

WEST POINT CENTER

5400 South & Bangerter Hwy. (SWC) ↻ Taylorsville, UT

Space/Tenant	SF
1 AVAILABLE	89,775
2 AVAILABLE	8,070
3 AVAILABLE	2,048
4 AVAILABLE	607
5 AVAILABLE	1,938
6 AVAILABLE	1,527
7 AVAILABLE	7,713
8 AVAILABLE	1,380
9 AVAILABLE	1,413
10 AVAILABLE	1,412
11 AVAILABLE	1,666
12 Check-N-Go	1,800
13 Liberty Tax	1,057
14 AVAILABLE	1,188
15 AVAILABLE	4,105
16 PROP. GROCER	42,007



PROPERTY INFORMATION

- Anchor Space: 21,300 to 89,775 SF
 - Anchor Lease Rate: \$6 to \$9 PSF*
 - Shops: 607 to 8,070 SF
 - Shops Lease Rate: \$10 to \$13 PSF*
 - NNNs: \$1.66 PSF (est.)
 - Pads: Land Lease or BTS
- *Subject to tenant improvements, term, credit, etc.*

FEATURES

- Big Box, Jr. Anchor and Shop Space
- Pylon Signage
- Visibility from Bangerter Hwy
- Utah's 3rd Busiest Intersection (94K Average Daily Traffic)
- Full Access/Visibility from 5400 S.

FOR LEASE

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



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DronePhoto

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SITUS RETAIL GROUP

WEST POINT CENTER

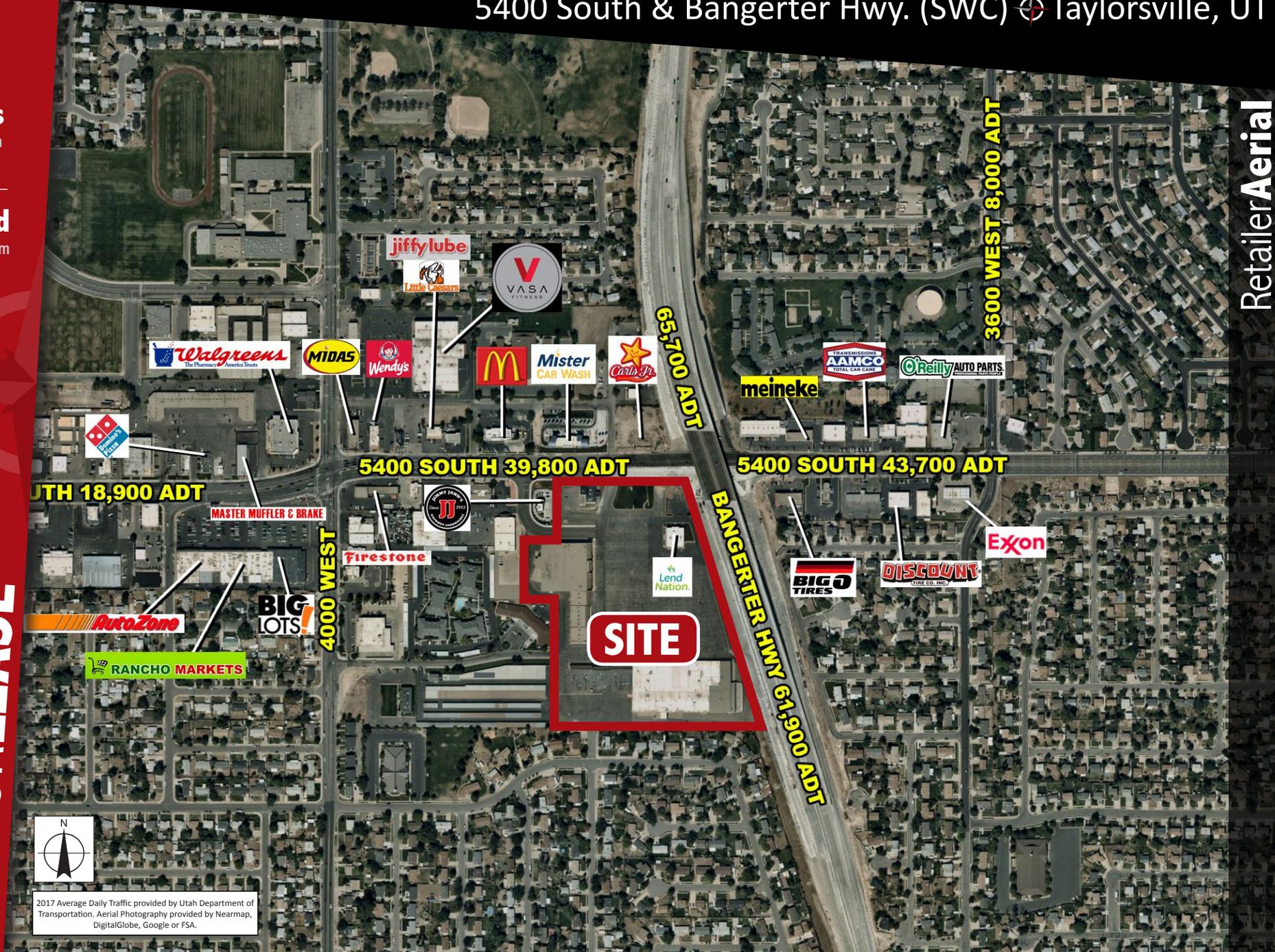
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RetailerAerial

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2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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Proposed Renderings

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Demographic Report

		1 mi ring		3 mi ring		5 mi ring		
Population	2018	21,208		170,466		367,340		
	2023	22,612		182,426		393,474		
	2010	20,851		165,089		341,257		
	2000	21,869	%	156,823	%	296,822	%	
Households		6,227		50,698		110,850		
Average household size		3.40		3.36		3.29		
Household income	< \$25,000	557	8.9	5,583	11.0	14,403	13.0	
	\$25,000 - \$49,999	1,647	26.4	11,300	22.3	25,449	23.0	
	\$50,000 - \$74,999	1,659	26.6	12,022	23.7	25,120	22.7	
	\$75,000 - \$99,999	1,106	17.8	8,451	16.7	17,609	15.9	
	\$100,000+	1,255	20.2	13,340	26.3	28,269	25.5	
	Median household income	\$63,270		\$67,369		\$65,165		
Average household income		\$75,335		\$83,212		\$81,422		
Total employees		2,272		31,747		139,895		
Business establishments		293		2,633		9,778		
Industrial		24	8.2	289	11.0	1,329	13.6	
Manufacturing		2	0.7	37	1.4	366	3.7	
Commercial		123	42.0	897	34.1	3,166	32.4	
Office		98	33.4	1,022	38.8	3,570	36.5	
Other		47	16.0	388	14.7	1,347	13.8	
Race	White	15,430	72.8	122,505	71.9	264,113	71.9	
	Black	429	2.0	3,410	2.0	8,761	2.4	
	American Indian	203	1.0	1,519	0.9	3,182	0.9	
	Asian & Pl	1,031	4.9	11,019	6.5	24,288	6.6	
	Other	4,114	19.4	32,012	18.8	66,996	18.2	
Hispanic population		5,739	27.1	44,604	26.2	96,598	26.3	
Sex	Male	10,700	50.5	85,263	50.0	184,506	50.2	
	Female	10,508	49.5	85,203	50.0	182,834	49.8	
Median age		32.3		33.5		32.8		
Education	Population 25+		12,980	61.2	104,153	61.1	221,366	60.3
	No high school diploma		2,271	17.5	15,672	15.0	33,995	15.4
	High school graduate		4,426	34.1	31,968	30.7	66,000	29.8
	Some college		4,538	35.0	37,490	36.0	78,305	35.4
	College graduate		1,253	9.7	13,471	12.9	30,464	13.8
	Graduate/professional degree		492	3.8	5,552	5.3	12,602	5.7

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