

THE NEW DOWNTOWN



FAIRBOURNE

STATION

South Market Street, West Valley City, UT 84119

PRIME RETAIL SPACE



PROPERTY HIGHLIGHTS:

- Available Fall 2019
- 986 sf - 4,296 rsf (see second page for details)
- List, or matrix of sf shown on second page
- \$28.00 - \$32.00 NNN Lease rate
- 2 future retail pads (6,950 sf/8,500 sf) - *see site plan*
- High speed, fiber-optic internet service available
- UTA hub onsite - Trax, UTA & interchange with Frontrunner (to/from Ogden and Provo)
- Abundant parking
- Daily park & ride foot traffic
- Adjacent 9-story office tower & 3-story building
- Future 4-story office building (80,00 sf) - *see site plan*
- High density residential adjacent to property



WASATCH
COMMERCIAL MANAGEMENT



FAIRBOURNE

STATION

WEIGH STATION ROAD



NOTE:

Retail Spaces can be combined to make a larger space.
Example: Retail Spaces #1 and #2 combined to make one retail space of 2,398 SF

TRAFFIC COUNT:

» 100,000+ vehicles pass by per day

1 MILE	3 MILES	5 MILES
37,490	103,180	91,400

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Population:	22,373	131,814	338,607
Total Household:	6,875	40,784	107,155
Avg. Household Income:	61,428	65,931	68,402

- » West Valley City population is 478,779
- » 143,381 Households
- » 150 Number of Retail Shops

- West Valley City, Utah is a young and fast-growing primary market with a median age of 30 years and an average household income of \$65,200
- 35% of the Primary Trade Area has a Bachelors Degree
- Utah's Median Age is the country's youngest at 30.1 years

TOURISM:

- Within 5 miles of West Valley City, there are 11,000 businesses with over 123,000 employees
- Job Growth in Utah is projected to be 2.8 percent annually through 2020 compared with 1.3 percent for the rest of United States
- Utah's unemployment rate is one of the nation's lowest
- Utah is ranked third among states in population growth, Utah's current population is estimated to be 2,900,872, an increase of 1.6 percent from 2012

MARKET ST.

RETAIL SPACE #1
1182 SF

RETAIL SPACE #2
1216 SF

RETAIL SPACE #3
1216 SF

RETAIL SPACE #4
934 SF

RETAIL SPACE #5
929 SF

RETAIL SPACE #6
1217 SF

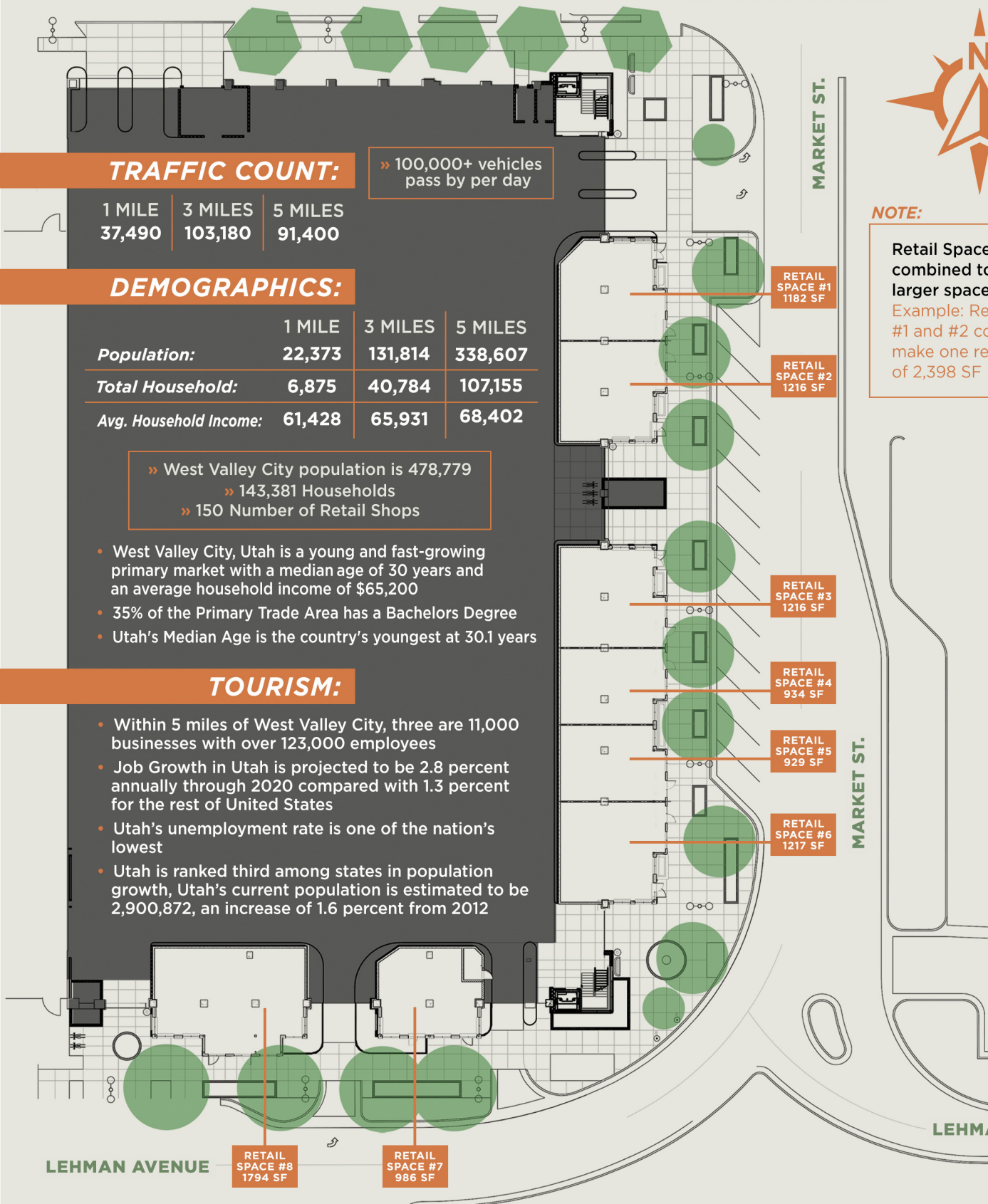
MARKET ST.

LEHMAN AVENUE

RETAIL SPACE #8
1794 SF

RETAIL SPACE #7
986 SF

LEHMAN AVENUE





FAIRBOURNE STATION



For Leasing Information Contact:

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