

Valley Fair Retail

2632 West 3500 South
West Valley City, UT 84119



RETAIL | FOR LEASE

PROPERTY INFORMATION

- > 3,200 SF (divisible) available
- > \$24 - \$30 PSF NNN (\$6.00 NNN)
- > 3500 South frontage
- > Close proximity to I-215, Redwood Rd. and Bangerter Hwy.
- > Adjacent to Valley Fair Mall, restaurants and other amenities.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST	23,741	126,354	341,688
2028 PROJ	24,004	125,781	345,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 EST	7,930	40,485	115,611
2028 PROJ	8,084	40,902	119,036

INCOME	1 MILE	3 MILE	5 MILE
2023 AVG	\$88,275	\$96,451	\$100,928
2023 MED	\$63,680	\$75,178	\$77,670

Source: ESRI 2024

NAIPremier

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