



Colliers

Architect's Rendering

For Lease

4,000–145,000 SF Available

MULTI-USE FLEX

460 West 500 South
Salt Lake City, Utah 84111

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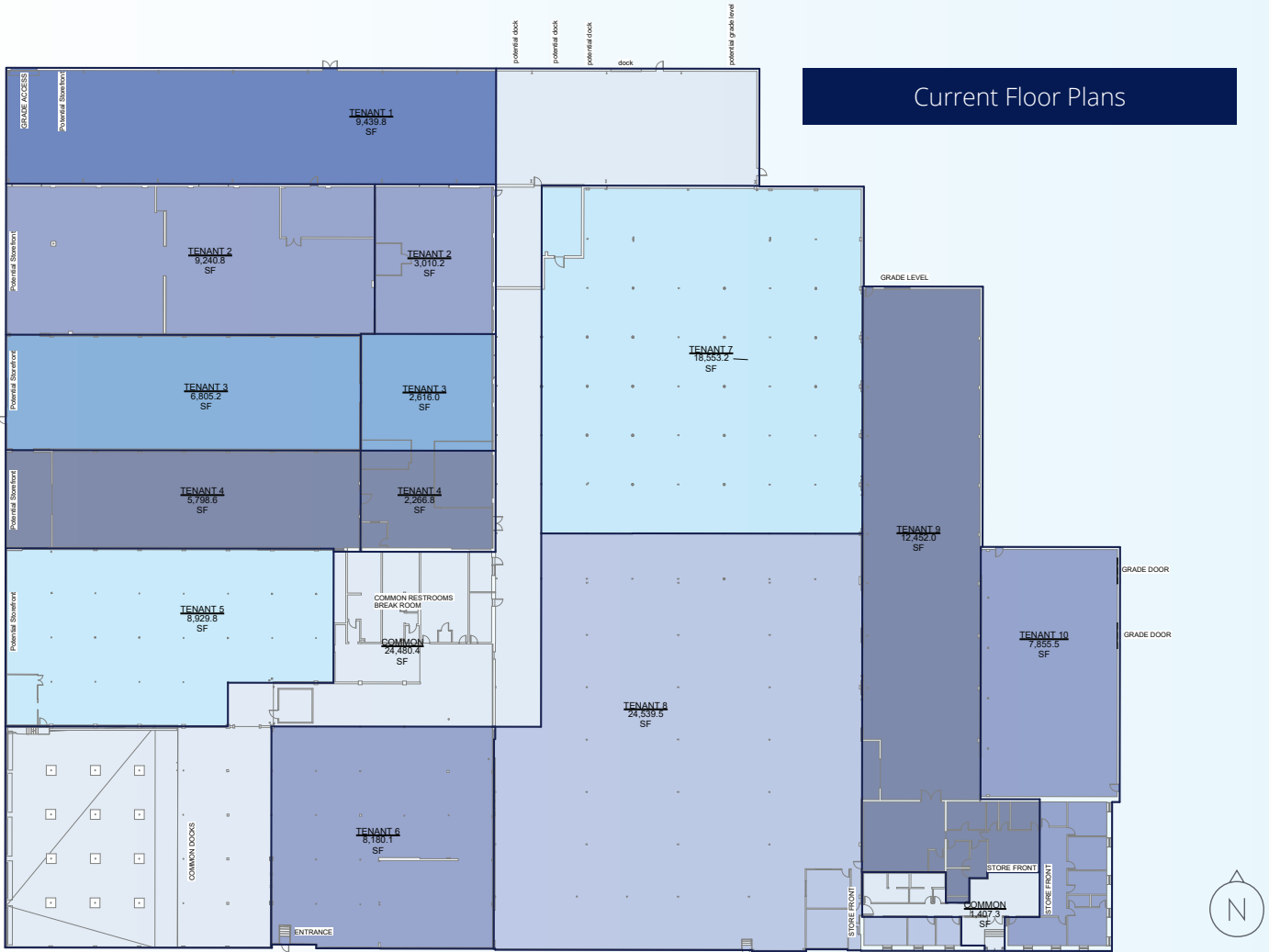
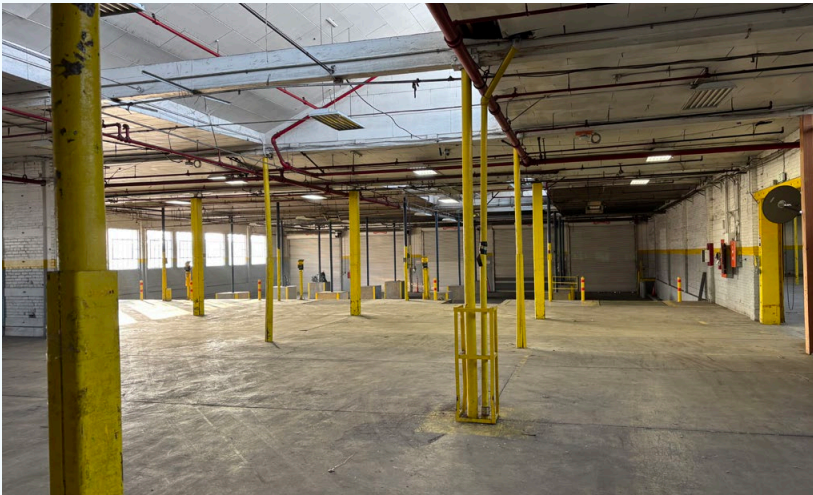
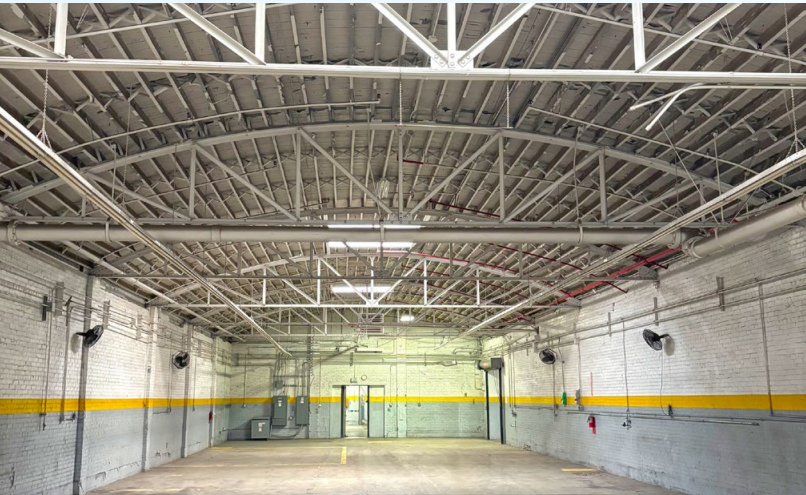
Property Highlights

- Industrial flex building
- Prime downtown location
- Significant outdoor parking
- Heavy power
- Dock high and grade level loading available
- Call for pricing

460 W 500 S | For Lease

Flex Space

Flexible retail or industrial space from 4,000 to 145,000 SF in the heart of downtown Salt Lake City. Located at 460 W 500 S, this property offers dock-high and grade-level loading, outdoor parking, and unbeatable access.



Downtown Overview



110+
stores and services
700,000+
of retail shops



105+
stores and services
650,000+ SF
of retail shops



675,000 SF
meeting, exhibit and ballroom space
700
room convention hotel



175+
local bars + restaurants



80+
arts and entertainment
events each month



2 Blocks
from Salt Lake Intermodal Hub

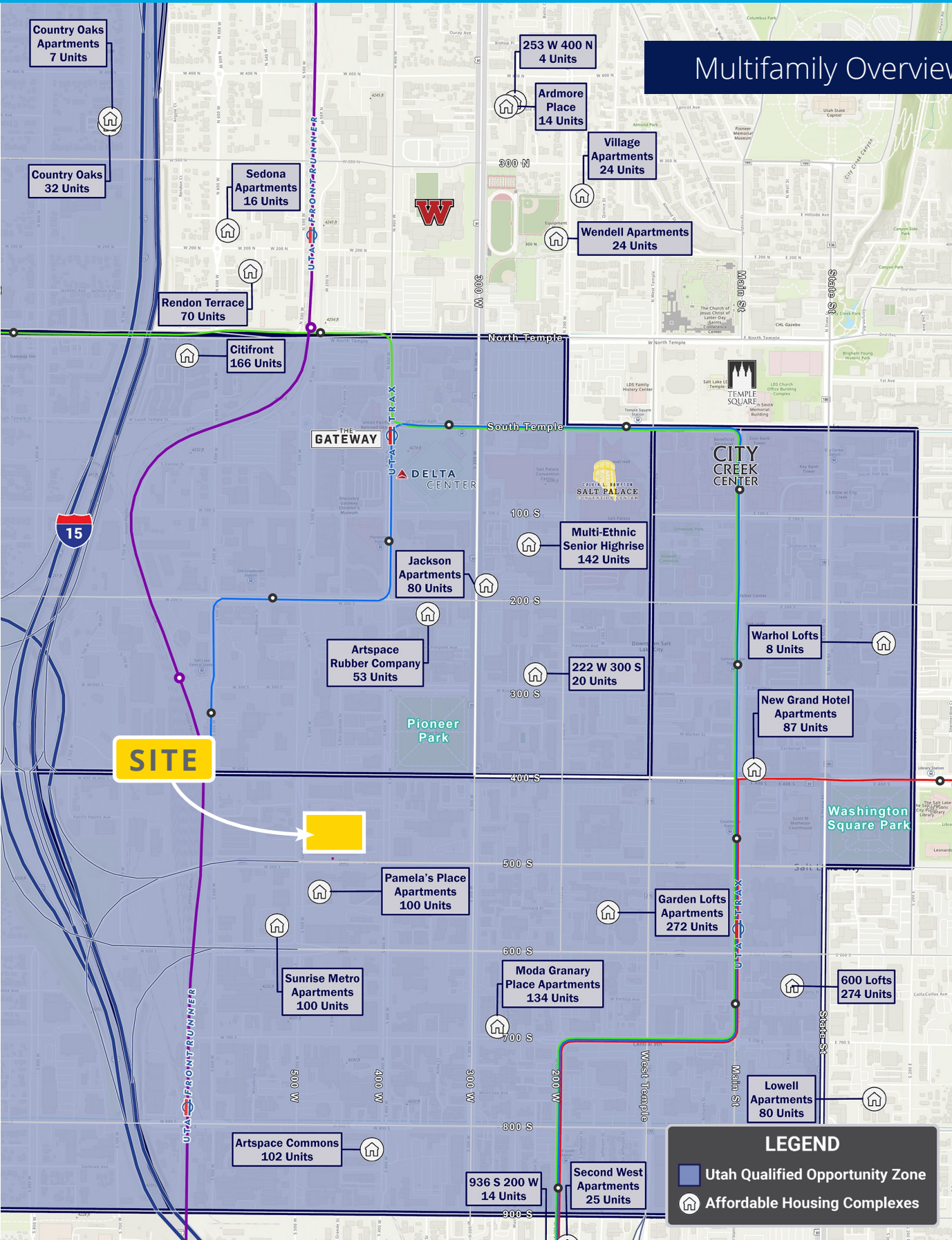
A DIVERSIFYING DOWNTOWN ECONOMY



Enjoy the area's plentiful farm-to-table restaurants, global eateries, bars and pubs, shop historic Trolley Square or the open-air City Creek Center and Gateway malls, or find the perfect entertainment, from the arts, music, festivals, and even "Open Streets" during the summer, when Main Street is closed to cars on the weekends, and shops and restaurants from South Temple to 400 South extend their services onto the sidewalk.

As the downtown residential population doubles in the next 30 months and continues to grow, there are opportunities for office, retail, restaurant and services to serve the growing residential population.

Multifamily Overview



Drive Times and Population

Demographics	3 Minutes	5 Minutes	10 Minutes
Population			
2024 Total	2,304	21,593	217,396
2029 Projected	2,853	26,188	233,128
Daytime Population			
2024 Workers	4,551	29,568	265,611
2024 Total	5,468	38,760	353,663
Household Income			
2024 Median HHI	\$67,545	\$58,684	\$70,616
2024 Average HHI	\$103,507	\$83,006	\$97,841

Demographics	1 Mile	3 Mile	5 Mile
Population			
2024 Population	16,602	145,253	260,126
2029 Projected	20,668	155,889	273,633
Households			
2024 Population	8,290	66,354	109,213
2029 Projected	10,843	74,119	119,609
Income			
2024 Median HHI	\$60,724	\$70,588	\$76,295
2024 Average HHI	\$87,828	\$102,437	\$111,596
Per Capita Income	\$44,627	\$46,902	\$47,067

Key Points

Population in 3-Mile Radius

145k+

Population Growth by 2029

7.3%

Median Age

30.8

Median Household Income

\$70k+

Utah is a Young & High-Growth State

One of the Fastest Growing States in the U.S.

20.7% Population Increase 2010-2020 (ESRI BAO)

Median Age of 30.9 The Youngest State in the U.S. by Median Age (ESRI BAO)

There Are More Than 571k More People in Utah Than There Were in 2010 (ESRI BAO)

The Economic Conditions in Utah are Great

Ranked 2nd Best State for Overall Economy (U.S. News: Best States Ranking)

Utah Named #2 Best State for Business in 2018 (Forbes)

Ranked 4th Best State for Venture Capital (U.S. News: Best States Ranking)

Utah Boasts a Highly Educated & Skilled Workforce

More Than 35 Higher Education Institutions in Utah (National Database of Scholarships)

48% of Utahns Have Obtained Postsecondary Certificates or Degrees (Utah.gov)

Over 79k Degrees Awarded in 2017 (DataUSA.io)

Opportunities for Jobs & Careers in Utah are Plentiful

Among the Top State in the U.S for Job Growth

3.6% Utah's Job Growth Rate July 2018-July 2019 (U.S. Bureau of Labor Statistics)

Utah is Experienceing Overwhelming Job Growth in Construction, Financial, Health & Technology Sectors (Utah.gov)

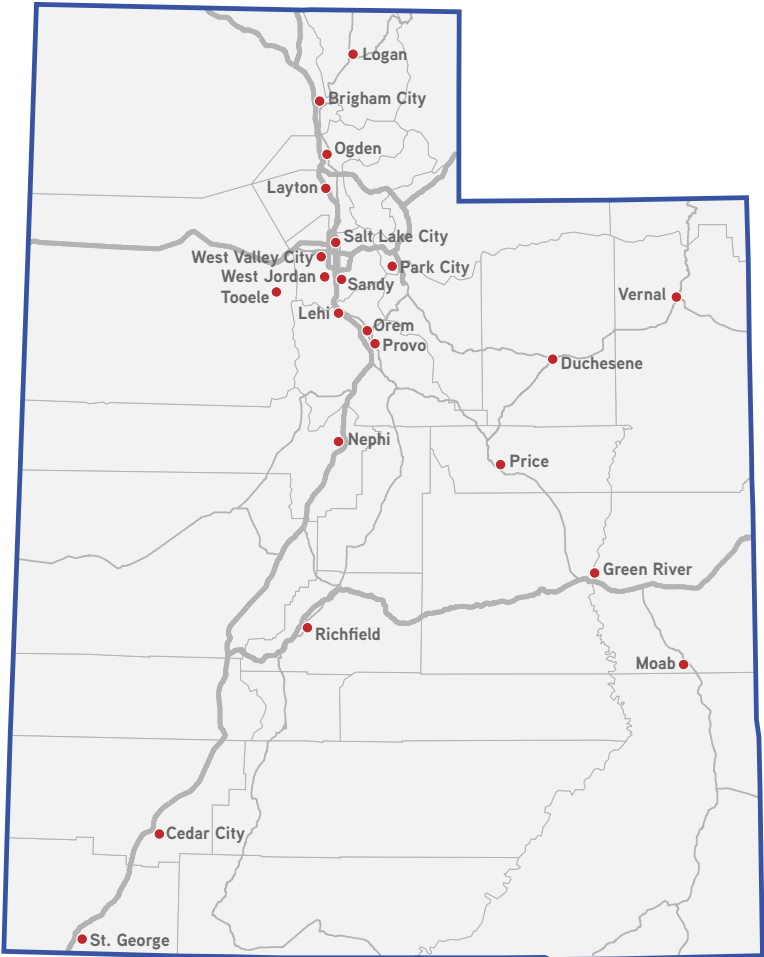
About 54.5k Jobs Were Added to Utah's Economy from July 2018-July 2019 (U.S. Bureau of Labor Statistics)

Utah Contains a Multilingual Population

Over 120 Languages Spoken in Utah (Desert News)

About 15% of Utah Residents speak a Language Other Than English at Home (The Salt Lake Tribune)

More Than 246k Spanish Speakers (U.S. Census Bureau)



Utah's Metropolitan Statistical Areas (MSAs)

-
- 1

Salt Lake City

(1,283,161)

Counties: Salt Lake & Tooele

2

Provo-Orem

(714,263)

Counties: Utah & Juab

3

Ogden-Clearfield

(699,065)

Counties: Weber, Davis & Box Elder

4

St. George

(190,266)

Counties: Washington

5

Logan

(153,122)

Counties: Cache, UT & Franklin, ID

Utah's Most Populous Cities

- 1

Salt Lake City

(204,380)

2

West Valley City

(141,290)

3

Provo

(129,973)

4

West Jordan

(121,762)

5

Orem

(103,120)

6

Sandy

(100,343)

7

St. George

(98,525)

8

Ogden

(89,694)

9

South Jordan

(86,315)

10

Layton

(78,750)



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