

**DOWNTOWN
SALT LAKE CITY**

**BLOCK 44
214 UNITS**

**QUATTRO
94 UNITS**

SITE

**ENCORE
189 UNITS**

RETAIL FOR LEASE

THE QUATTRO

385 South 400 East | Salt Lake City, UT 84111

Property Highlights

- ~1,330 SF
- Lease Rate: \$35 PSF NNN
- 94 New High End Residential MF Units
- Across from UTA Trax Red Line (University of Utah)
- Excellent Exposure on 400 South

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

JOE MILLS
801.930.6755

jmills@legendcommercial.com

CHLOE CYPERS
801.644.6299

ccypers@legendcommercial.com

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www.legendcommercial.com

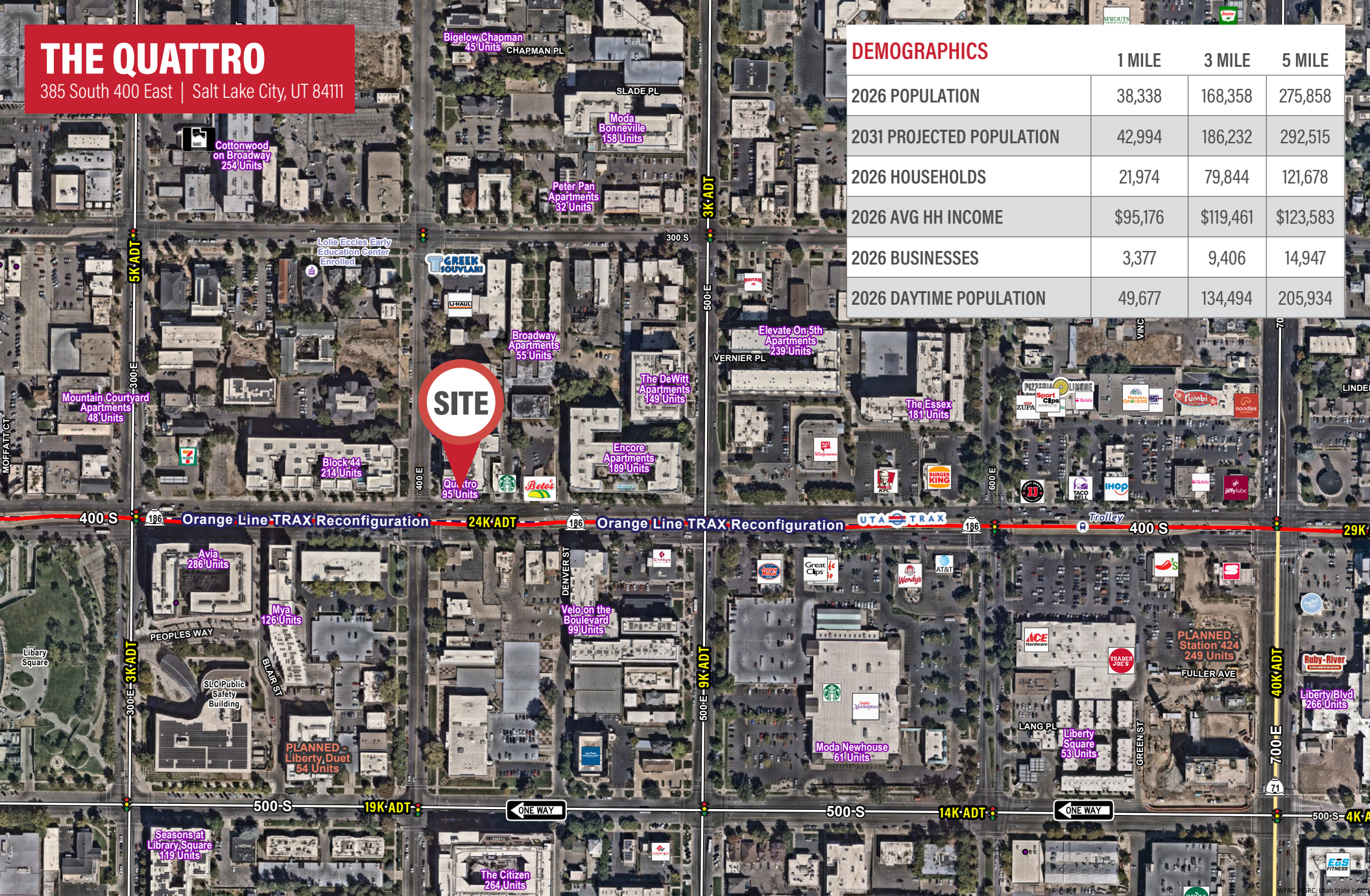
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	38,338	168,358	275,858
2031 PROJECTED POPULATION	42,994	186,232	292,515
2026 HOUSEHOLDS	21,974	79,844	121,678
2026 AVG HH INCOME	\$95,176	\$119,461	\$123,583
2026 BUSINESSES	3,377	9,406	14,947
2026 DAYTIME POPULATION	49,677	134,494	205,934

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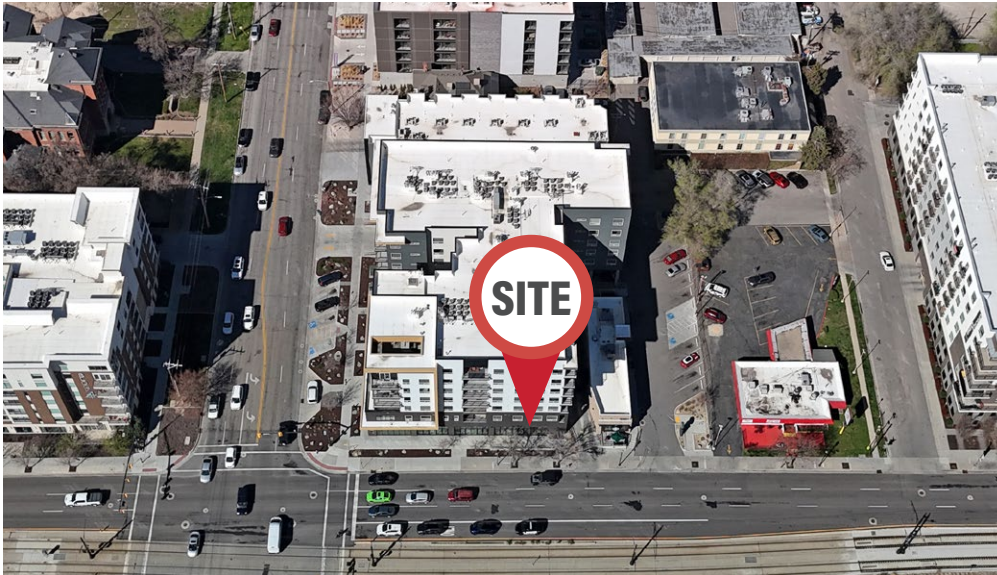
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