

WEST VALLEY DRIVE-THRU

3336 West 3500 South
West Valley City, UT



RETAIL
WITH DRIVE-THRU
FOR LEASE

Hunter Todd

RETAIL SPECIALIST

☎ 801.838.9630
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Matt Harlin

RETAIL SPECIALIST

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Average Daily Traffic provided by Utah Department of Transportation or Inrix.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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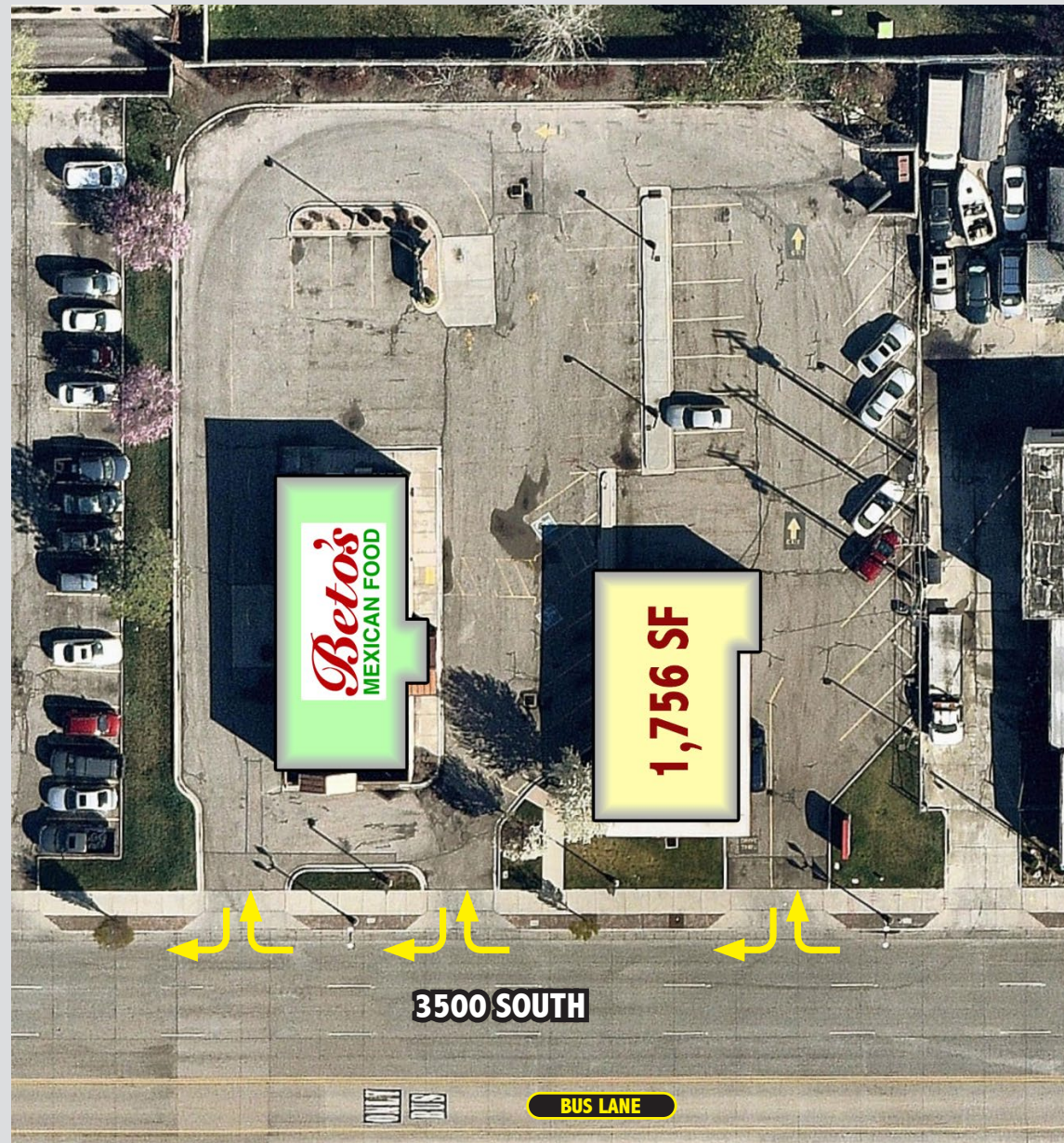
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

✓ SUMMARY

- ✓ Size: 1,756 SF
- ✓ Lease Rate: \$28.00 PSF
- ✓ NN Lease - Tenant responsible for CAM
- ✓ Taxes/Insurance - \$2.19 PSF
- ✓ Availability: Immediate

☞ FEATURES

- ☞ Access/Visibility from 3500 S.
- ☞ Drive-Thru
- ☞ Excellent Traffic
- ☞ Monument Signage



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3 MILE DEMOGRAPHICS

2022
Population



132,821

2022 Average
Household Income



\$75,748

2022
Households



41,440

5-Year Projected
Population Growth



1.2%

2022
Employees



65,765



DEMOGRAPHIC REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2022	22,847		132,821		316,681	
	2027	22,964		134,465		324,223	
	2010	21,710		124,772		295,014	
	2000	19,732	%	115,894	%	267,787	%
Households	2022	6,962		41,440		100,290	
	Average household size	3.27		3.17		3.12	
Household income	< \$25,000	1,113	16.0	4,947	11.9	12,066	12.0
	\$25,000 - \$49,999	1,484	21.3	8,415	20.3	20,287	20.2
	\$50,000 - \$74,999	1,712	24.6	9,624	23.2	21,877	21.8
	\$75,000 - \$99,999	1,117	16.0	7,474	18.0	18,640	18.6
	\$100,000+	1,534	22.0	10,981	26.5	27,419	27.3
	Median household income	\$58,738		\$65,661		\$66,749	
Average household income	\$68,313		\$75,748		\$79,012		
Total employees		5,213		65,765		169,939	
Business establishments	2022	463		3,953		10,894	
	Industrial	56	12.1	825	20.9	2,328	21.4
	Manufacturing	10	2.2	284	7.2	743	6.8
	Commercial	206	44.5	1,440	36.4	3,923	36.0
	Office	156	33.7	1,154	29.2	3,261	29.9
Other	32	6.9	248	6.3	639	5.9	
Race	White	10,549	46.2	69,958	52.7	178,973	56.5
	Black	595	2.6	4,778	3.6	11,829	3.7
	American Indian	352	1.5	1,954	1.5	4,772	1.5
	Asian & Pl	2,369	10.4	11,847	8.9	24,810	7.8
	Other	8,982	39.3	44,284	33.3	96,297	30.4
Hispanic population		9,890	43.3	48,619	36.6	106,282	33.6
Sex	Male	11,468	50.2	67,307	50.7	160,742	50.8
	Female	11,379	49.8	65,514	49.3	155,940	49.2

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