

Draper Spectrum Retail / Office

12059 State Street
Draper, UT

- Fantastic Headquarters Location w/ potential Freeway Signage
- Available March 1, 2027
- \$28.00 to \$36.00 / SF NNN (est. \$7.00)

± 9,160 SF (DIVISIBLE)

**FOR
LEASE**

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Thomas Longaker

801.755.1264
tlongaker@naixel.com

Marlon Hill

801.548.3262
mhill@naixel.com

Property Specs

LEASE RATE: **\$28.00 to \$36.00/SF NNN**

ESTIMATED NNN: **\$7.00/SF**

AVAILABLE SIZE | SF: **± 9,160 SF**

YEAR BUILT: **2016**

TYPE: **Retail | Community Center**

- Strong demographic trade area
- Abundant parking
- Quick freeway (I-15) access
- Prime retail/office location
- Please call Listing agent with any inquiries
- Nearby Tenant Mix:



OR TEXT 23581 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

2016
YEAR BUILT

CR
ZONING

± 9,160 SF
(DIVISIBLE)
TOTAL SF AVAILABLE



PHOTOS



SITE PLAN



AREA MAP



7-ELEVEN
 Starbucks
 Sam's Club
Coca-Cola
COSTCO WHOLESALE
CARMAX
TEXAS RANCHES
TARGET
SCHEELS

FLOOR DECOR
 Chick-fil-e
IN-N-OUT BURGER
 Fairfield BY MARRIOTT

Crescent
 Elementry School
 Crescent View
 Middle School

CVS pharmacy
 Little Caesars
 Domino's
HARMONS
MAVERIK

Alta
 Elementry School

Alta High
 School

W 11400 S

Storm Mountain
 Park

STATE ST

Honeybee Park

Cranberry Park

Juan Diego
 Catholic High
 School

SITE

IFA
Walmart
 Chevron
ACE Hardware
maceys
jiffy lube
ZIONS BANK

Spurcewood
 Elementry
 School

W 12300 S

15

12300 S

Galena
 Hills Park

FedEx
 Ship Center

IKEA LIVING SPACES
CAMPING WORLD
Ashley HOMESTORE
MAVERIK
RCWilley **Guild mortgage**

Corner Canyon
 High School

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	11,663	93,718	240,375
HOUSEHOLDS			
2025 Households	4,091	31,236	80,492
INCOME			
2025 Average HH Income	\$137,347	\$161,269	\$162,128

Traffic Counts

STREET	AADT
State Street	16,000
I-15	189,000

Cities Nearby

Salt Lake City, Utah	18 miles
Boise, Idaho	352 miles
Las Vegas, Nevada	404 miles
Denver, Colorado	508 miles
Phoenix, Arizona	705 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Ave Ste A
Midvale, Utah 84047
801.255.3333 | naixel.com

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