



Asking Price:

\$21.39

PSF NNN

**CONTACT US**

**William Riedel**

+1 801 652 1105  
william.riedel@colliers.com

**Darryl Samuel**

+1 801 449 1047  
dd.samuel@cbrealty.com



**Colliers International**  
6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

**FOR LEASE**

# Luxury Downtown Automotive Showroom

1045 S. State St. | Salt Lake City, UT 84111

### Location Highlights

- 19,632 SF available
- Highly-visible, downtown luxury showroom
- Central location close to I-15 and I-80

Purchase option available upon expiration of initial lease term (preferably 10+ years)

### Demographics within 5-miles



Population

**304,995**



2029 Projected Population

**318,307**



Median Age

**33.4**



Median Household Income

**\$78,489**



Average Household Income

**\$116,853**



Daytime Population

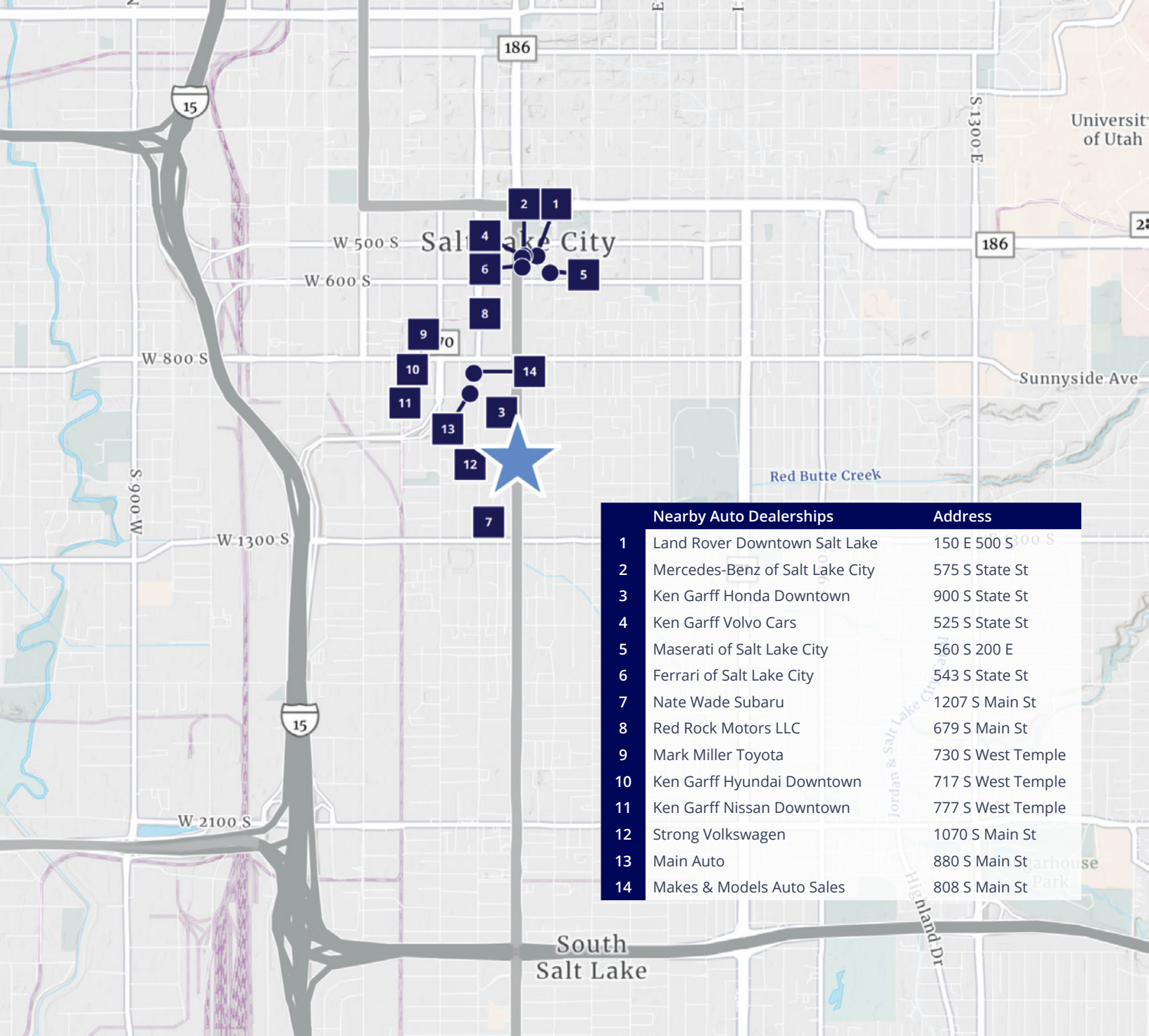
**463,708**

# Property Highlights

1045 S. State St. | Salt Lake City, Utah

- 82 Exterior parking stalls
- Eight (8) Sales Offices
- Two (2) sales manager offices
- One (1) service manager office
- One (1) service advisors' office (2 desks)
- Customer waiting room
- Parts counter with display
- Four-car service drive
- 5-7 Service bays
- Large lunch room / key locker room
- Single-car detail bay
- Parts room (2 levels)
- Two (2) receiving bays doors
- Cleaning supplies room





	Nearby Auto Dealerships	Address
1	Land Rover Downtown Salt Lake	150 E 500 S
2	Mercedes-Benz of Salt Lake City	575 S State St
3	Ken Garff Honda Downtown	900 S State St
4	Ken Garff Volvo Cars	525 S State St
5	Maserati of Salt Lake City	560 S 200 E
6	Ferrari of Salt Lake City	543 S State St
7	Nate Wade Subaru	1207 S Main St
8	Red Rock Motors LLC	679 S Main St
9	Mark Miller Toyota	730 S West Temple
10	Ken Garff Hyundai Downtown	717 S West Temple
11	Ken Garff Nissan Downtown	777 S West Temple
12	Strong Volkswagen	1070 S Main St
13	Main Auto	880 S Main St
14	Makes & Models Auto Sales	808 S Main St

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