



2953 South 3600 West, West Valley City, UT 84119
Auto shop for lease with fenced yard | 3,500 SF

AUTO SHOP FOR LEASE Former Dealership

2953 South 3600 West
West Valley City, UT 84119

- Ideal for Auto businesses
- 1,700 SF Retail/Office
1,800 SF Warehouse
3,500 SF TOTAL
- 0.41 acres
- Stand-alone building
- Major remodel complete
- 33 fenced parking stalls
- M (Manufacturing) zoning
- 11' clear height (warehouse)
- \$8,600 - Base Rent/mo.
+\$900 - NNN/mo.
\$9,500 - TOTAL/mo.

EXCLUSIVE BROKER

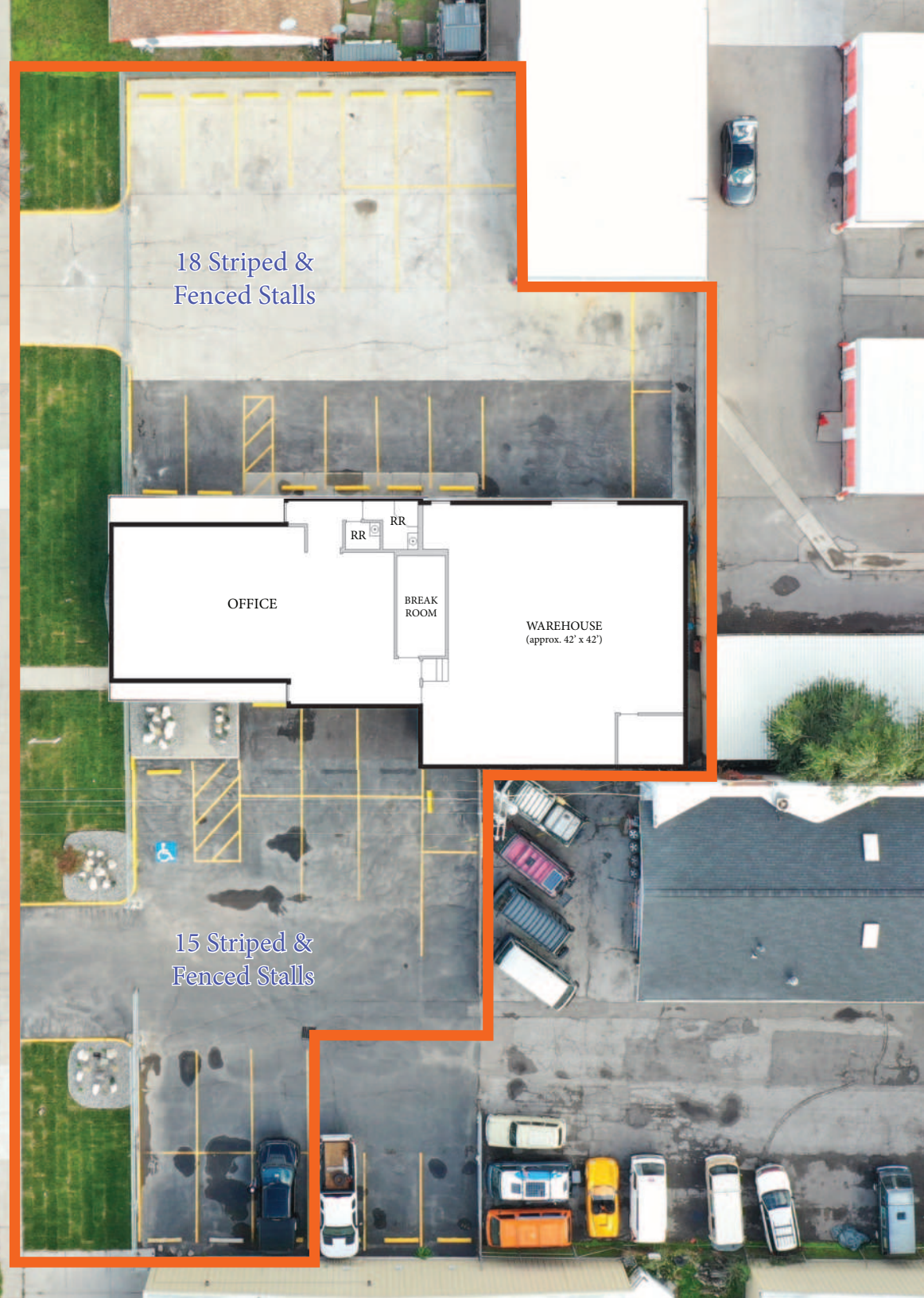
JASON HAGBLOM

jason@nexuscres.com

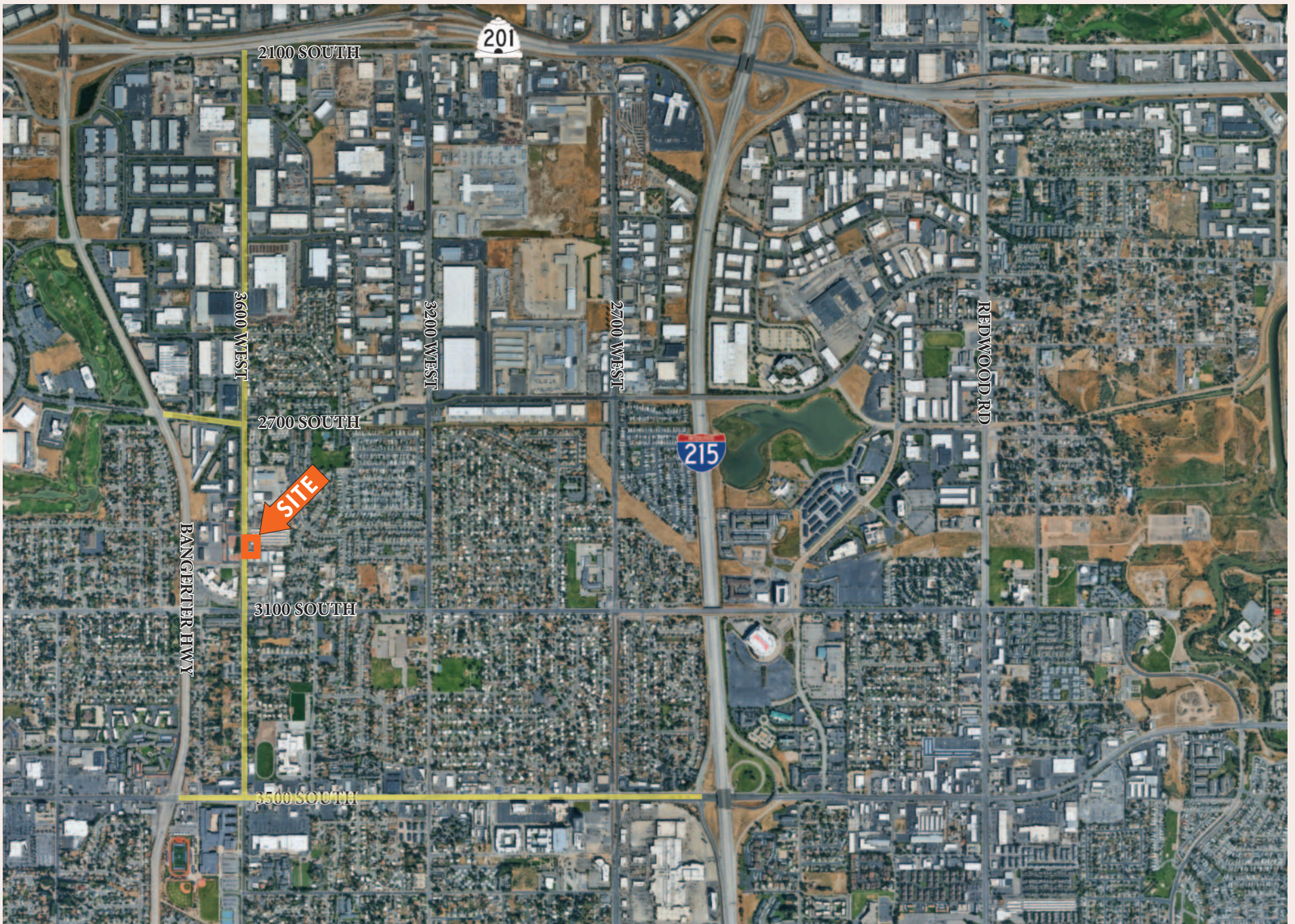
801.860.5030 (direct)



3600 WEST (8,700 ADT)



AREA INFORMATION



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR

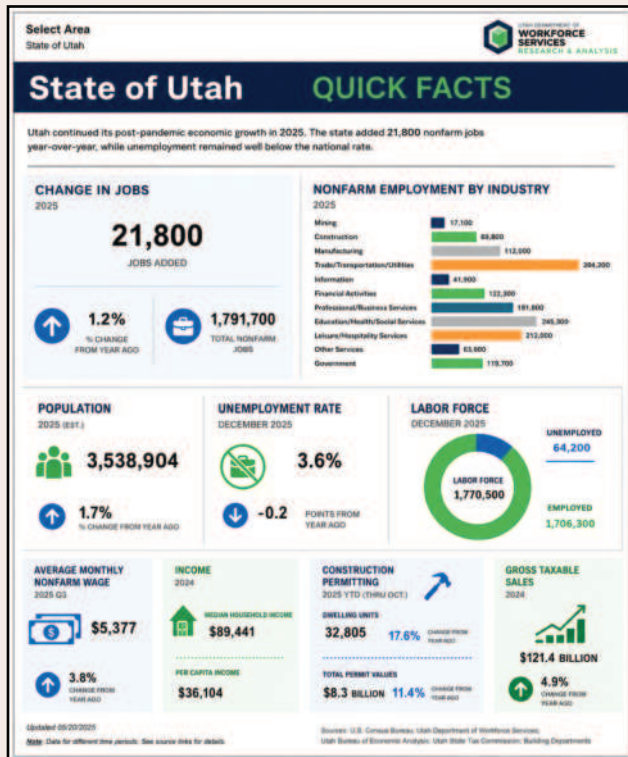


DEMOGRAPHICS & WHY UTAH?

DEMOGRAPHICS

2953 South 3600 West, West Valley City, UT

Population	1 mile	3 miles	5 miles
2025 Estimated	16,616	110,659	293,635
2030 Projection	16,831	112,723	300,998
Households	1 mile	3 miles	5 miles
2025 Estimated	4,909	33,724	93,001
2030 Projection	4,980	34,428	95,594
Income	1 mile	3 miles	5 miles
2025 Median HH	\$66,872	\$79,810	\$81,853
2025 Average HH	\$85,304	\$95,579	\$97,764
Consumer Spend	\$155.6M	\$1.2B	\$3.2B



Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.7% (2021) is the lowest rate in the U.S.



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