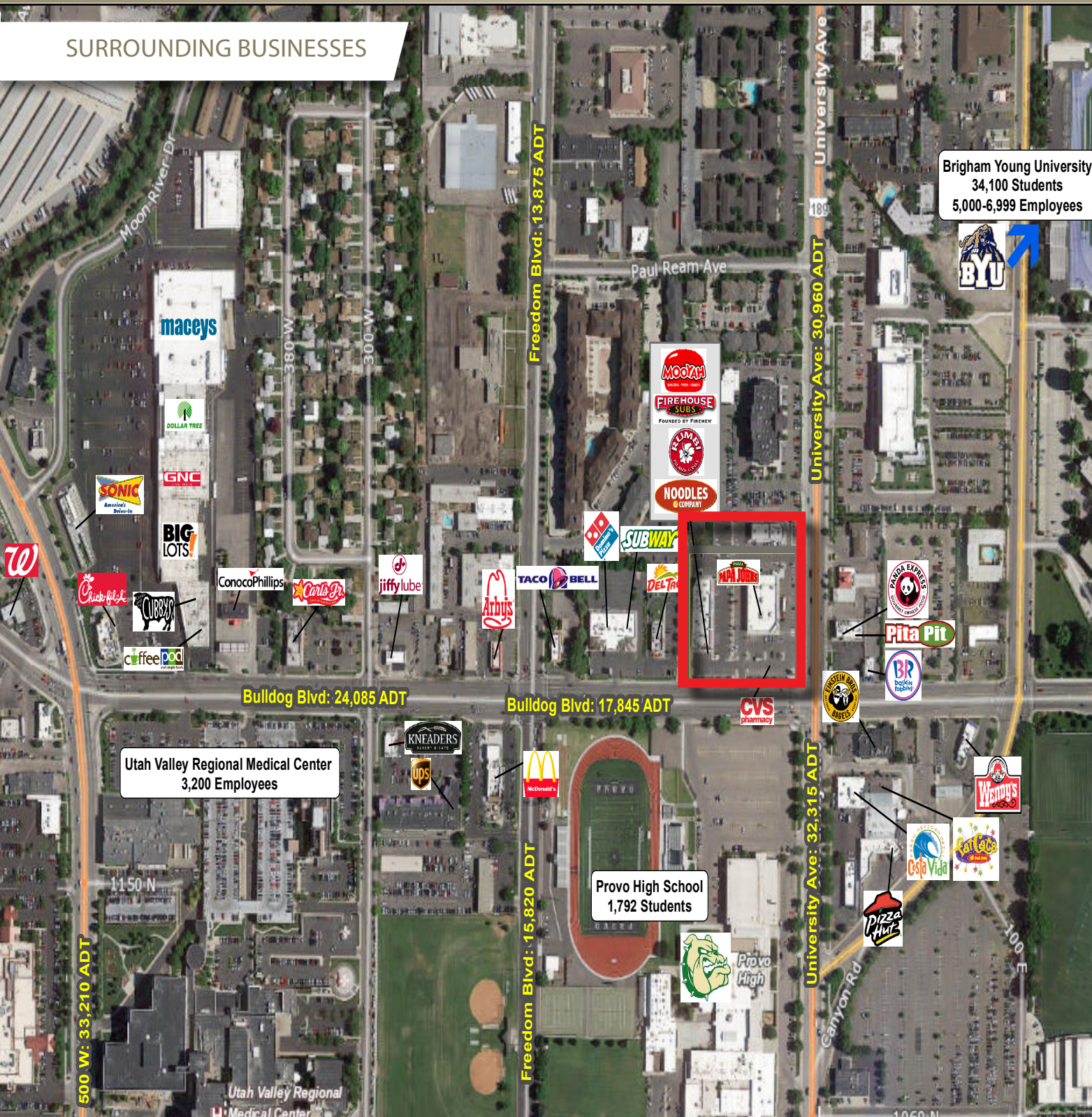


CVS Retail Center

1283 N University Ave
Provo, UT

SURROUNDING BUSINESSES



Property Information

- > 925 - 2,100 SF Available
- > Rate: \$28 - \$34 PSF
- > NNN - \$6.21
- > Excellent Pylon Signage on both University & Bulldog
- > New Retail Development
- > Located on the corner of University Avenue and Bulldog Blvd.
- > Close to BYU, Provo High School and Intermountain Health Care.
- > Traffic Counts:
University Ave: 32,315 VPD
Bulldog Blvd: 17,545 VPD

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2015 Estimated Population	40,422	131,801	185,351
2020 Projected Population	42,015	137,265	192,997
Households			
2015 Estimated Households	9,804	38,144	53,918
2020 Projected Households	10,348	40,161	56,753
2015 Est. Average HH Income	\$39,637	\$55,954	\$60,662
2015 Est. Median HH Income	\$31,604	\$41,373	\$44,819
2015 Est. Per Capita Income	\$13,718	\$17,637	\$18,855

Contact Us
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PENTAD
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RETAIL ADVISORS

CVS Retail Center

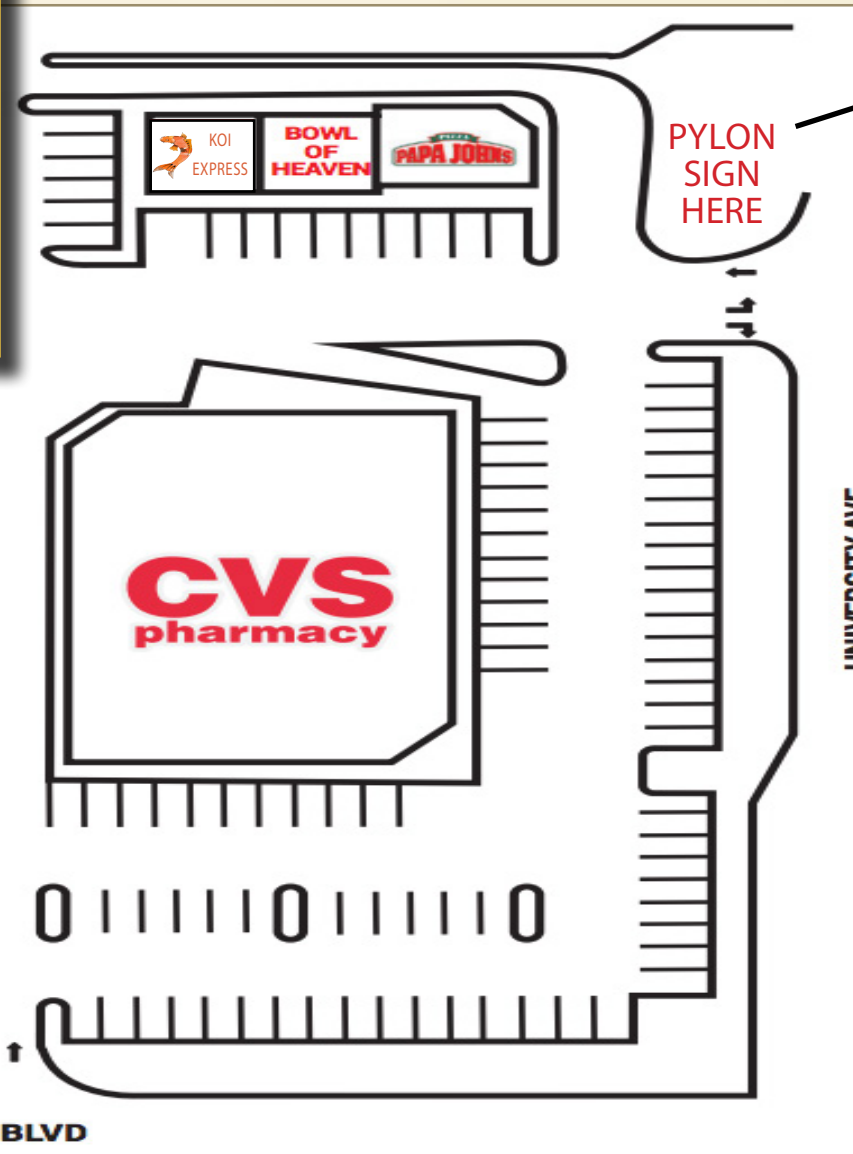
1283 N University Ave.
Provo, UT

VANILLA SHELL
\$28/PSF
925 SF

INCLUDES FF&E
\$34/PSF
2,100 SF

SITE PLAN

**QUIETLY
MARKETED**



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