

GATEWAY PINES

2436 West 700 South | Pleasant Grove, UT 84003

FOR LEASE



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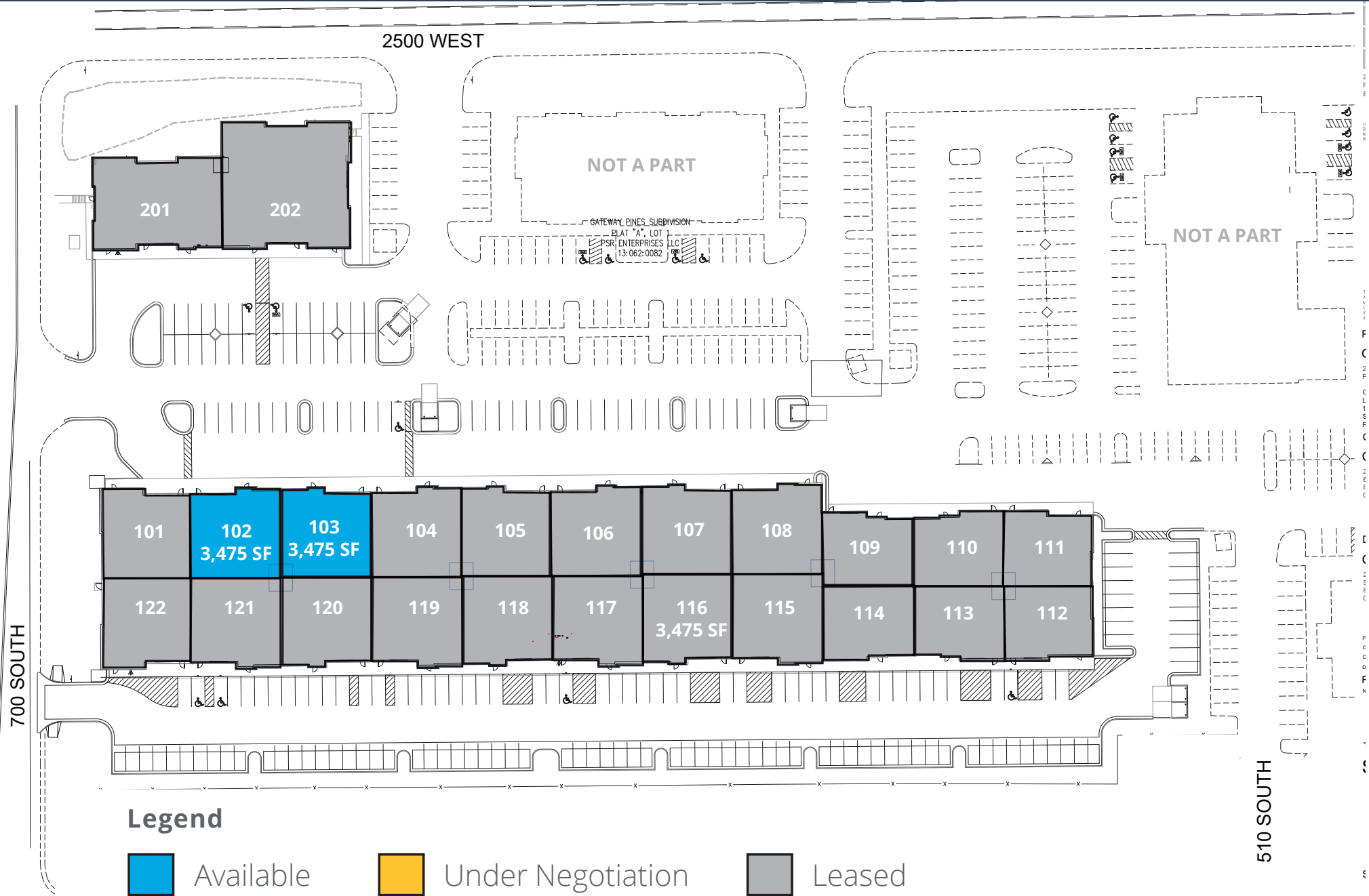
GATEWAY PINES

Property Highlights:

- Lease rate: \$1.62 / SF NNN
- Generous TI allotment
- New Class A flex/industrial
- 34' Clear height
- Freeway visibility
- 3,475 - 6,950 SF available

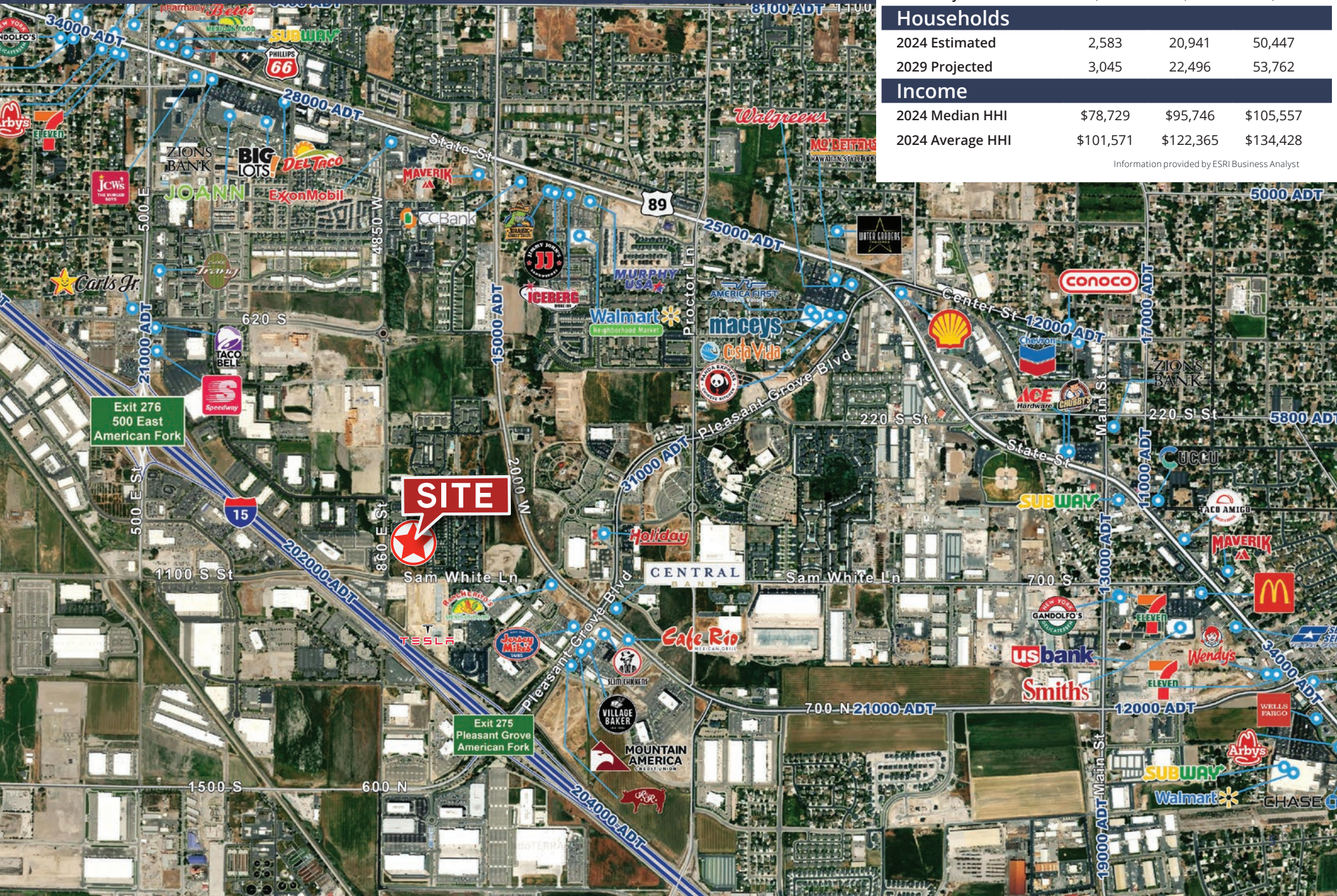


Site Plan





Area Amenities Map



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2024 Estimated	6,490	65,638	170,582
2029 Projected	7,419	68,087	176,567
Households			
2024 Estimated	2,583	20,941	50,447
2029 Projected	3,045	22,496	53,762
Income			
2024 Median HHI	\$78,729	\$95,746	\$105,557
2024 Average HHI	\$101,571	\$122,365	\$134,428

Information provided by ESRI Business Analyst



Utah County

Why Utah?



Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array

of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

Utah's Population Demographics (2025)



3.4M
Population



1.1M
Households



3.04
Average Household Size

Utah's Income Factors (2025)



\$89.4K
Median Household Income



\$105.8K
Average Household Income



\$34.3K
Per Capita Income



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