FOR SALE

LAND 1.03 Acres on Redwood Road

Sale Price: $1,700,000

3201 South Redwood Road, West Valley City Utah 84119



Property Information:

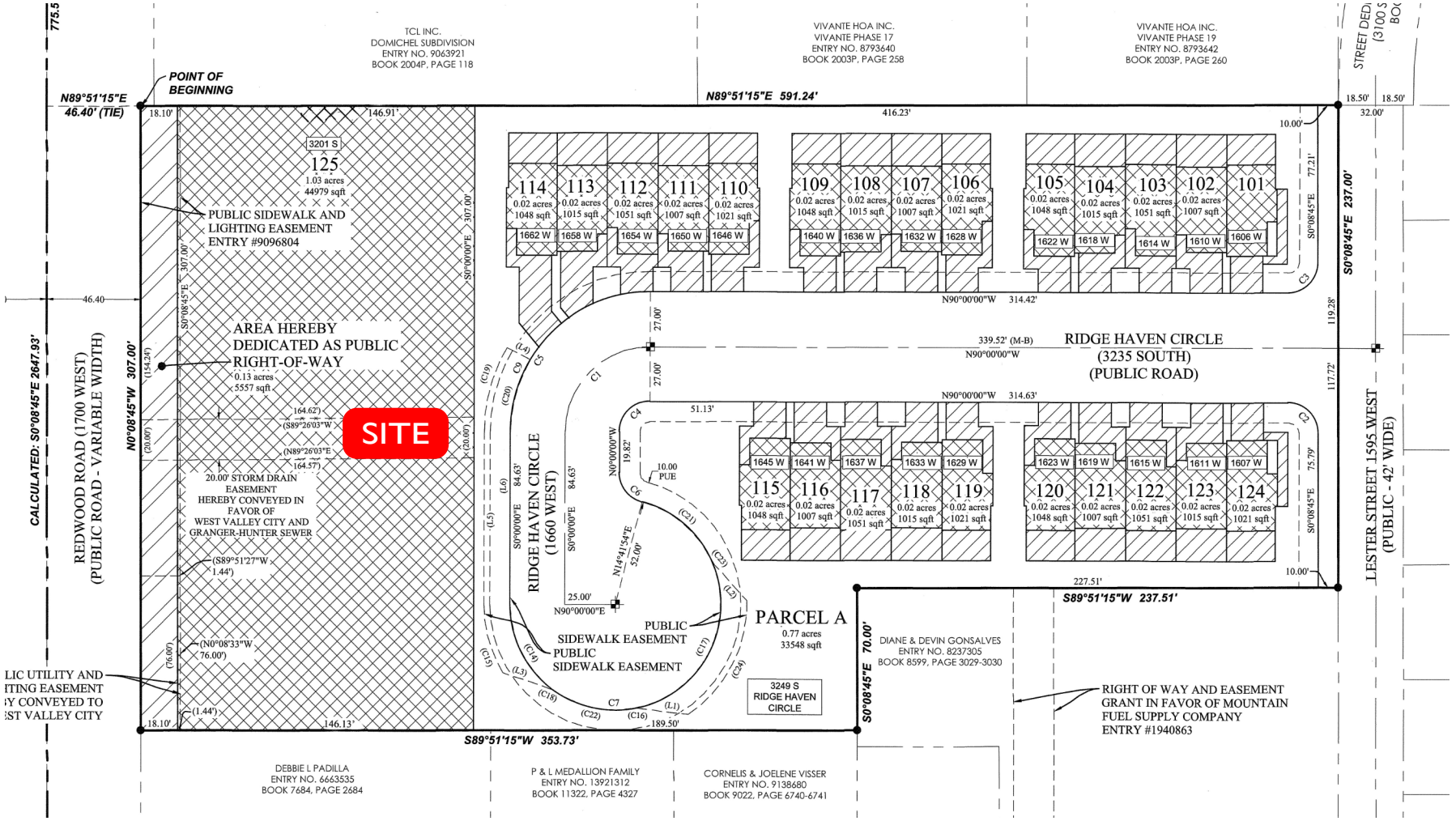
- 1.03 Acres
- C-2 Zone (General Commercial)
- Approx. 310' of Frontage on Redwood Road
- Includes 3,482 SF operating Beto's restaurant
- Can be divided into two +/- .50 acre parcels subject to subdivision approval. Call for price.
- AADT on Redwood Road: 26,000 (2024)
- Adjacent to new 24 unit townhome development (Haven Ridge Townhomes)
- Near UTA Trax Station (Redwood Junction)
- Within Minutes of I-215 at 3500 South and SR 201 on Redwood Road
- Near Valley Fair Mall, Maverick Center, Megaplex Theaters, restaurants, retail and banks

Demographics	2 Mile	5 Mile	10 Mile
2025 Population	56,850	365,170	943,513
2025 Households	18,967	133,322	336,574
2025 Median HH Income	$66,679	$78,510	$90,962

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KREA
Knight Real Estate Advisors

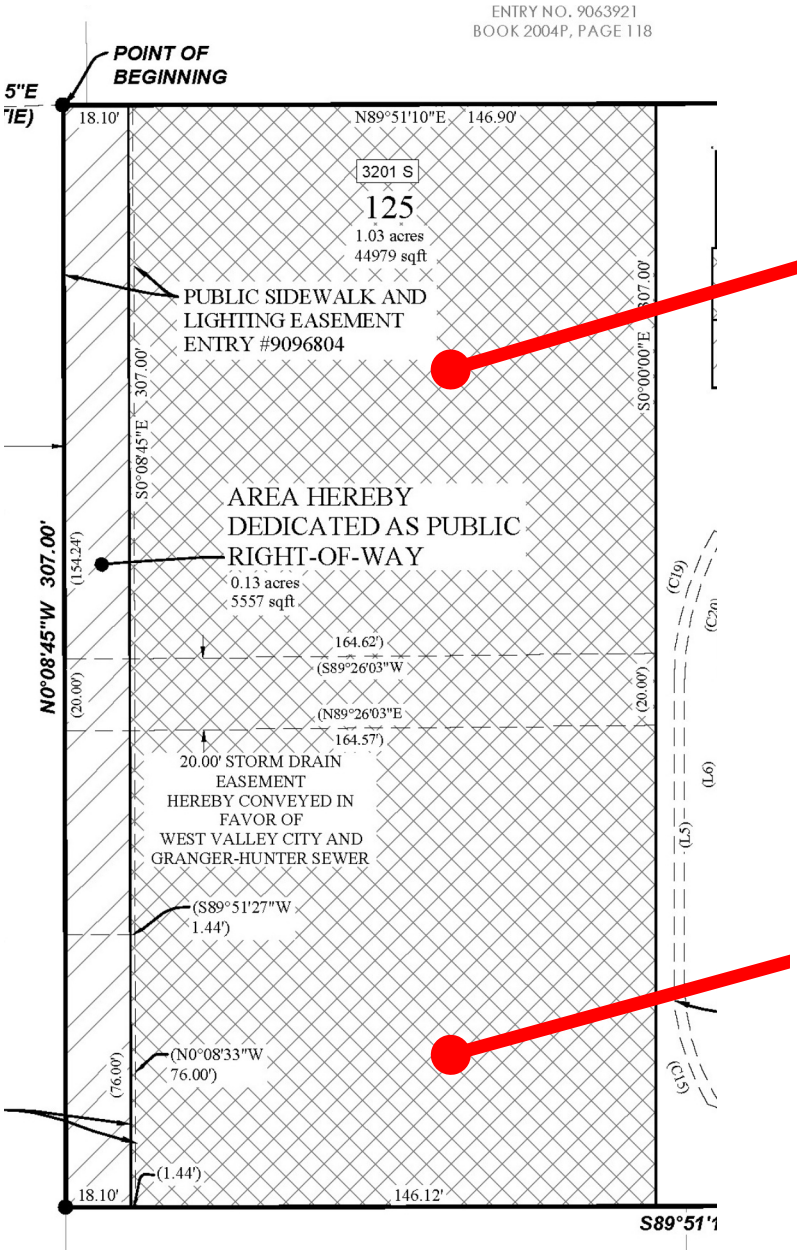
This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.

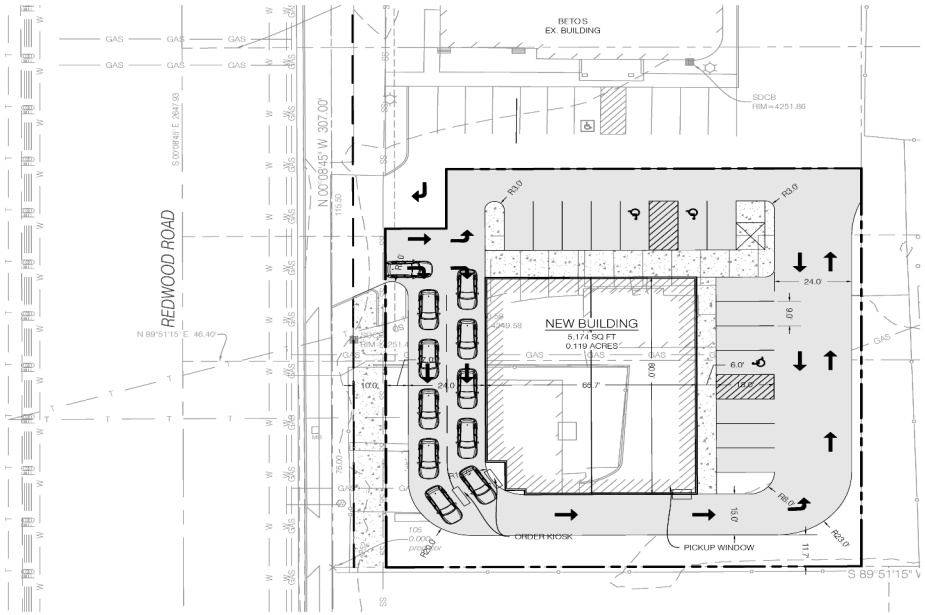


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CURRENT PROPERTY INFORMATION

3201 South Redwood Road, WVC UT 84119





5,174 SF retail building concept with 2 drive-thru lanes



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AERIAL

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