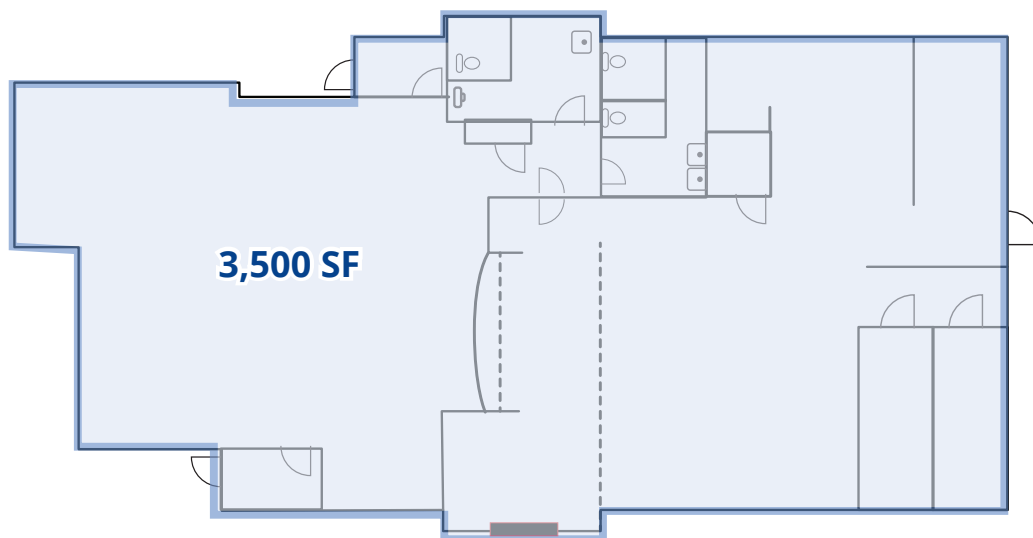
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Site Plan & Property



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.

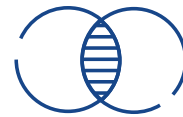
Many people throughout the valley commute to the area to shop and dine each day. 5600 West connects to I-80 and SR-201 to the north and extends all the way out to 9000 South in West Jordan, Utah. High traffic in the area was recently alleviated with the completion of the Mountain West Corridor to the 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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