

5609 N UNIVERSITY AVE

PROVO, UTAH



NOW LEASING

LIFESTYLE RETAIL & RESTAURANT SPACE



ABOUT

Welcome to Provo's Premier, Lifestyle Retail Space!

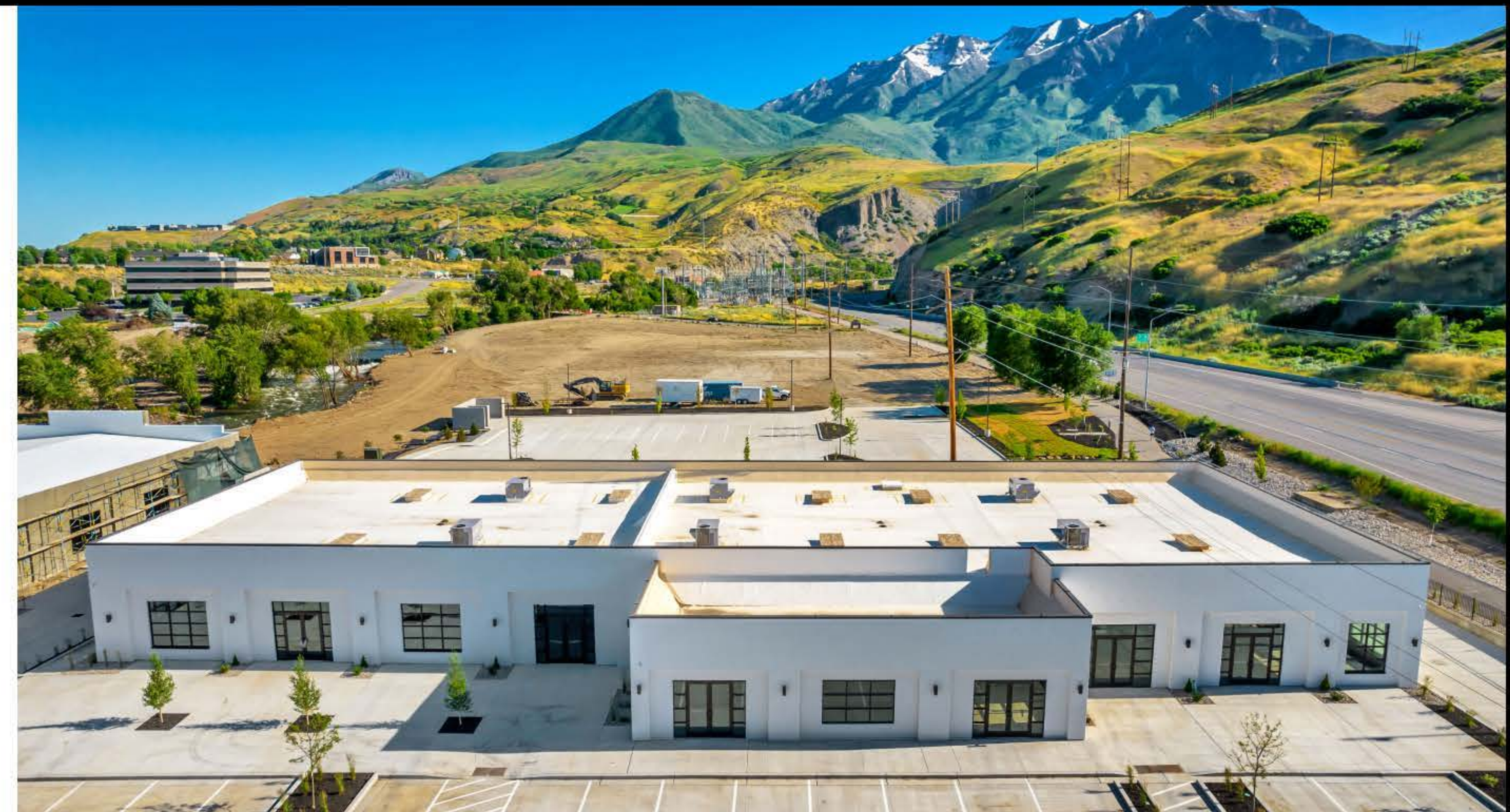
Discover an exceptional retail opportunity with breathtaking mountain views at the gateway to Provo Canyon. Perfectly situated next to the Provo River and Provo River Parkway Trail, this property offers a stunning and prestigious setting for businesses seeking an unparalleled address.

Located on University Avenue, our building ensures maximum visibility and convenience. Enhanced access with a new traffic light at the project entrance provides seamless access for customers and clients. Whether you are a retail shop, restaurant, or service provider, our versatile units are designed to cater to various commercial needs. The Hollywood Regency design offers a sophisticated and professional environment, perfect for elevating your brand.

The building features ample parking for your customers' convenience and is directly adjacent to a high-end event and reception center ensuring a steady stream of potential customers. Additionally, tenants will benefit from increased exposure with a new residential project underway on adjacent parcels.

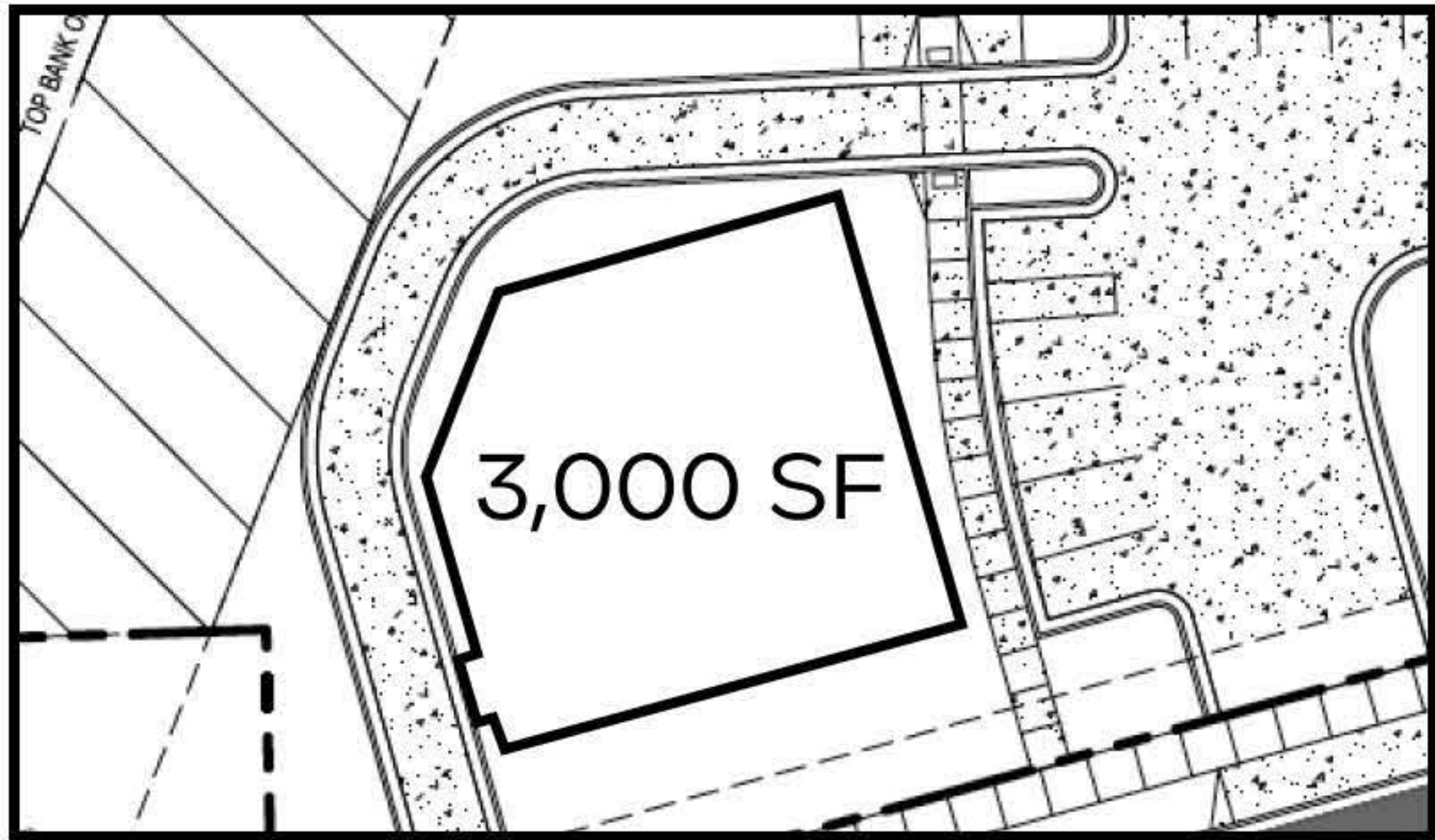
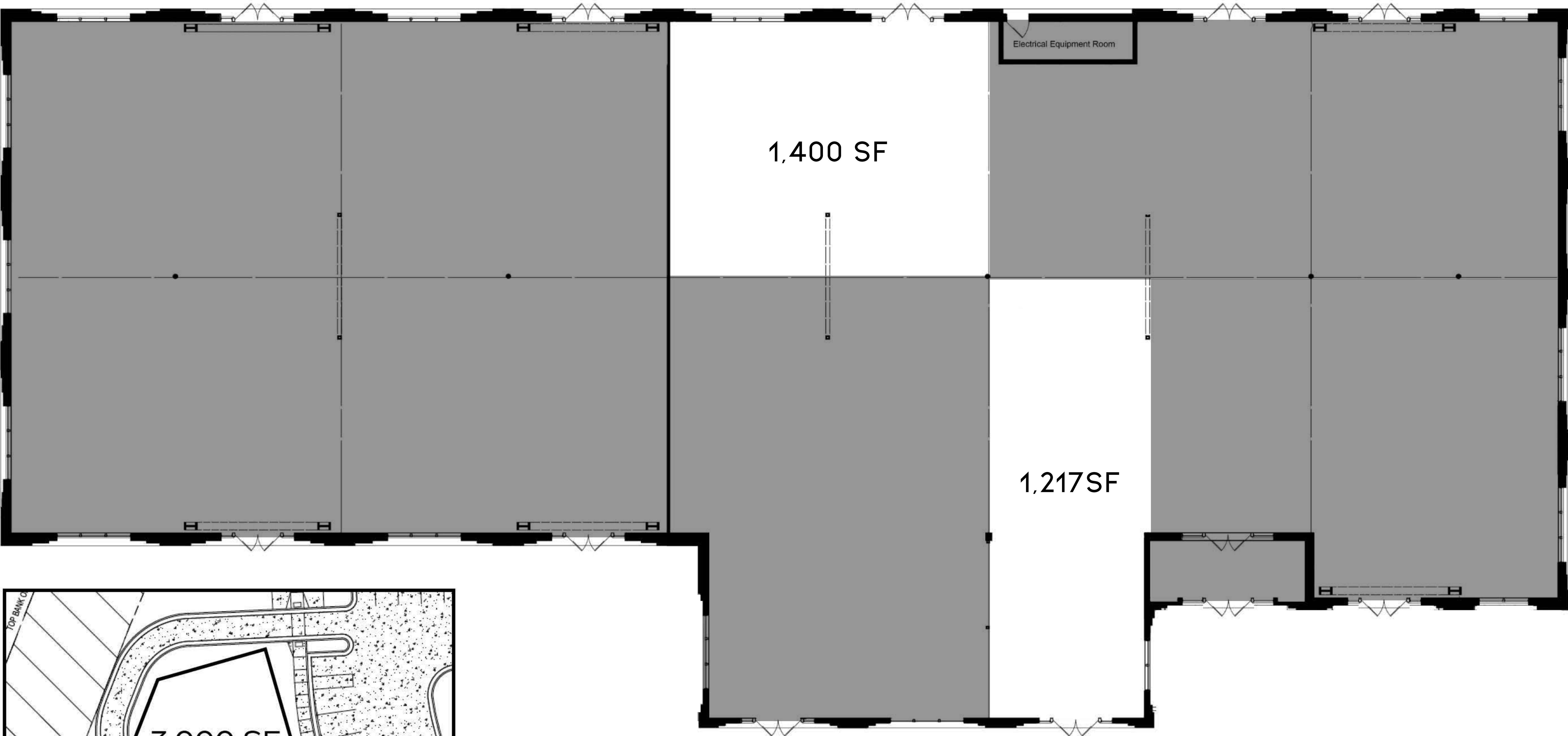
Enjoy the tranquility and natural beauty of the Provo River while being just minutes away from major roads. Unlike crowded commercial areas, our property provides a spacious and serene atmosphere, combining convenience with nature's tranquility.

Secure your unit today and position your business in one of Provo's most coveted retail spaces. Experience the perfect blend of accessibility, elegance, and natural beauty, and watch your business thrive in this vibrant community



LEASING DETAILS

LISTING RATE	SQUARE FOOTAGE	PATIO SPACE
\$42.00/RSF, NNN	1,217-1,400 RSF	OVER 6,000 SF



FUTURE PAD SITE W/
DRIVE-THROUGH & GREASE TRAP

AREA MAP

200 Future
Luxury
Townhomes

qualtrics aptive
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AREA MAP

200 Future Luxury
Townhomes

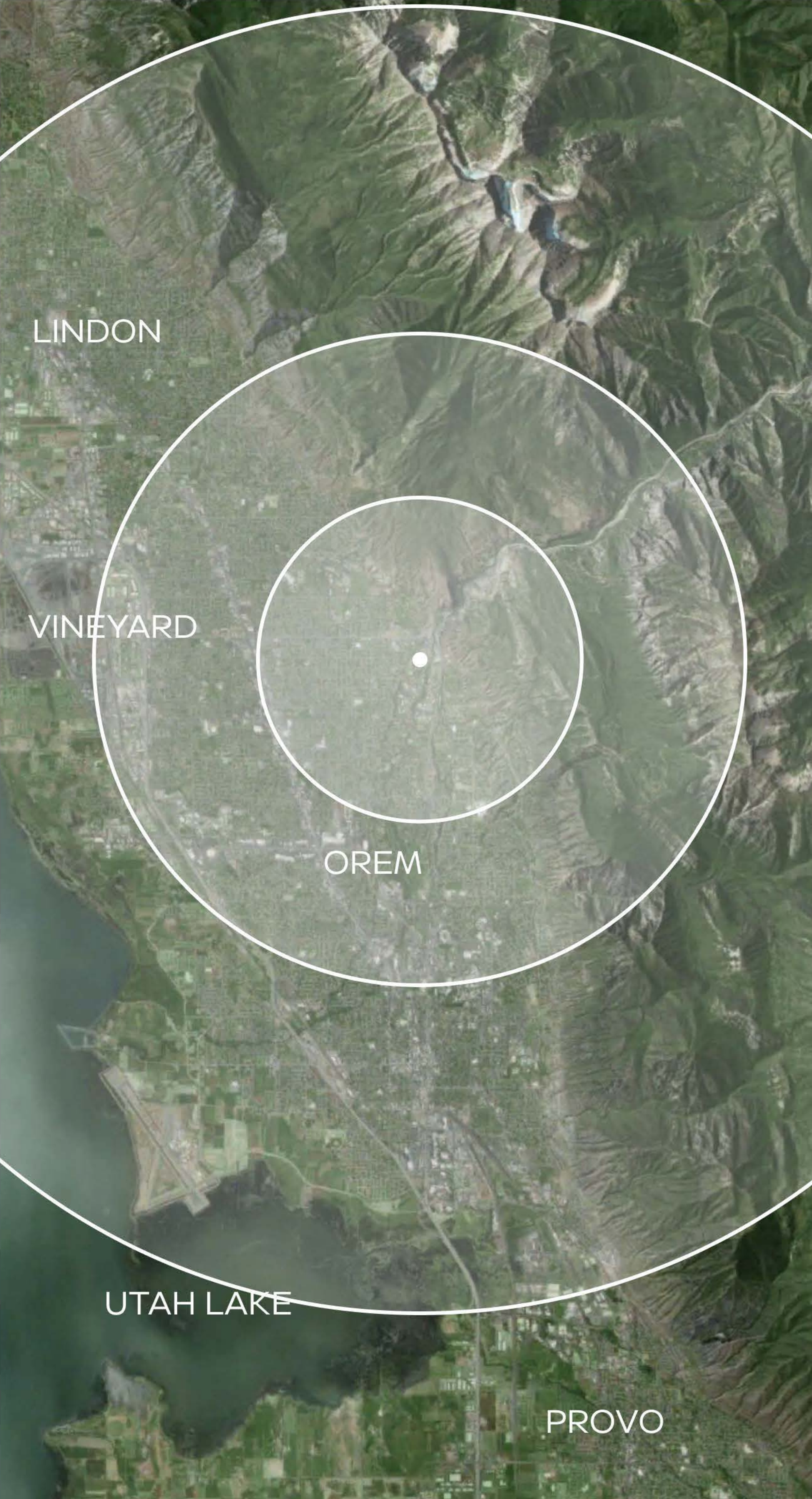


DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
EST. TOTAL (2023)	27,780	197,516	330,426
PROJECTED (2028)	29,350	211,572	355,200

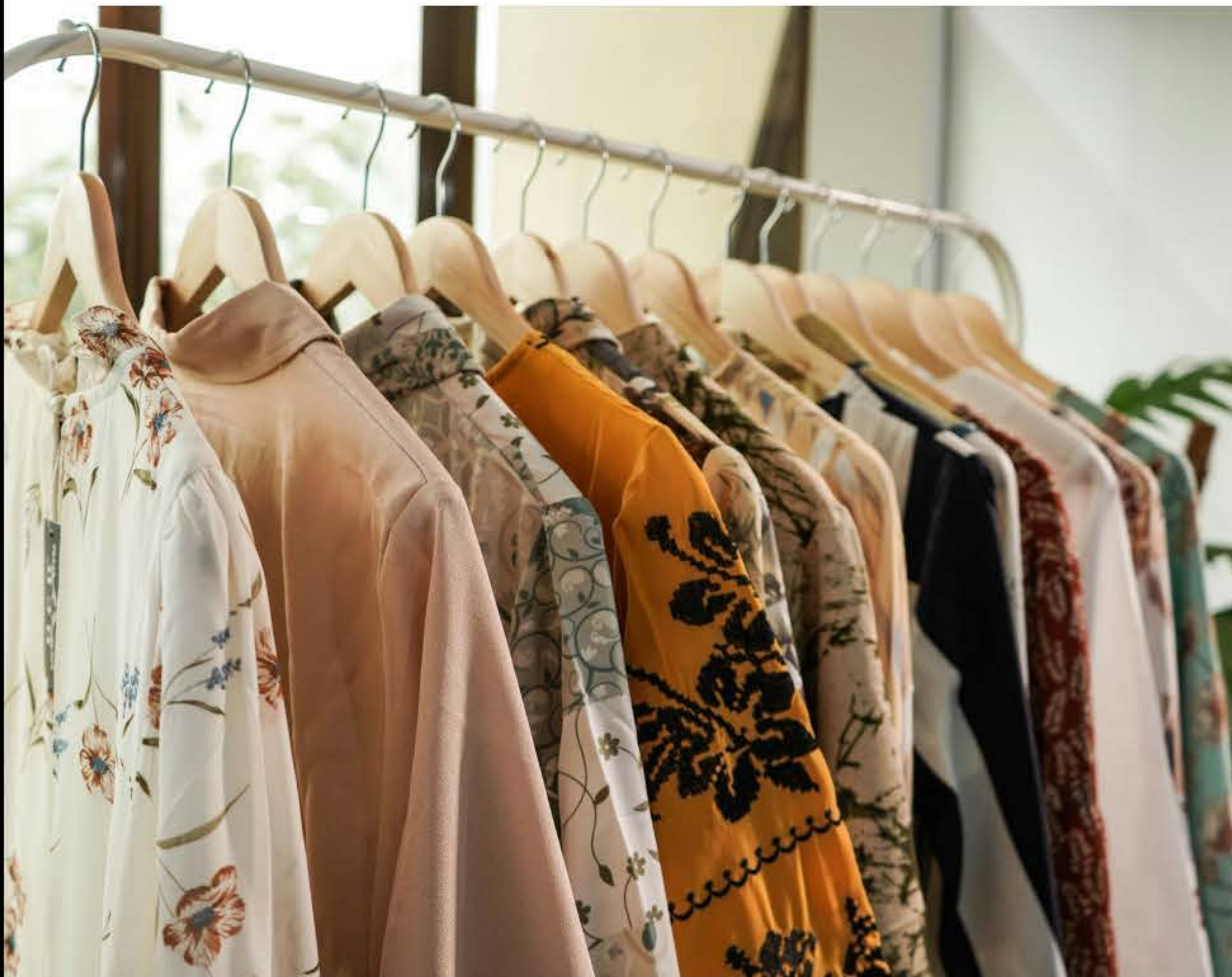
HOUSEHOLD INCOME	2 MILE	5 MILES	10 MILES
AVGERAGE (2023)	\$96,947	\$85,859	\$88,184

LOCAL CROSSROADS	DISTANCE	TRAFFIC VOLUME
US HWY 189 & N CANYON RD	0.10 mi	19,012
N UNIVERSITY AVE & N CARTERVILLE RD	0.18 mi	22,893
US HWY 189 & PROVO CANYON RD	0.24 mi	22,496



POSSIBILITIES

Imagine your business thriving in a versatile space with breathtaking mountain views as your backdrop. Whether you're envisioning a trendy clothing boutique, an elegant jewelry store, or a chic salon and spa, this serene environment provides the perfect setting. Specialty boutiques will attract locals with unique offerings, while a cozy café or stylish restaurant can become a sought-after dining destination. This building is designed to accommodate a variety of business models, ensuring your vision can become a reality here. Secure your spot today and let your business flourish in this idyllic location.





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