



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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Olive Pharmacy

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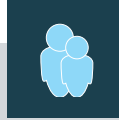
REDWOOD ROAD END CAP

2292 SOUTH REDWOOD ROAD • SALT LAKE CITY • UTAH • 84119

FOR LEASE

PROPERTY SPECS

- 1,739 SF Available
- \$18/SF plus NNN
- End cap with strong visibility
- High traffic counts (23,354 ADT)
- Close proximity to Highway 201



5,405
2021 EST.
POPULATION



1,697
2021 EST.
HOUSEHOLDS



\$54,829
2021 EST.
MEDIAN HH
INCOME

1 MILE

97,382
2021 EST.
POPULATION

33,565
2021 EST.
HOUSEHOLDS

\$55,155
2021 EST.
MEDIAN HH
INCOME

3 MILE

345,398
2021 EST.
POPULATION

132,973
2021 EST.
HOUSEHOLDS

\$63,555
2021 EST.
MEDIAN HH
INCOME

5 MILE

CONTACT:

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MW

FULL SERVICE COMMERCIAL REAL ESTATE

REDWOOD ROAD END CAP



This aerial map of downtown Denver displays traffic volume data for various roads and intersections. A red rectangle on the left side of the map, near the intersection of Redwood Rd and Parkway Blvd, is labeled "Site". The map includes the following data points:

- ADT (Average Daily Traffic) Data:**
 - 11,065 ADT (Northbound on Redwood Rd)
 - 31,979 ADT (Southbound on Redwood Rd)
 - 28,250 ADT (Eastbound on Redwood Rd)
 - 23,334 ADT (Westbound on Redwood Rd)
 - 93,413 ADT (Northbound on Parkway Blvd)
 - 94,191 ADT (Southbound on Parkway Blvd)
 - 14,145 ADT (Eastbound on Parkway Blvd)
 - 17,000 ADT (Westbound on Parkway Blvd)
 - 10,274 ADT (Northbound on Parkway Blvd)
 - 21,000 S 9,976 ADT (Southbound on Parkway Blvd)
 - 192,683 ADT (Eastbound on Parkway Blvd)
 - 129,858 ADT (Westbound on Parkway Blvd)
- Exit Data:**
 - Exit 15C (Northbound on Parkway Blvd)
 - Exit 17 (Southbound on Parkway Blvd)
 - Exit 305A (Eastbound on Parkway Blvd)
 - Exit 304 (Westbound on Parkway Blvd)
 - Exit 305B (Eastbound on Parkway Blvd)
- Other Labels:**
 - OFFICE 22,800 SF
 - KEYBANK CALL CENTER 75,284 SF
 - OFFICE 66,358 SF
 - BUILDING A 41,284 SF
 - ROOTS CHARTER HIGH SCHOOL 197 STUDENTS
 - BLDG J 20,160 SF
 - ELMAN METRO ANNEX 4 22,513 SF
 - STORUM
 - TRAX GREEN LINE
 - FRONT RUNNER SOUTH
 - 15 (Interstate 15)