



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



CANYON GATE SHOPPING CENTER

(SWC) HIGHWAY 6 & 2550 EAST • SPANISH FORK • UTAH • 84660

FOR SALE OR LEASE

PROPERTY SPECS

- In-line Shop Space Available
- Only 3 Pads Left!
- Anchored by High Volume Walmart Neighborhood Market
- Walmart Fuel Center is #3 out of 450 Locations in the USA
- High Residential Growth - Over 1,200 New Units Coming
- \$91,437 Average Household Income Within Trade Area
- Traffic Counts (2017) Highway 6: 23,000 AADT
2550 East: 8,300 AADT



1 MILE
12,085
2018 EST.
POPULATION

3 MILES
42,574
2018 EST.
POPULATION

5 MILES
84,845
2018 EST.
POPULATION



2,874
2018 EST.
HOUSEHOLDS

11,241
2018 EST.
HOUSEHOLDS

22,937
2018 EST.
HOUSEHOLDS



\$77,085
MEDIAN HH
INCOME

\$69,367
MEDIAN HH
INCOME

\$70,331
MEDIAN HH
INCOME

CONTACT:



CANYON GATE SHOPPING CENTER



	LEASED
	LEASE REVIEW
	LOI
	AVAILABLE



3 PADS FOR SALE/GROUND LEASE

Pad	Acres	Sale Price	Ground Lease
A	0.52	\$450,000	\$42,000
D	0.69	\$750,000	\$67,000
E	0.56	\$500,000	\$62,000

(Pads are not subdivided yet)

4 PADS FOR LEASE

Pad	SF	Lease Rate	NNN
B1	1,500 DRIVE THRU - END CAP	\$30.00	\$4.00
B2	1,100	\$25.00	\$4.00
B3	1,100	\$25.00	\$4.00
B4	1,100 END CAP	\$27.00	\$4.00
C3	1,230 END CAP	\$27.00	\$4.00
F1	2,400 DRIVE THRU - END CAP	\$25.00	\$4.00
F2	2,560	\$23.00	\$4.00
F3	2,560	\$23.00	\$4.00
G1	1,500 END CAP	\$28.00	\$4.00
G2	1,500 END CAP	\$28.00	\$4.00

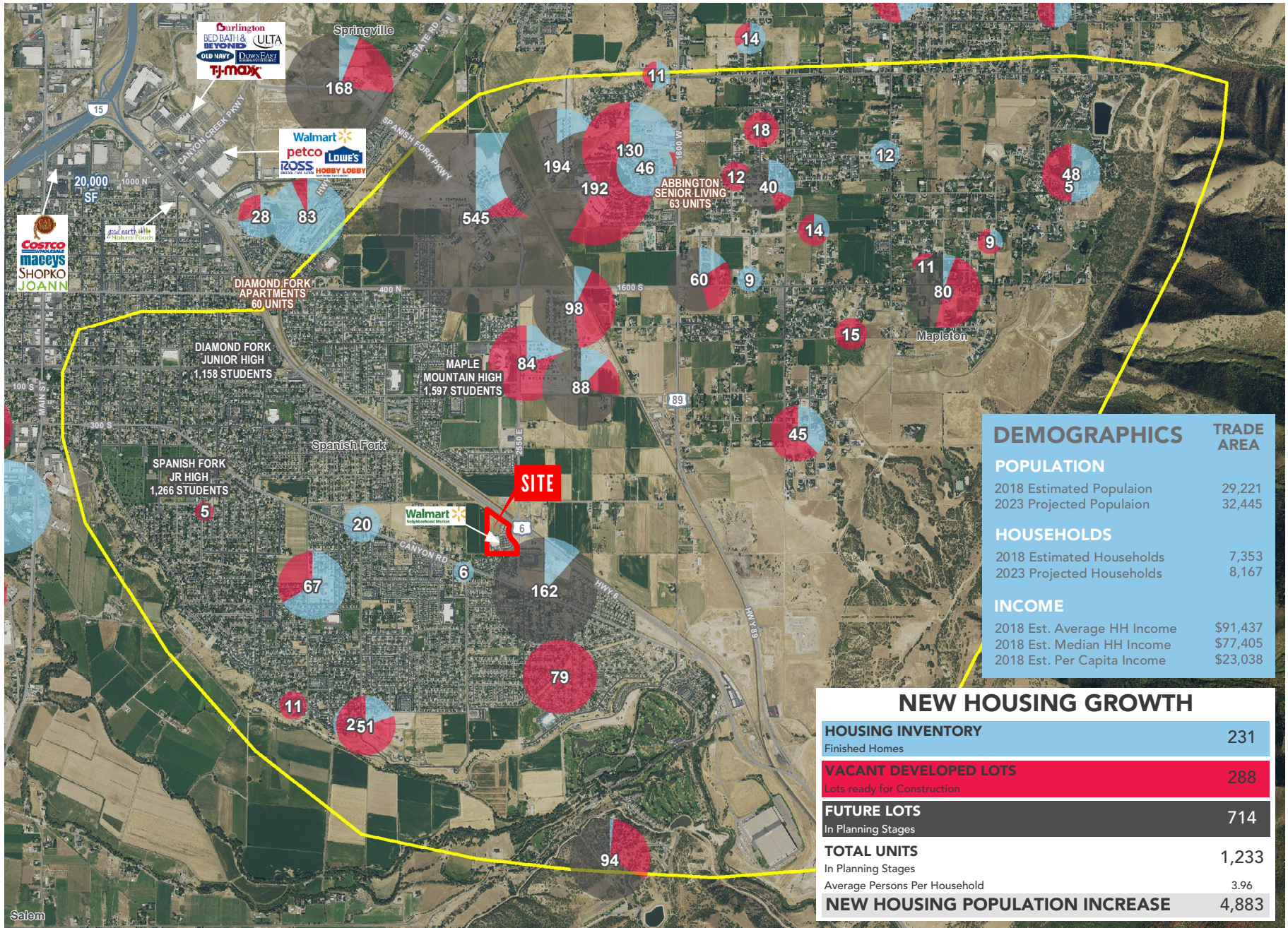
Taxes, Ins & CAM: \$4.00/sf/yr



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DEMOGRAPHICS	TRADE AREA
POPULATION	
2018 Estimated Population	29,221
2023 Projected Population	32,445
HOUSEHOLDS	
2018 Estimated Households	7,353
2023 Projected Households	8,167
INCOME	
2018 Est. Average HH Income	\$91,437
2018 Est. Median HH Income	\$77,405
2018 Est. Per Capita Income	\$23,038

NEW HOUSING GROWTH	
HOUSING INVENTORY	231
Finished Homes	
VACANT DEVELOPED LOTS	288
Lots ready for Construction	
FUTURE LOTS	714
In Planning Stages	
TOTAL UNITS	1,233
In Planning Stages	
Average Persons Per Household	3.96
NEW HOUSING POPULATION INCREASE	4,883

