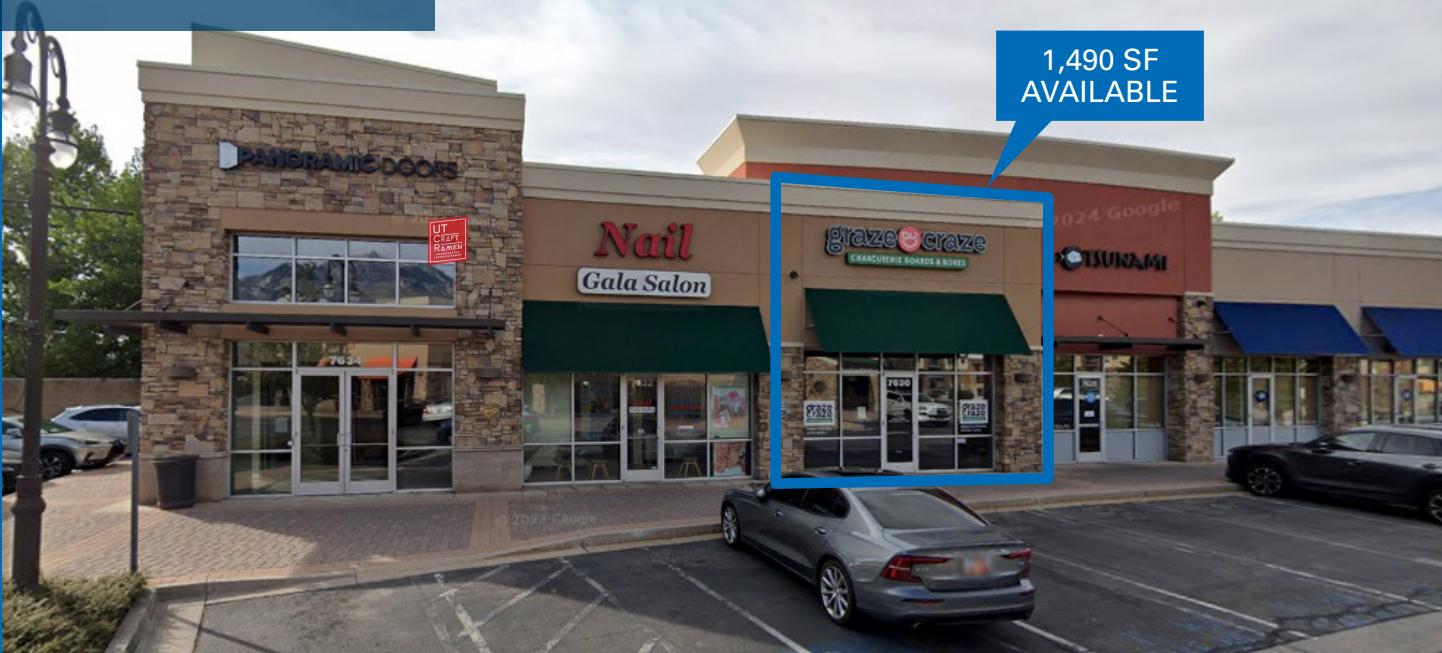


FOR LEASE



## PROPERTY DETAILS

7650 Union Park Ave, Cottonwood Heights, UT 84047

- 1,490 SF ground level available
- 3,145 SF available
- 915 SF available
- Join new tenant UT Craft Ramen
- 34,114 ADT on Union Park Avenue
- Movie theater anchored center
- Across the street from The Ridge Apartment Homes (261 Units)
- Call for pricing

## SURROUNDING TENANTS

**NEWMARK**  
 **MOUNTAIN WEST**

### TYLER JONES

tjones@newmarkmw.com  
 direct 801.456.8817  
[View Profile](#)

### JAMES SAUNDERS

jsaunders@newmarkmw.com  
 direct 970.214.1857  
[View Profile](#)

1,490 SF  
AVAILABLE

## 2025 DEMOS

### EST. POPULATION

1 MILE » **16,969**  
 3 MILE » **133,294**  
 5 MILE » **286,030**

### EST. HOUSEHOLDS

1 MILE » **6,688**  
 3 MILE » **51,372**  
 5 MILE » **109,390**

### EST. AVERAGE HH INCOME

1 MILE » **\$132,610**  
 3 MILE » **\$136,997**  
 5 MILE » **\$139,272**

FULL SERVICE  
COMMERCIAL REAL ESTATE  
 312 East South Temple  
 Salt Lake City, Utah 84111  
 Office 801.456.8800

[www.newmarkmw.com](http://www.newmarkmw.com)

# UNION HEIGHTS RETAIL



**NEWMARK**  
**MOUNTAIN WEST**

**TYLER JONES**

[tjones@newmarkmw.com](mailto:tjones@newmarkmw.com)  
direct 801.456.8817  
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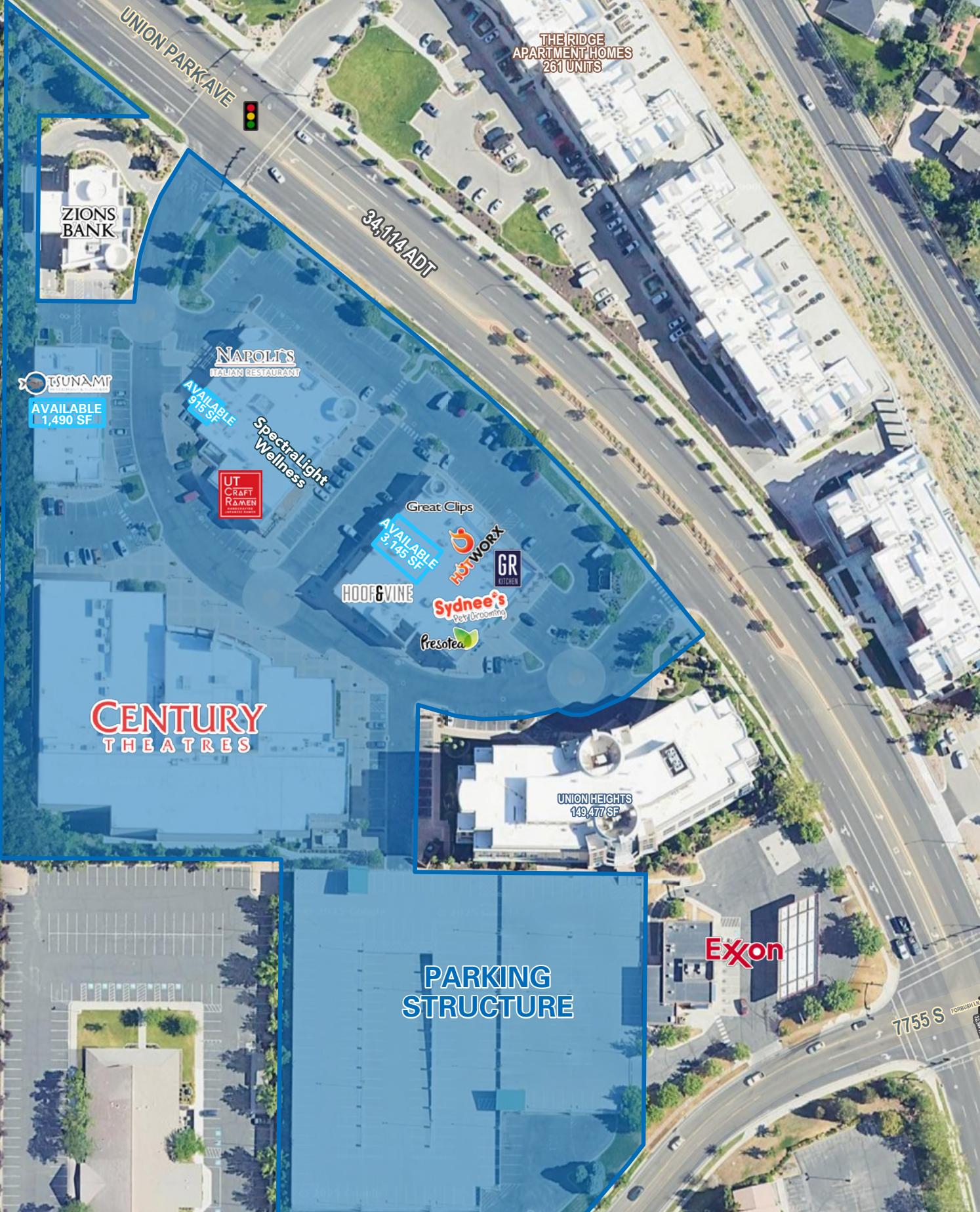
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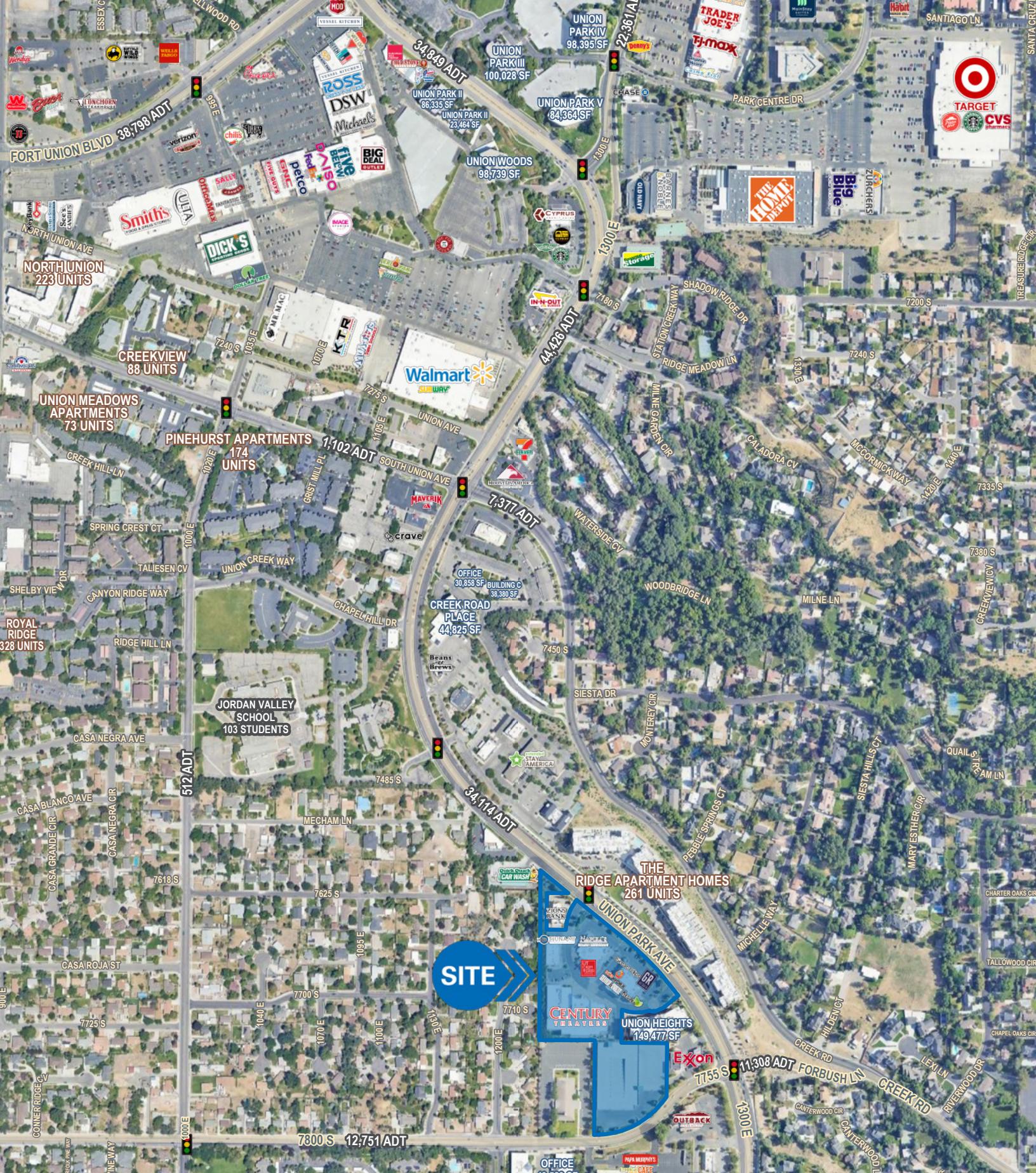


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