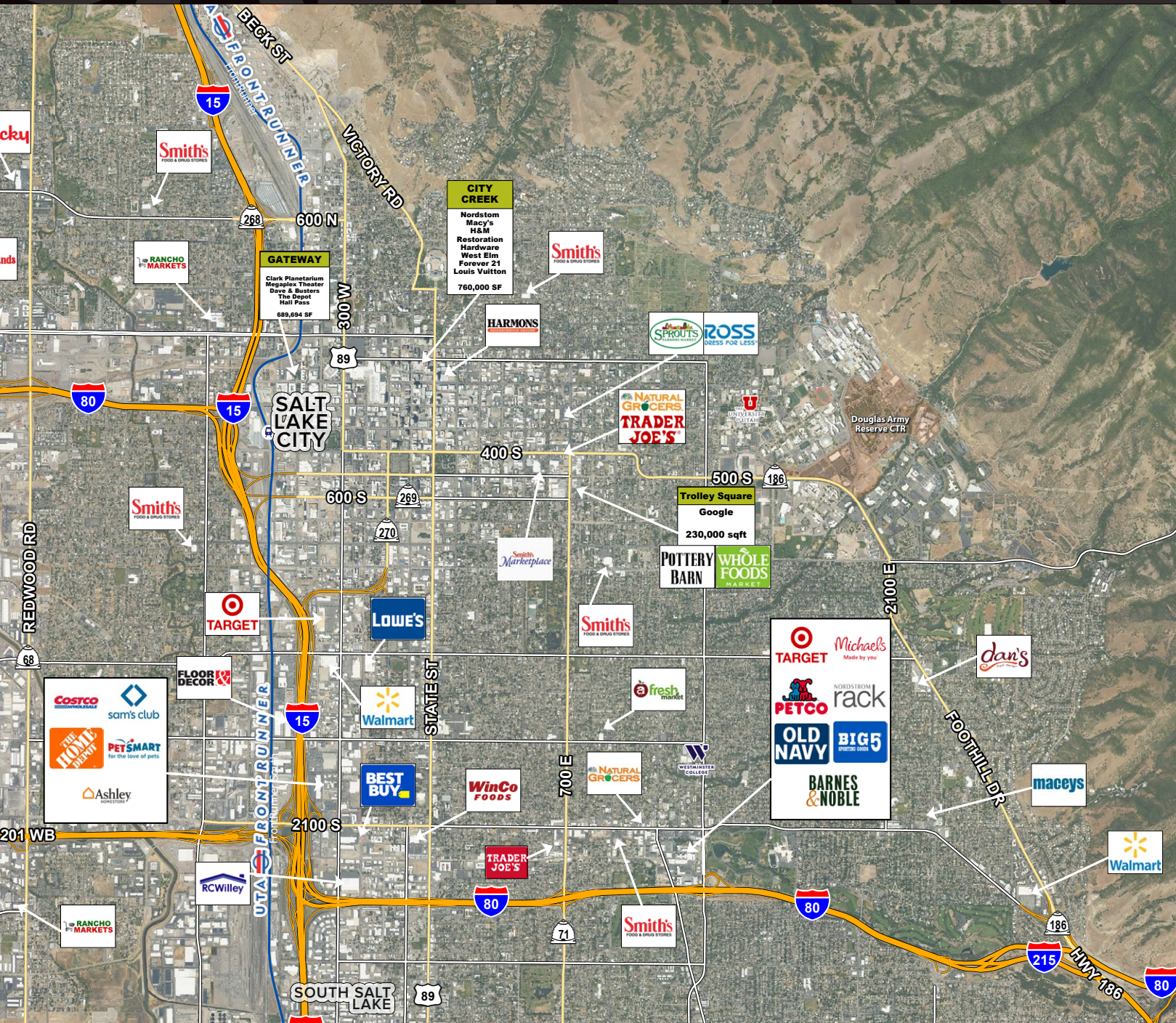


# LOCATION



# RIO GRANDE PLAZA

## HOTEL ANCHORED MAIN FLOOR RETAIL

400 West 300 South • Salt Lake City, UT



## 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 HOMEWOOD 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

### JACE BANKHEAD

801.930.6758  
jbankhead@legendcommercial.com



2180 S. 1300 E. #240 | Salt Lake City, UT 84115  
801.930.6750 | www.legendLLP.com



## TRAFFIC

400 WEST  
11,300 VEHICLES PER DAY



## 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

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