

Valley Fair Retail

3603 S 2700 W, Suite 300 | West Valley City, UT

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,947 SF Available on pad building of Valley Fair Mall
- Former Waffle Love Space with hood and grease trap
- Nestled between strong tenants, AT&T and Bank of America
- Near Costco, In-N-Out, Chick-Fil-A, Panda Express, Zupas, Jimmy Johns, Cafe Rio, and Olive Garden
- Ample parking spaces available
- High visibility and lighted intersection access
- UTA Public Transportation Hub directly across from Center, TRAX Light Rail to West Valley City - nearly 18,000 commuters daily

LEASE RATE:
\$45 NNN



ANDERSON CRG
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204
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(801) 425-3655

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2025	23,492	124,795	339,930
Households			
2025	7,778	40,628	117,949
Income			
2025 Median	\$88,673	\$96,789	\$104,185



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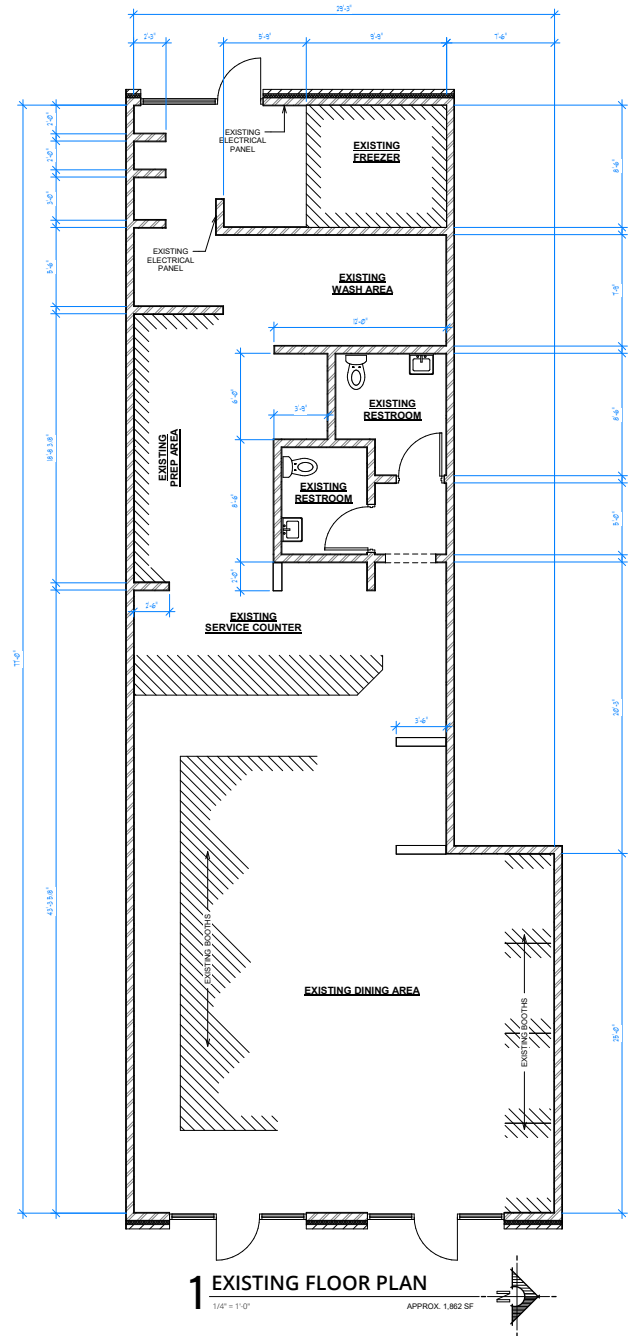
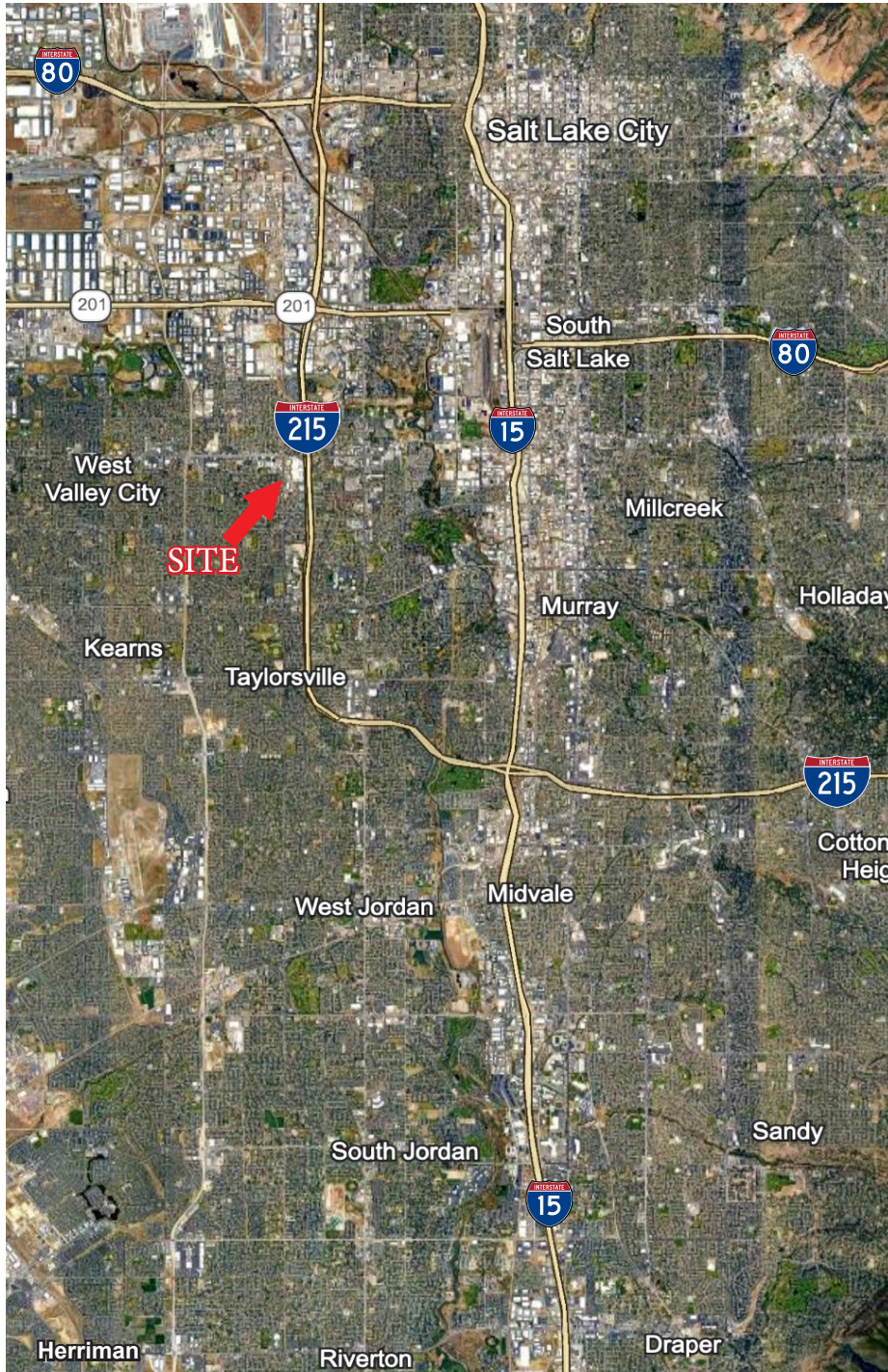
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