

MIXED-USE APARTMENT DEVELOPMENT SITE

3900 South & 700 East Primary Corridors - South Salt Lake, Utah

This offering provides the opportunity to acquire a **MIXED-USE APARTMENT DEVELOPMENT SITE** located in Utah's emerging urban core area of South Salt Lake. Consisting of 4.40 acres, the Site is central to the larger Salt Lake Valley and offers **proximity to major state-of-the-art medical facilities**.

HIGHLIGHTS INCLUDE:

- Positioned for **moderate-density development** (approx. 100 units – see Offering Memorandum for details)
- Mixed-Use Zoning requires a **minimum of 4,000 sq. ft. of commercial or retail** space on the ground-floor
- **Situated along two main corridors**; 700 East (average daily traffic of 38,000 vehicles) and 3900 South (average daily traffic of 26,000 vehicles)
- Located **directly between two major I-15 Freeway interchanges**; 3300 South (2.5 miles north) and 4500 South (2 miles south)
- Proximity to Salt Lake City's leading medical providers
 - **Huntsman Cancer Institute facility & Medical Office** (adjacent to the Site) - Nationally recognized research center and treatment hospital
 - **St. Mark's Hospital** (1 mile directly east) – Employees over 1,400 professionals and 1,000 physicians
 - **Intermountain Medical Center** (2.7 miles south) – As a Level 1 Trauma Center, this location serves as the flagship hospital for Intermountain Healthcare and is the **largest hospital in Utah**. Intermountain Healthcare employees over 37,000 professionals across 24 hospitals and 160 clinics.
- The city of South Salt Lake is becoming known for its **hip brewery and distillery culture**, with “Brewery Row” located an 8-minute drive from the Site
- Nearby access to public transportation via the TRAX Light Rail (1.5 miles directly west) and FrontRunner high-speed commuter train (3 miles south)
- Access to significant retail amenities, including Brickyard Plaza which features a Harmons Grocery
- Surrounding Class-A Apartments are achieving monthly rental rates of \$1,357 (\$1.50 psf)

PROPERTY INFORMATION

Total Site Size:	4.40 acres
Zoning:	Mixed Use (City of South Salt Lake)
Asking Price:	\$4,791,600 (\$25 psf)

Exclusively
Marketed by
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MIXED-USE APARTMENT DEVELOPMENT SITE

38 minutes to Park City ↗



Imagery: Google Earth/
Landsat/Copernicus

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