

New Tenants ***Opening Soon!***

SALT & STRAW

McGEE & CO.

BEAUMONT
LE CAFÉ

TROLLEY SQUARE

FOR LEASE

602 S. 700 E. | SALT LAKE CITY, UTAH 84102

Colliers

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TROLLEY SQUARE

Trolley Square is a distinctive, historically rich retail destination located in Salt Lake City, just outside the central business district. Originally constructed in 1908 as a trolley car barn serving the city's early transit system, the property has been thoughtfully transformed through adaptive reuse into one of the region's most character-driven shopping environments.

Redeveloped in 1972 into a two-story retail center, Trolley Square seamlessly blends its industrial heritage—exposed brick, timber beams, and expansive windows—with modern retail functionality. The result is an authentic, experience-oriented destination that stands apart from conventional shopping centers.

Today, Trolley Square attracts a diverse mix of local boutiques, specialty retailers, and dining concepts, complemented by a curated selection of national tenants that drive consistent foot traffic and brand recognition. Supported by strong surrounding demographics and proximity to downtown, established neighborhoods, and major commuter corridors, the project benefits from both destination appeal and daily convenience visits. Its historic architecture, walkable layout, and unique sense of place make it a compelling location for tenants seeking both visibility and character in one of Salt Lake City's most recognizable retail landmarks.

Legacy Tenants

Whole Foods Market — 14 Years	Pottery Barn — 28 Years	Williams Sonoma — 28 Years
Rodizio Grill — 27 Years	Desert Edge Brewery — 52 Years	The Old Spaghetti Factory — 52 Years
Cabin Fever — 40 Years	Payne Anthony — 53 Years	Tabula Rasa — 40 Years

Leases Executed in **2025**

west elm · Rejuvenation · Kohler · image eyes optical · Happy Camper Deli and Bakery · McGee & Co. · go · magnum · School of Rock · Burger Fusion · Salt & Straw · Momentum Indoor Climbing · Salt Lake City Circus Center · Bloch













FOR LEASE

CALL BROKER FOR DETAILS
$13.50 - $16.66 PSF (NNN)

TROLLEY SQUARE

This landmark property blends the historical 1908 architecture with modern day finishes. Exposed steel beam ceilings and brick walls add to its industrial charm.

Available | Restaurant Space | New Tenant **Opening Soon** | Leased

Main Floor



On-site parking stall count: **856**

A	A105	West Elm	10,546 SF
	A104	Williams Sonoma	6,063 SF
	A103	Kohler	9,717 SF
	A102	McGee & Co.	7,667 SF
B	B100	Rejuvenation	7,604 SF
	B102	Pottery Barn	22,810 SF
C	C101	Whole Foods Market	40,689 SF
	C102	Magnum E-Bikes	3,064 SF
	C103A	Burger Fusion	2,280 SF
	C103B	Barre3	2,216 SF
	C104	Available Restaurant Space	2,087 SF
	C105	School of Rock	2,663 SF
	C106	SLC Circus Center	3,486 SF
P	P101	Corepower Yoga	3,660 SF
	P101B	Trolley Coffee	1,039 SF
	P102	Orangetheory Fitness	3,066 SF
E	P103	Momentum Indoor Climbing	7,601 SF
	E101	Utah Arts Alliance	7,421 SF
D	D101	Beaumont Le Cafe	5,054 SF
	D102	Cosset bath & Body	972 SF
	D103	Precious Eyebrow Designers	805 SF
	D106	Spark Women's	6,999 SF
	CAR	Sugar & Stems	530 SF
	D109	Salt & Straw	2,751 SF
	D110	Lanny Barnard Gallery	3,880 SF
	D114	Vacant	1,335 SF
	D114A	Vacant Additional 900 SF	2,235 SF
	D114B	Laser Away	1,335 SF
	D115	Spark Men's	6,102 SF
	D116	Vacant	2,377 SF
	D117	Vacant	2,293 SF
	D118	Vacant	271 SF
	D119	Vacant	1,483 SF
	D123	Himalayan Arts	1,481 SF
	D124	Tabula Rasa Social Stationers	3,614 SF
	D125	Available Restaurant Space	1,190 SF
	D126	Mid City Salon	2,223 SF
	D128	goGlow	1,139 SF
	D131	Olive & Coco Outlet	3,248 SF
	D132	Trolley Square Barbers	1,076 SF
	D134	Vacant	1,828 SF
	D136	Payne Anthony Creative Jewelers	1,382 SF
	D137		1,338 SF
	D138	Vacant	8,860 SF
	D139	Cabin Fever cards & gifts	2,214 SF
	D141A	Millennium Dance Complex	6,350 SF
	D141C	Weller Book Works	6,919 SF
	D142	Vacant	1,279 SF
	D145	Bloch	1,669 SF

Main Floor

2nd Level



D	D208	Lisa's Popcorn	741 SF
	D209	Automotive Addiction	3,780 SF
	D210	My Little Belleville	779 SF
	D211	Vacant	1,729 SF
	D225	Rodizio Grill	11,861 SF
	D226	To Be Built - Vacant	5,208 SF
	D230	Vacant	1,937 SF
	D231	Hive Market	1,634 SF
	D232	Vacant	763 SF
	D233	Vacant	670 SF
	D236	Image Eyes Optical	1,993 SF
	D238	Trolley Art & Antique	2,081 SF
	D239	Trolley Square Management	1,454 SF
	D240	Trolley Square Museum	1,903 SF
	D241	Big Mountain Alchemy	1,877 SF
	D243	Desert Edge Brewery	7,819 SF
	D244	Vacant	973 SF
	D245	The Old Spaghetti Factory	9,402 SF
	D247	Trolley Photography Studio	2,835 SF
	D248	Vacant	1,056 SF
	D249	Weller Book Works (Mezzanine)	2,619 SF
	D250	Train Museum	649 SF

2nd Level

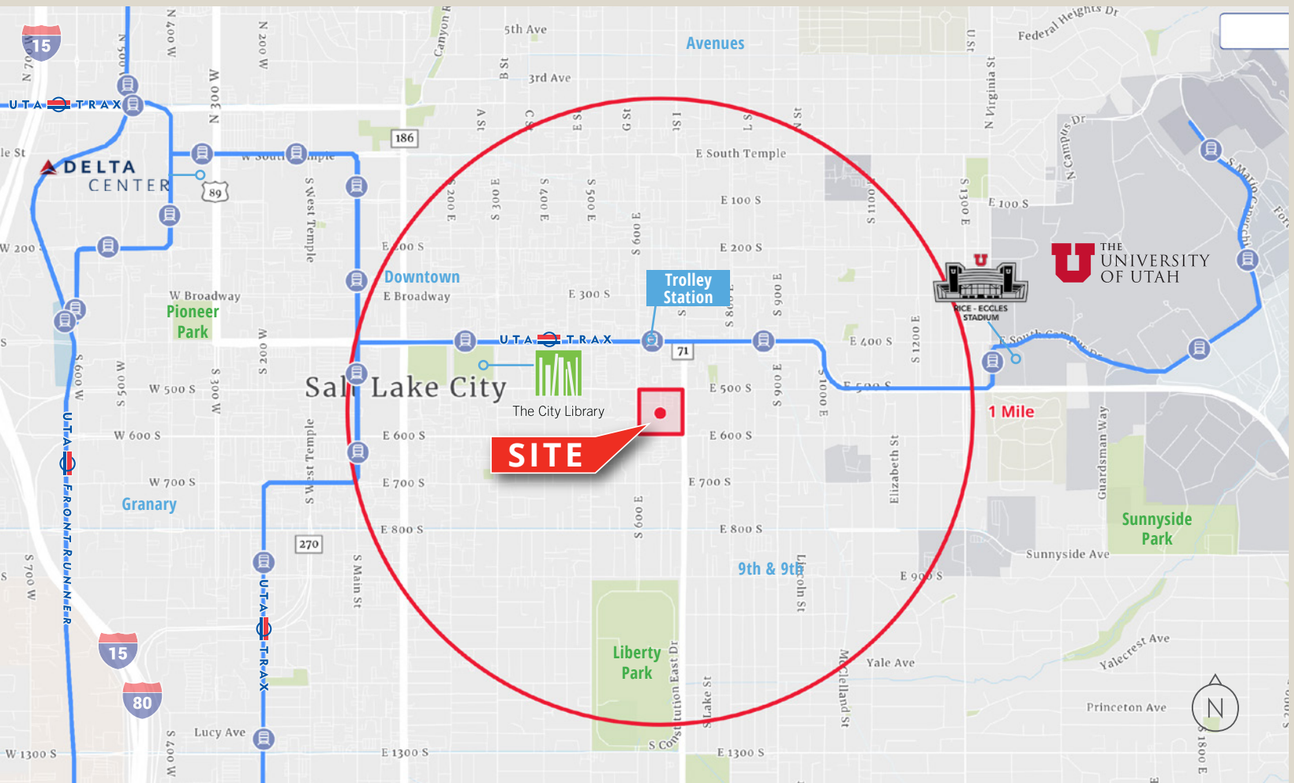
AREA OVERVIEW



The established surrounding residential neighborhoods and business district provide direct access to a diverse and affluent customer base.

Nearby

- Trolley TRAX Station
- The City Library
- Liberty Park
- Downtown Salt Lake City
- The University of Utah



DEMOGRAPHICS

Key Points
3 Miles

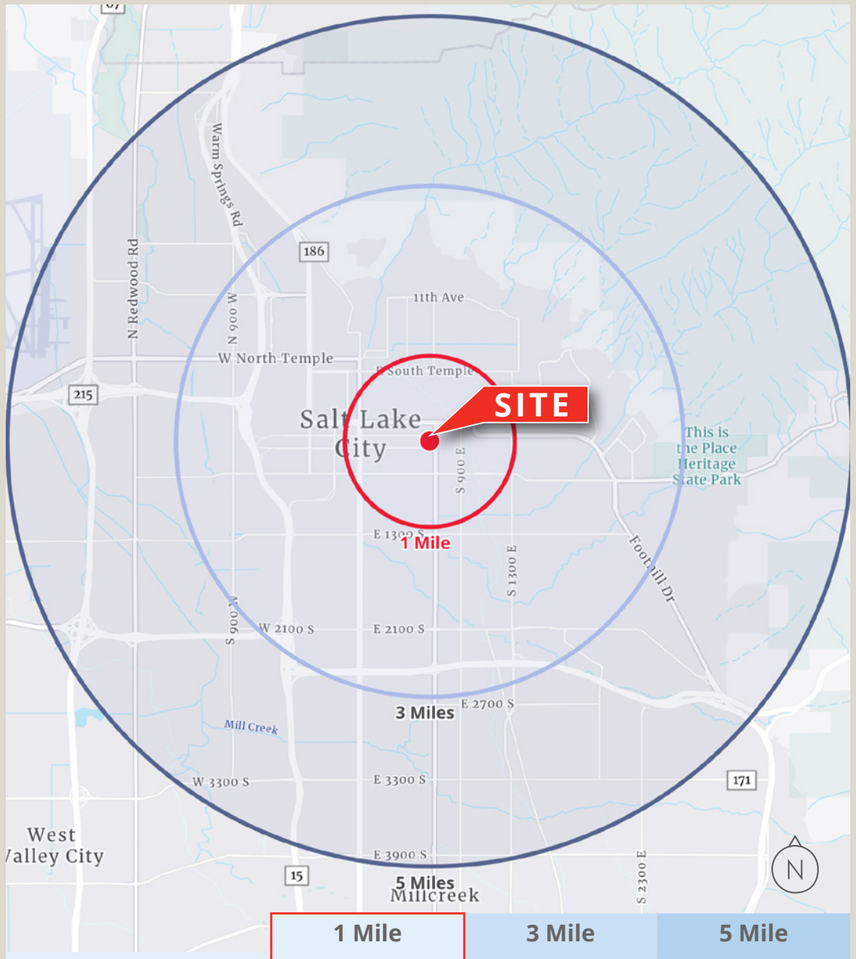
149k
Population (2025)

6.8%
Population Growth 2025-2030

33.1
Median Age

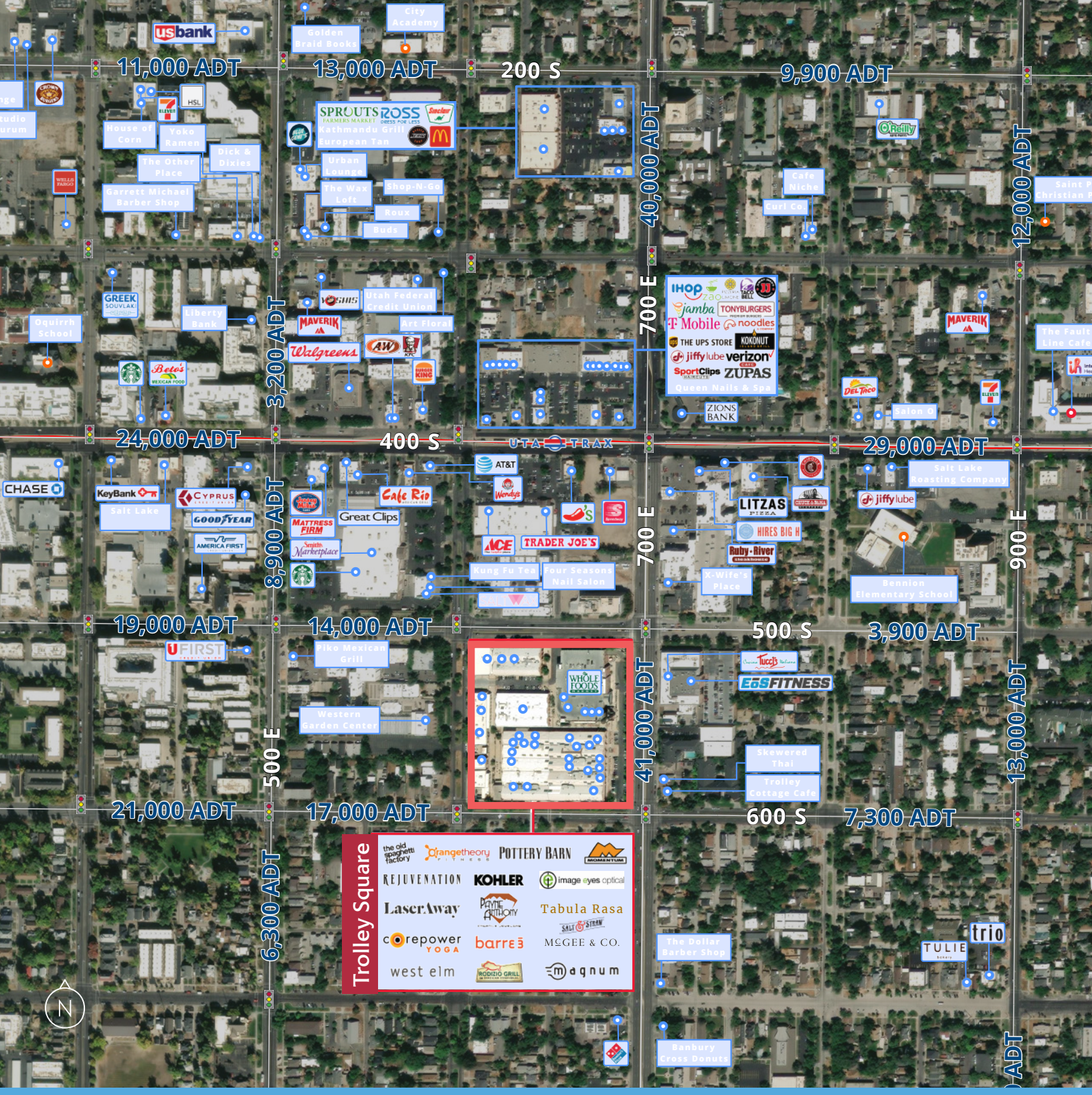
1.98
Average Household Size

$121k
Average Household Income



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	31,010	148,790	258,072
2030 Projected	33,107	158,875	270,324
Households			
2025 Estimated	17,320	71,197	113,339
2030 Projected	19,134	78,683	123,079
Income			
2025 Median HHI	$61,216	$78,137	$80,973
2025 Average HHI	$94,107	$121,113	$121,378
2025 Per Capita	$52,543	$58,158	$53,598

Demographics provided by ESRI Business Analyst



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