



retail inventory

Cottonwood Heights Community and Economic Development
September 2012



Cottonwood Heights Official Zoning Map

- Map Legend -

- Street Names
- City Boundary
- Sensitive Lands
- Gateway
- Parcels
- Zoning**
- Not Defined
- F-20 Foothill Recreation
- F-1-43 Foothill Residential
- F-1-21 Foothill Residential
- RR-1-43 Rural Residential
- RR-1-29 Rural Residential
- RR-1-21 Rural Residential
- R-1-15 Residential Single Family
- R-1-10 Residential Single Family
- R-1-8 Residential Single Family
- R-1-6 Residential Single Family
- R-2-8 Residential Multi-Family
- RM Residential Multi-Family
- RO Residential Office
- MU Mixed Use
- NC Neighborhood Commercial
- CR Regional Commercial
- PF Public Facilities
- O-R-D Office, Research, and Development
- Bordering Cities**
- Holladay
- Midvale
- Murray
- Sandy

DISCLAIMER

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Published:
02 June 2011

Sources:
Utah State AGRC
Salt Lake County
Cottonwood Heights

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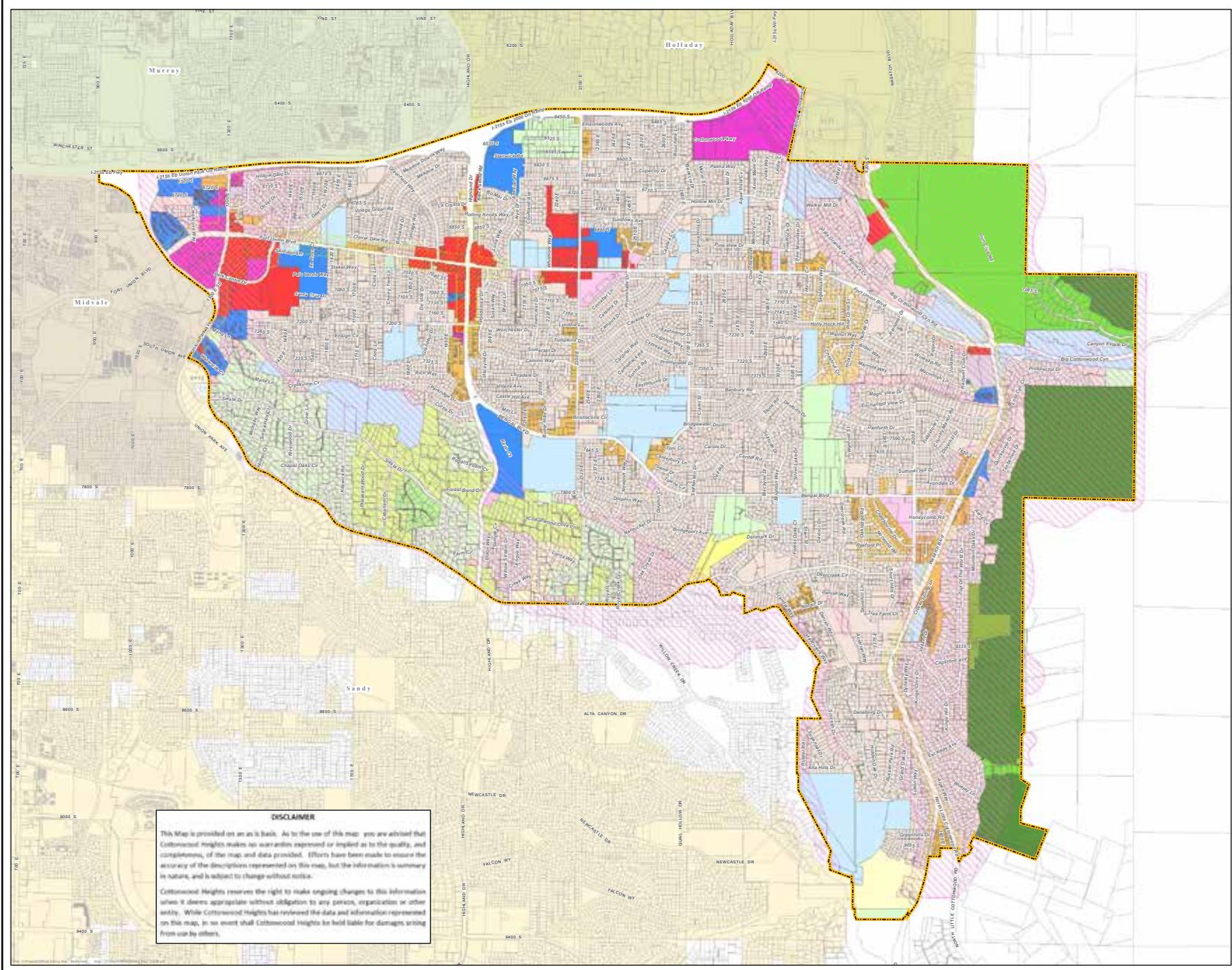
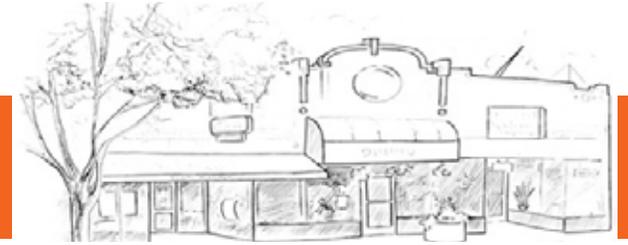


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America First Credit Union

6904 South 2300 East



Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.97
Building square feet: 7,400
Units: 1

Cottonwood Heights
Community and Economic Development



Parking provided: 43 spaces
Parking ratio: 5.8/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
America First Credit Union

American United Credit Union

2277 Fort Union Boulevard

2



Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.77
Building square feet: 4, 700
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 17 spaces
Parking ratio: 3.62/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

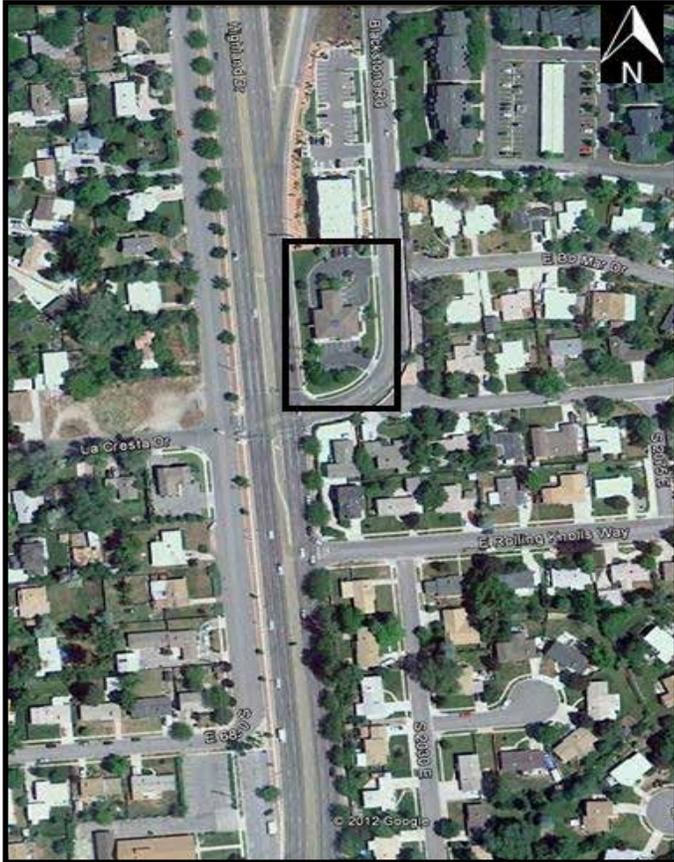
Businesses on Site:

American United Credit Union

Bank of the West Credit Union

6750 Highland Drive

3



Parking provided: 18 spaces
Parking ratio: 3.75/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

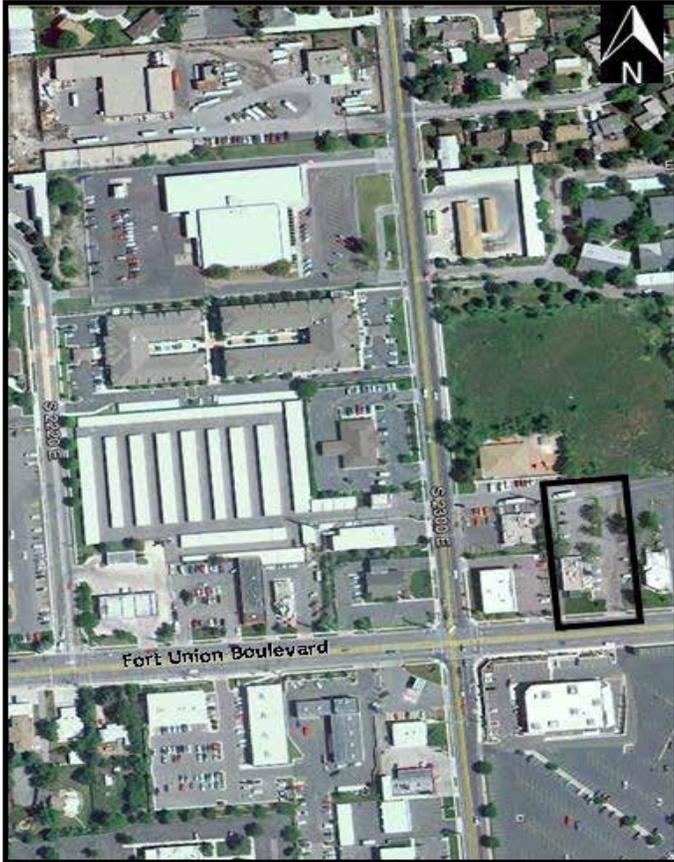
Businesses on Site:

Bank of the West Credit Union

Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.60
Building square feet: 4,800
Units: 1

Beans and Brews Coffee House

2335 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.54
Building square feet: 2,500
Units: 1

Parking provided: 36 spaces
Parking ratio: 14.4/1,000 sf.
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Beans and Brews Coffee House

Bengal Car Wash

2560 Bengal Boulevard



Zoning: Neighborhood Commercial (NC)

Building use: Retail-automotive

Project acreage: 0.43

Building square feet: 2,160

Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: N/A

Parking ratio: N/A

Parking location: N/A

Year built: N/A

Value: N/A

For sale or lease: N/A

Space available: N/A

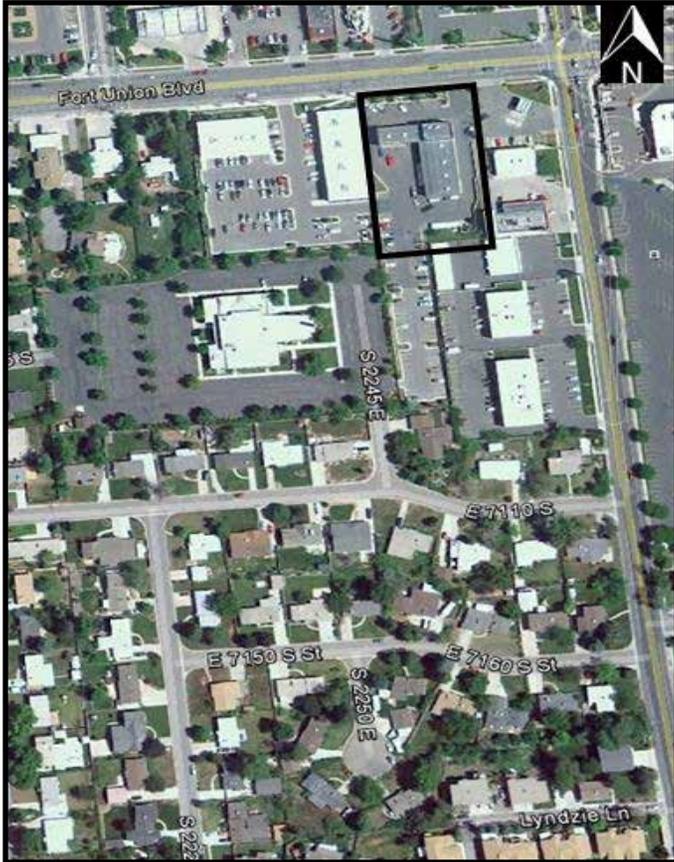
Building contact: N/A

Businesses on Site:

Bengal Car Wash

Big O Tires

2284 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail-automotive
Project acreage: 1.4
Building square feet: 8,200
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 48 spaces
Parking ratio: 5.85/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Big O Tires

Brighton Bank

7101 South Highland Drive



Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 1.21
Building square feet: N/A
Units: 1

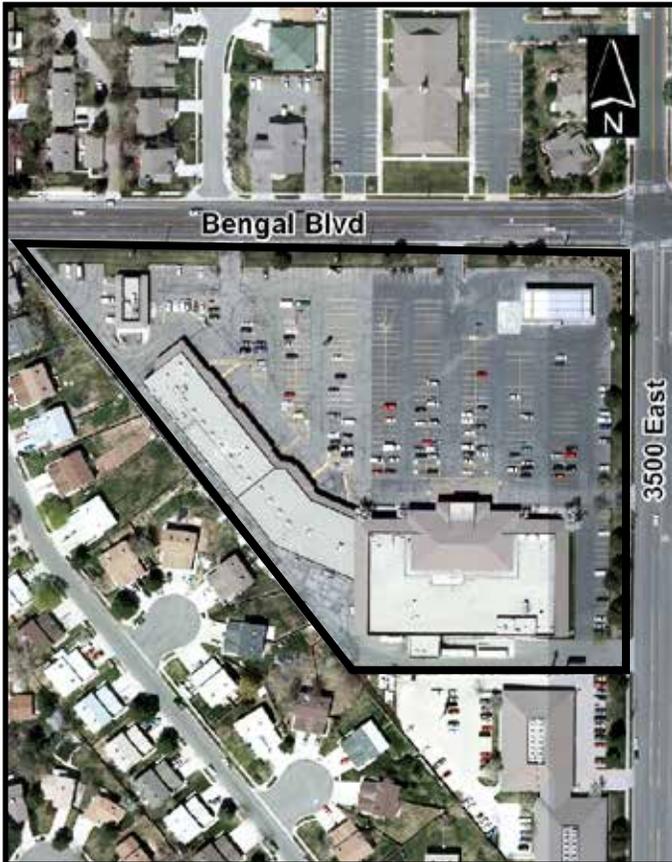
Parking provided: 55 spaces
Parking ratio: N/A
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Brighton Bank

Brighton Pointe

3500 Bengal Boulevard



Zoning: Neighborhood Commercial (NC)

Building use: Retail, Grocery

Project acreage: 2.86

Building square feet: 50,000

Units: 14

Cottonwood Heights
Community and Economic Development

Parking provided: 424 spaces
Parking ratio: 8.48 per 1000 sf
Parking location: Front/side

Year built: N/A

Value: N/A

For sale or lease: Lease

Space available: N/A

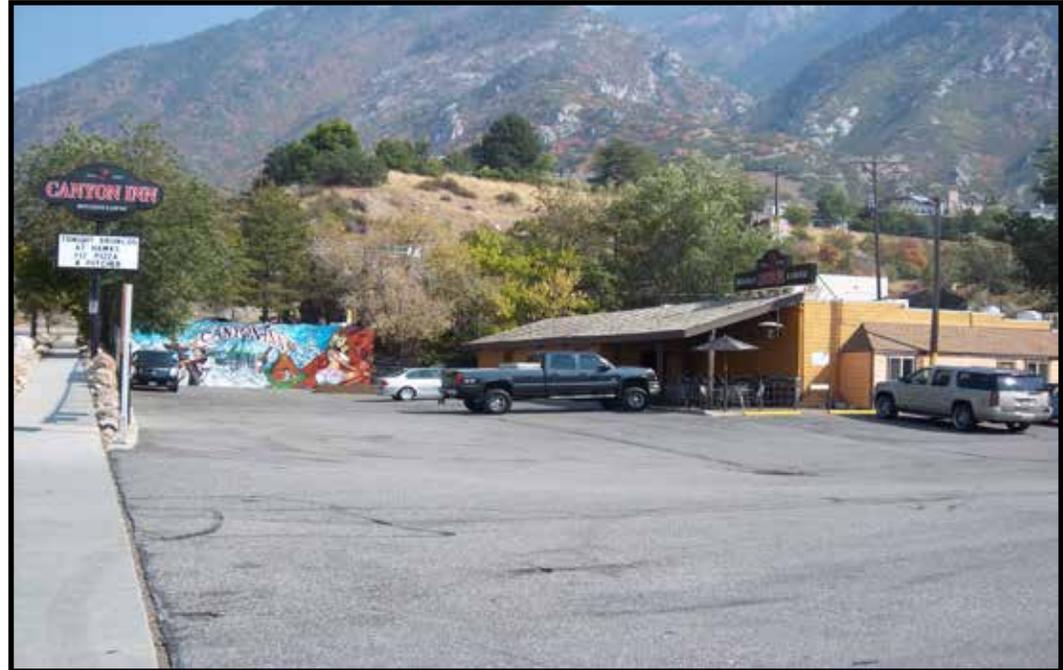
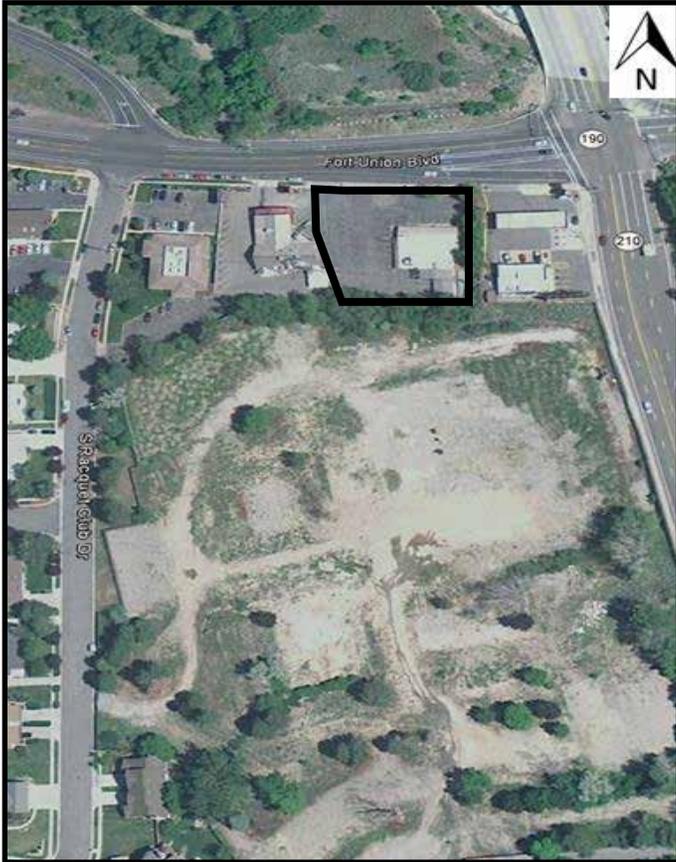
Building contact: Jake Olson with
Mountain West Retail 801-456-8800

Businesses on Site:

Smith's, H&R Block, Twin Peaks, PDQ Service Center, Posh Nails, Supercuts, Little Caesar's, State Farm, Snap Fitness, Dragon Isle, Subway, Village Cleaners, Arctic Circle

Canyon Inn

3700 Fort Union Boulevard



Parking provided: 54 spaces
Parking ratio:
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

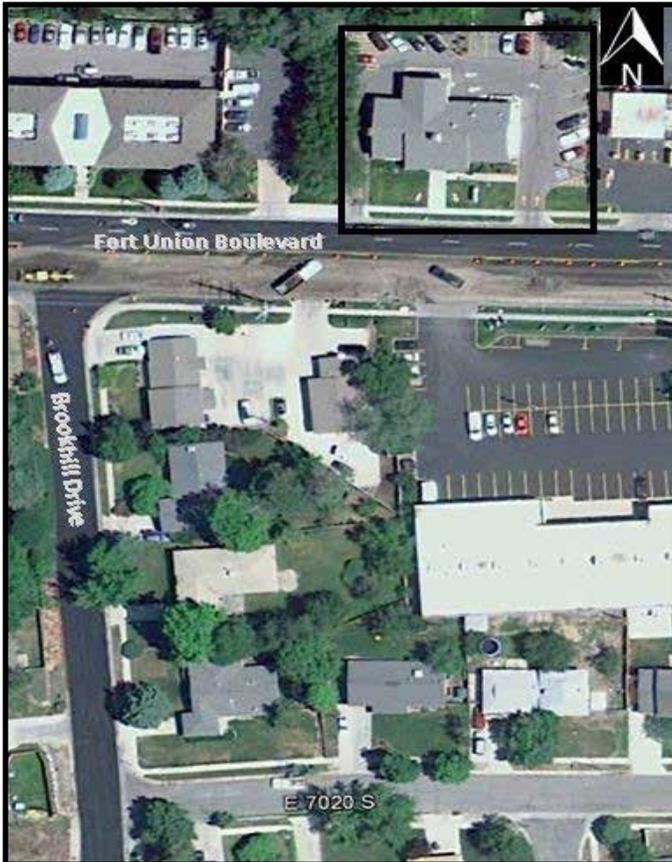
Businesses on Site:
Canyon Inn

Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.73
Building square feet:
Units: 1

Chase Bank

1845 Fort Union Boulevard

10



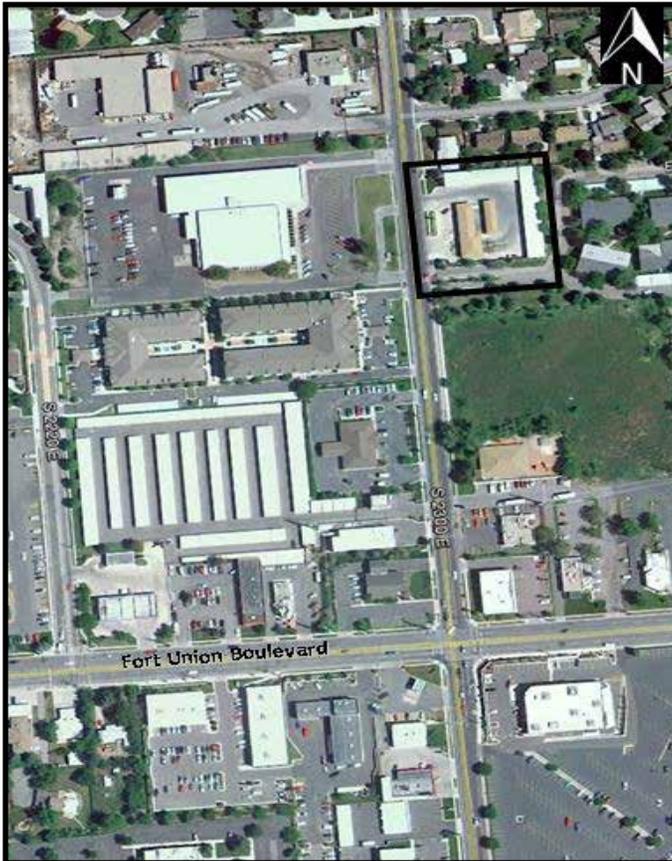
Parking provided: 17 spaces
Parking ratio: 4/1,000 sf.
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Chase Bank

Zoning: Neighborhood Commercial (NC)
Building use: Banking
Project acreage: 0.41
Building square feet: 4,200
Units: 1

Cottonwood Heights
Community and Economic Development



Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Classy Chassy

Zoning: Regional Commercial (CR)
Building use: Carwash/Storage
Project acreage: 0.92
Building square feet: 15, 570
Units: 1

Copy Tech

1888 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.32
Building square feet: N/A
Units: 2

Cottonwood Heights
Community and Economic Development

Parking provided: 15 spaces
Parking ratio: N/A
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: Sale
Space available: 6,040 sf. (\$8/sf)
Building contact: Paul Page with
Time Real Estate and Development
801-699-7653

Businesses on Site:
Copy Tech

Cottonwood Creek

7817 South Highland Drive



Zoning: Neighborhood Commercial (NC)
Building use: Retail
Project acreage: 1.9
Building square feet: 25,490
Units: 12

Cottonwood Heights
Community and Economic Development

Parking provided: 111 spaces
Parking ratio: 4.4/1,000 sf
Parking location: Front/side

Year built: 2002
Value: N/A
For sale or lease: Lease
Space available: 7,878 sf. (\$13-16/sf)
Building contact: Ralph Riedel with
Cushman & Wakefield (COMRE)
801-322-2000

Businesses on Site:

La Belle Home Decor, Pizza Hut, Sophia's Nails, Wendy's Beauty Quake, Home Care Assistance, Cleaners, Crossfit Posse, Dolcetti Gelato

Cottonwood Cyclery

2594 East Bengal Boulevard



Zoning: Neighborhood Commercial (NC)
Building use: Retail
Project acreage: 0.21
Building square feet: 2,869
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 7 spaces
Parking ratio: 2.5/1,000 sf.
Parking location: Side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Cottonwood Cyclery

Cottonwood Heights Cafe

2577 East Bengal Boulevard



Zoning: Neighborhood Commercial (NC)
Building use: Restaurant
Project acreage: 0.32
Building square feet: 3,400
Units: 1

Cottonwood Heights
Community and Economic Development

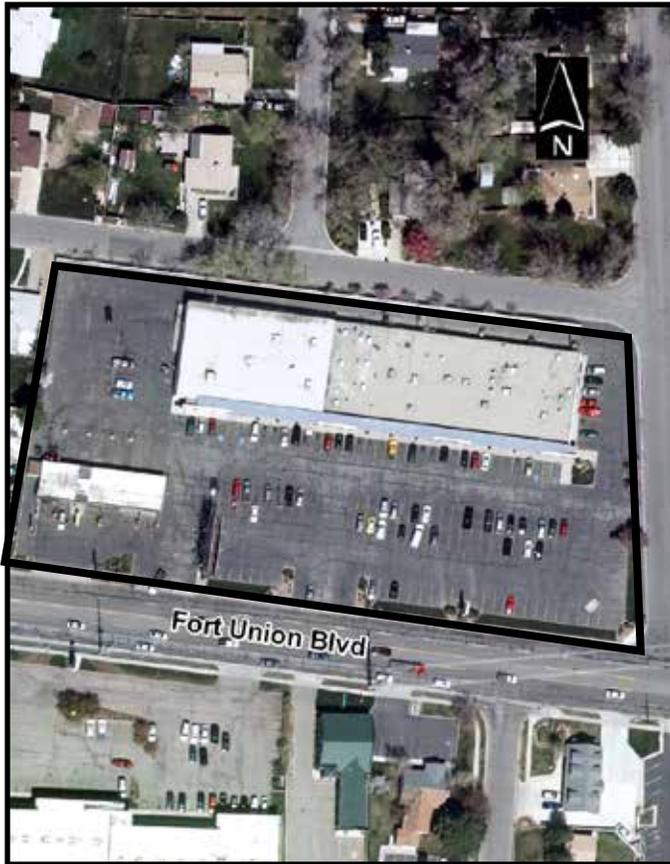
Parking provided: 18 spaces
Parking ratio: 5.29/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Cottonwood Heights Cafe

Cottonwood Plaza

1855 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 2.89
Building square feet: 28,835
Units: 10

Parking provided: 155 spaces
Parking ratio: 5.37/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Sun Shower Car Wash, Utah State Liquor Store, Electric Beach, Fur 'R' We Grooming, Cookie Cutters, Salt City Cigars, Ski Rental, Mammoth Hobbies, Hunan Express, Cancun Cafe

Cubes Self Storage and Minute Man Press

6743 South 1300 East



Zoning: Mixed Use (MU)
Building use: Retail, Storage
Project acreage: 1.62
Building square feet: 99, 750
Units: 2

Parking provided: 9 spaces
Parking ratio: 0.1/ 1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Cubes Self Storage and
Minute Man Press

Dan's Marketplace Shopping Center

6993 South Highland Drive



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 5.21
Building square feet: 58,358
Units: 4

Parking provided: 246 spaces
Parking ratio: 4.2/1,000 sf.
Parking location: Front/side

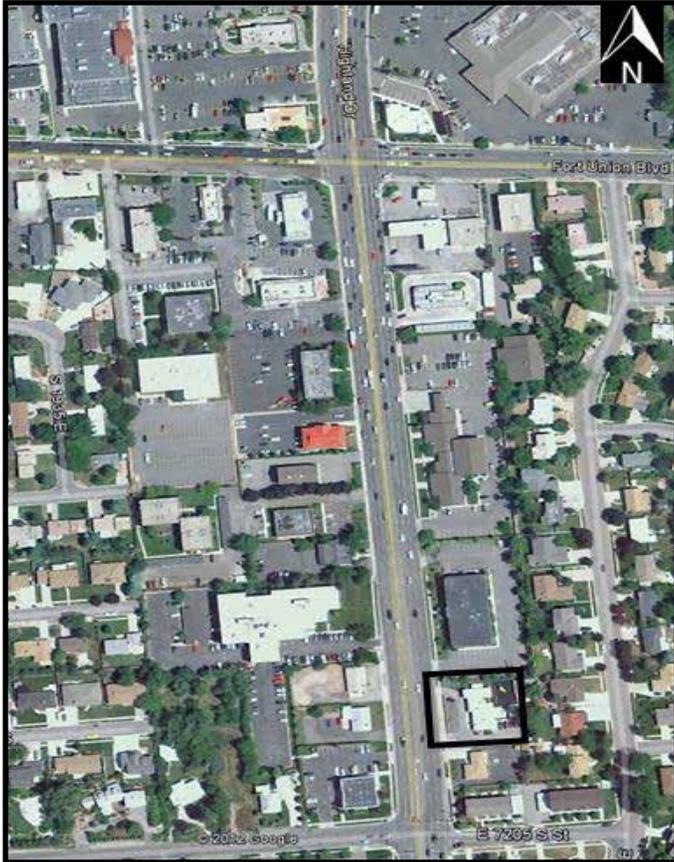
Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Dan's Marketplace, Zion's Bank, Check City/Sprint Wireless, Wasatch Pizza

Destinations Day Care Center

7167 South Highland Drive



Zoning: Regional Commercial (CR)
Building use: Child Care
Project acreage: 0.48
Building square feet: 4,500
Units: 1

Parking provided: 13 spaces
Parking ratio: 2.88/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Destinations Day Care
Center

Einstein Bros Bagels

2353 Fort Union Boulevard



Parking provided: 27 spaces
Parking ratio: 9/1,000 sf.
Parking location: Side

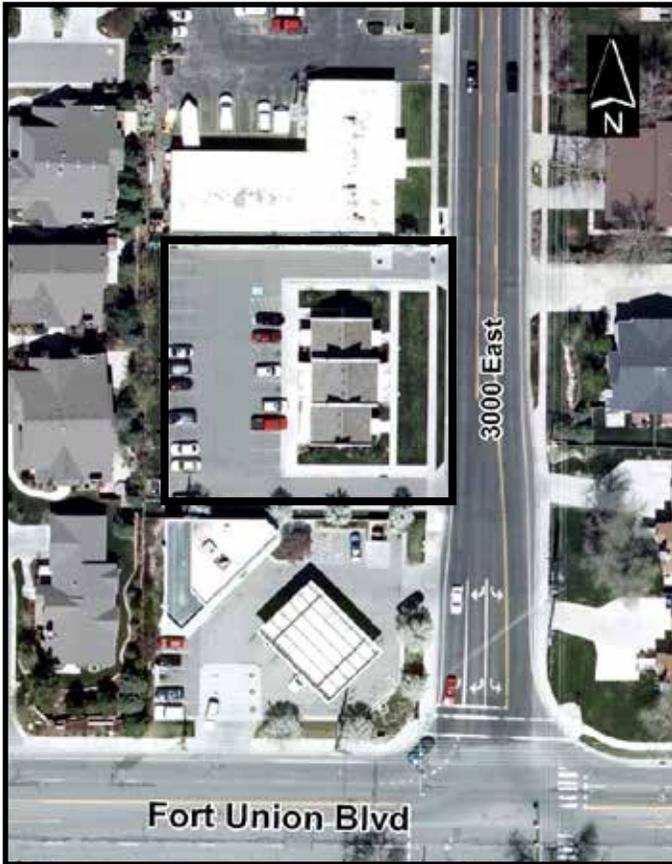
Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Einstein Bros Bagels

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.56
Building square feet: 3,000
Units: 1

Elaine's Quilt Block

6970 South 3000 East



Zoning: Neighborhood Commercial (NC)
Building use: Retail
Project acreage: 0.50
Building square feet: 5,505
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 26 spaces
Parking ratio: 4.72/1,000 sf.
Parking location: Rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Elaine's Quilt Block

Fatima Psychic Readings

1421 Fort Union Boulevard



Parking provided: N/A
Parking ratio: N/A
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Fatima Psychic Readings

Zoning: Neighborhood Commercial (NC)
Building use: Personal Service
Project acreage: 0.31
Building square feet: 4,000
Units: 1

Fort Union Square

1421 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 1.59
Building square feet: 15,600
Units: 9

Cottonwood Heights
Community and Economic Development



Parking provided: 92 spaces
Parking ratio: 5.8/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: 1,200 sf.
Building contact: Andy Moffitt with
Mountain West Retail 801-456-8800

Businesses on Site:

Gymboree, Fitness Together,
Canyon Cove Pilates, Next Salon,
CosmoProf, Causwell,
International Martial Arts
Association of Utah, OrthoMed

Gatsby Hair Styling and Home Touch Window Fashions

6839 South 1300 East



Zoning: Regional Commercial (CR)
Building use: Spa/Salon, Retail
Project acreage: 0.26
Building square feet: 3,477
Units: 2

Cottonwood Heights
Community and Economic Development

Parking provided: 14 spaces
Parking ratio: 4/1,000 sf.
Parking location: Front/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Gatsby Hair Styling & Home
Touch Window Furnishings

Highland Place

6930 South Highland Drive



Parking provided: 416 spaces
Parking ratio: 5.05/1,000 sf.
Parking location: Front/rear

Year built: 2004
Value: N/A
For sale or lease: Lease
Space available: 2,340 sf.
Building contact: Bob Seawright with
Roderick Realty 801-506-5005

Businesses on Site:

Surroundings, the Dailey Method, Play it Again Sports, JQ Medical Supply, Jonathan's Jewelry, Supercuts, Sunday's Child/Baby Heirlooms, The Joint Chiropractic, Blue Lemon, Children's Academy Day Care, Barbacoa Mexican Grill, AT&T/Spring Wireless, Whole Foods, Kentucky Fried Chicken, Tunex, Trailside Cleaners, Wells Fargo Bank, Papa Murphy's Pizza, Alphagraphics

Zoning: Regional Commercial (CR)
Building use: Retail, restaurant, banking
Project acreage: 7.91
Building square feet: 83,019
Units: 19



Parking provided: 7 spaces
Parking ratio: 3.04/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Hillside Floral

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.29
Building square feet: 2,341
Units: 1



Zoning: Neighborhood Commercial (NC)
Building use: Retail, grocery
Project acreage: 7.19
Building square feet: 131, 375
Units: 21

Cottonwood Heights
Community and Economic Development

Parking provided: 602 spaces
Parking ratio: 4.6/1,000 sf.
Parking location: Front

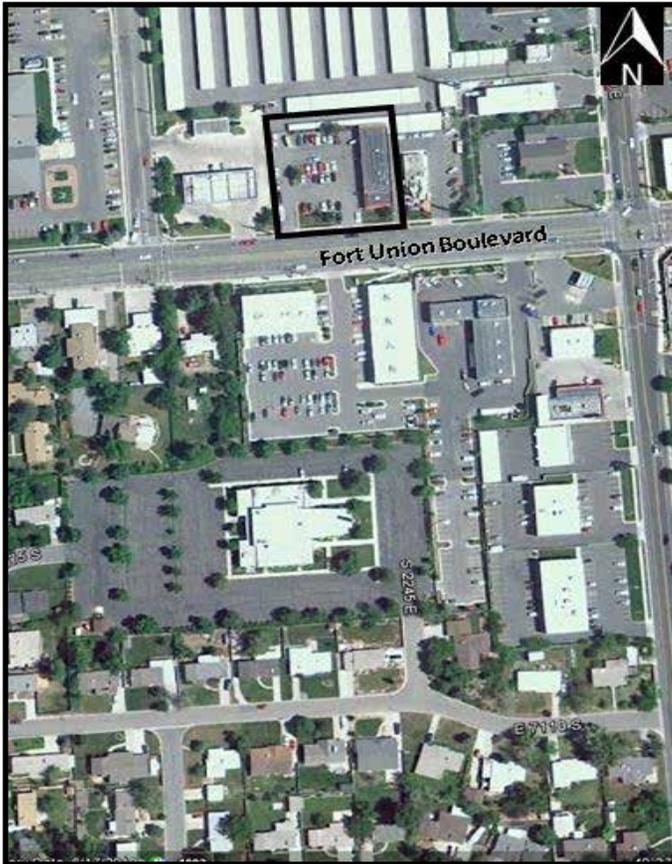
Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: 35, 802 at \$12.65
NNN
Building contact: Brett Palmer with
Mountain West Retail 801-578-5549

Businesses on Site:

Rite Aid, Reams, Planet Fitness,
Carl's Cafe, Edward Jones,
Hillside Vet Hospital,
Benvenuti Deli, Frammer's Nook,
Primo Restaurant, The Huddle,
Executive Stylist, Salon
Prima Donna, Subway,
Nail Garden, Massage

Hillside Tire and Service

2255 Fort Union Boulevard



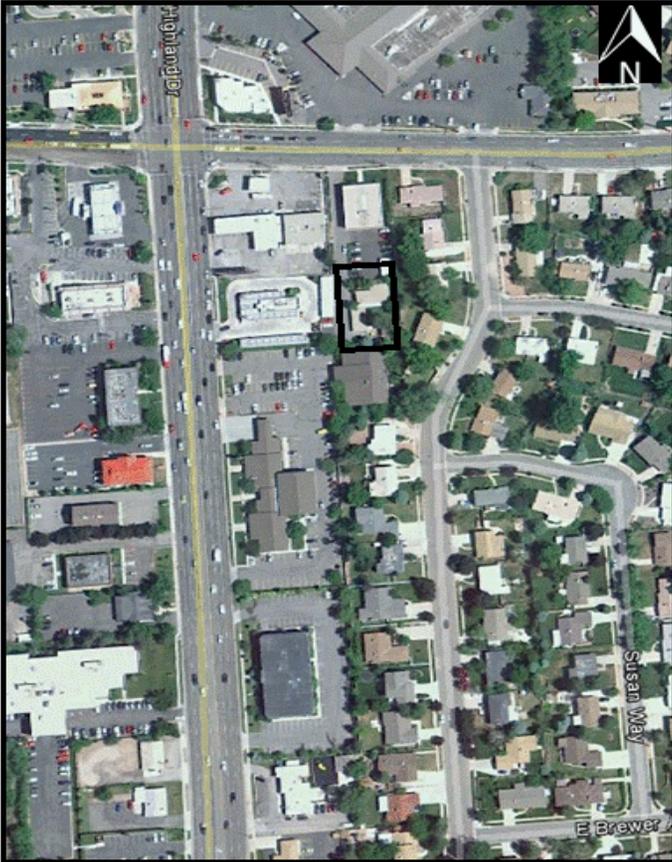
Zoning: Regional Commercial (CR)
Building use: Retail-automotive
Project acreage: 0.50
Building square feet: 5,333
Units: 1

Parking provided: 23 spaces
Parking ratio: 4.34/1,000 sf.
Parking location: Side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Hillside Tire and Service
(Goodyear)



Parking provided: 15 spaces
Parking ratio: 8.33/1,000 sf.
Parking location: Rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Holiday Travel

Zoning: Regional Commercial (CR)
Building use: Retail-travel
Project acreage: 0.23
Building square feet: 1,800
Units: 1



Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Jiffy Lube

Zoning: Regional Commercial (CR)
Building use: Retail-automotive
Project acreage: 0.30
Building square feet: 2,200
Units: 1



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.39
Building square feet: 2,271
Units: 1

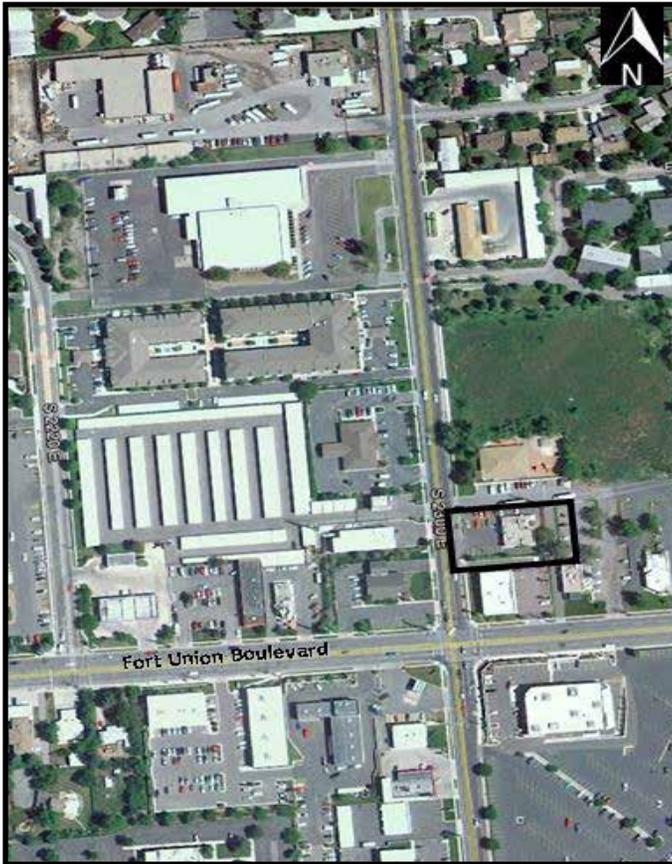
Parking provided: 12 spaces
Parking ratio: 5.2/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Klay Anderson Audio

La Cocina Mexican Restaurant

6965 South 2300 East



Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.33
Building square feet: 3,100
Units: 1

Parking provided: 27 spaces
Parking ratio: 8.7/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

La Cocina
Mexican Restaurant

La Petite Academy

6955 South 2300 East



Parking provided: 15 spaces
Parking ratio: 2.58/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
La Petite Academy

Zoning: Regional Commercial (CR)
Building use: Child Care
Project acreage: 0.69
Building square feet: 5,800
Units: 1

La Sage Bistro

6831 South 1300 East



Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.20
Building square feet: 2,400
Units: 1

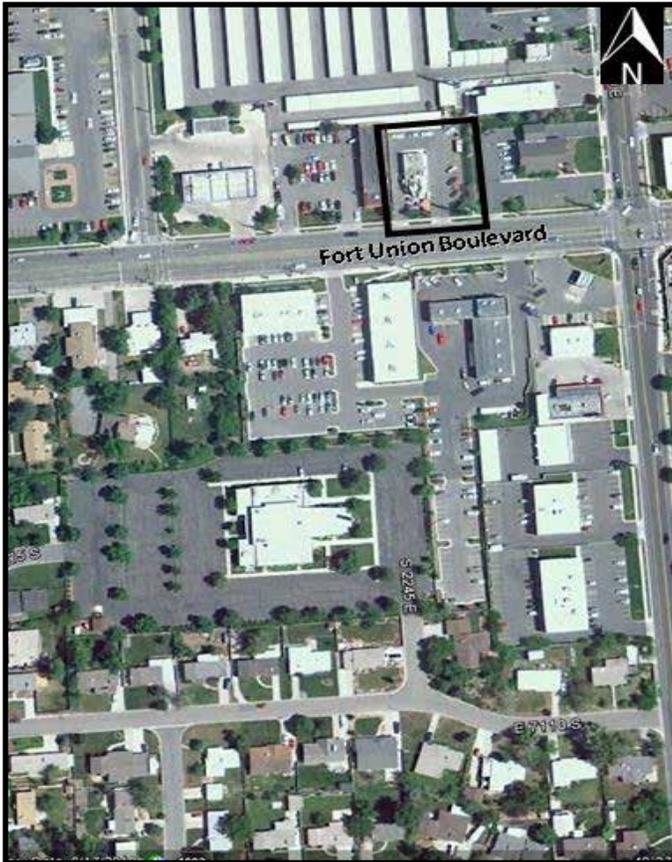
Parking provided: 12 spaces
Parking ratio: 5/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
La Sage Bistro

Lone Star Taqueria

2265 Fort Union Boulevard



Parking provided: 14 spaces
Parking ratio: 12.72/1,000 sf.
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Lone Star Taqueria

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.32
Building square feet: 1,125
Units: 1

Maverick Gas Station Store

6855 South 1300 East



Parking provided: 16 spaces
Parking ratio: 5.2/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Maverick Gas Station/Store

Zoning: Regional Commercial (CR)
Building use: Gas/convenience
Project acreage: 0.53
Building square feet: 3,100
Units: 1



Parking provided: 21 spaces
Parking ratio: 9.1/1,000 sf.
Parking location: Front/side

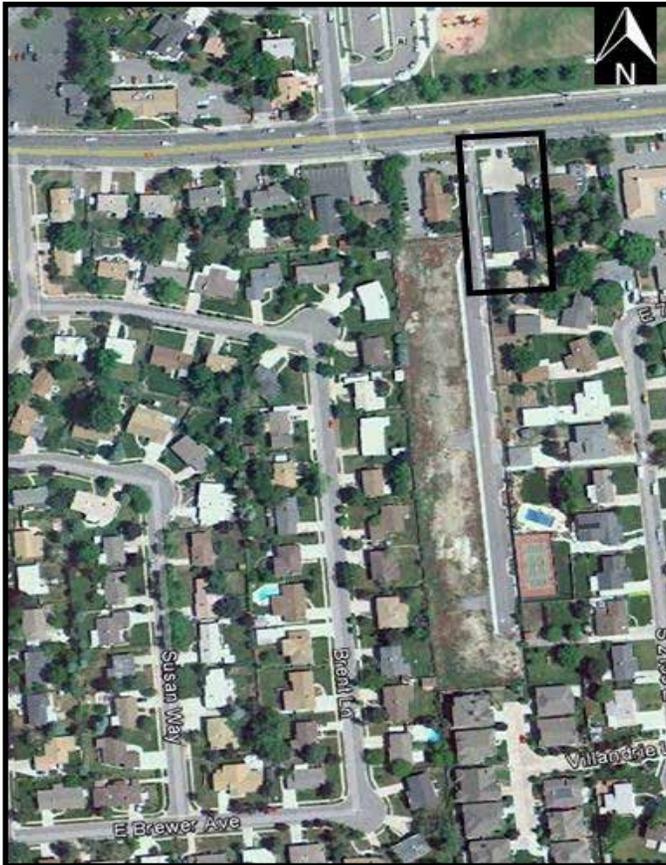
Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Moore Hair Design

Zoning: Regional Commercial (CR)
Building use: Salon Services
Project acreage: 0.29
Building square feet: 2,341
Units: 1

Mother's Helper Child Care Center

2138 Fort Union Boulevard



Parking provided: 13 spaces
Parking ratio: 3.1/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Mother's Helper Child Care Center

Zoning: Regional Commercial (CR)
Building use: Child Care
Project acreage: 0.49
Building square feet: 4,200
Units: 1

Park Centre-Part One

6933 South 1300 East



Zoning: Regional Commercial (CR)
Building use: Retail/Restaurant
Project acreage: 13.02
Building square feet: 119,062
Units: 20

Cottonwood Heights
Community and Economic Development



Parking provided: 564 spaces
Parking ratio: 4.73/1,000 sf.
Parking location: Front/rear

Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: 49,058 sf. at \$7/sf
Building contact: Steven Miner
801-209-2610

Businesses on Site:

Noodles & Co., Ace Alterations, For My Nails, Great Clips, Greek Broiler, Cricket Wireless, UPS Store, Shell Gas, Suehiro Restaurant, Subway, It's Tofu Grill, Bank of American Home Loan, Migun, Peerless Beauty Supply, Scottrade, The Perfect Dress, Carl's Jr., TJMaxx, Academy Sports

Park Centre-Part Two

6933 South 1300 East



Zoning: Regional Commercial (CR)
Building use: Retail/Restaurant
Project acreage: 6.08
Building square feet: 56,182
Units: 9

Parking provided: 224 spaces
Parking ratio: 3.98/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Chipotle, Sport Clips, Simply Mac, Red Mango, Office Depot, World Market, Paradise Bakery, Pizzeria Limone, Fix-a-Phone

Park Centre-Part Three

6933 South 1300 East



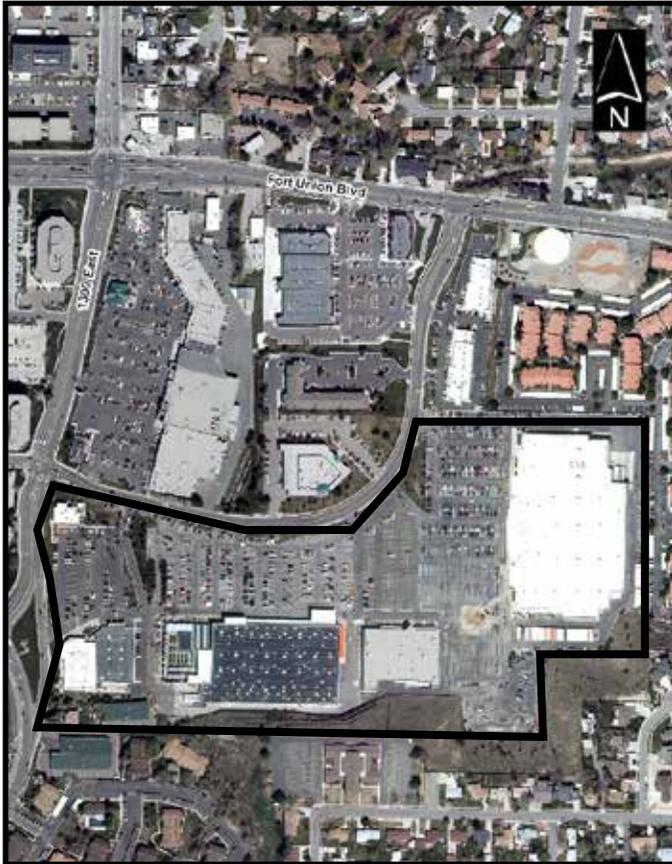
Zoning: Regional Commercial (CR)
Building use: Retail/Restaurant
Project acreage: 2.15
Building square feet: 26,378
Units: 7

Parking provided: 122 spaces
Parking ratio: 4.62/1,000 sf.
Parking location: Front/side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Panda Express, T-Mobile, Game Stop, Skechers, Spa Club, Cafe Rio



Parking provided: 905 spaces
Parking ratio: 3.74/1,000 sf.
Parking location: Front/side/rear

Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: 42,000 sf.
Building contact: Stuart Thain with
Coldwell Banker Commercial
801-947-8300

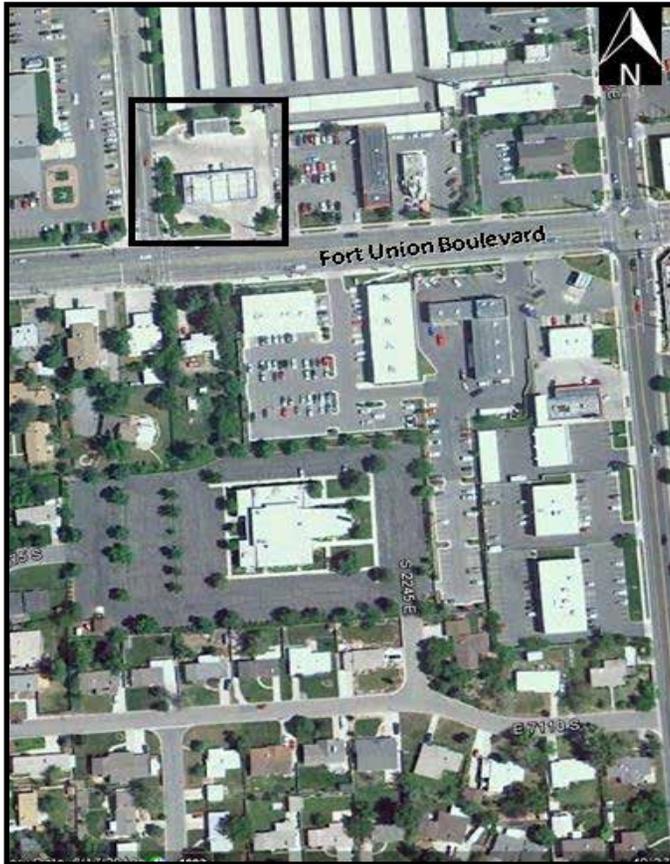
Businesses on Site:

Target, Home Depot, Barnes & Noble, Old Navy, Applebee's

Zoning: Regional Commercial (CR)
Building use: Retail/Restaurant
Project acreage: 39.62
Building square feet: 241,483
Units: 6

Phillips 66/Circle K

2235 Fort Union Boulevard

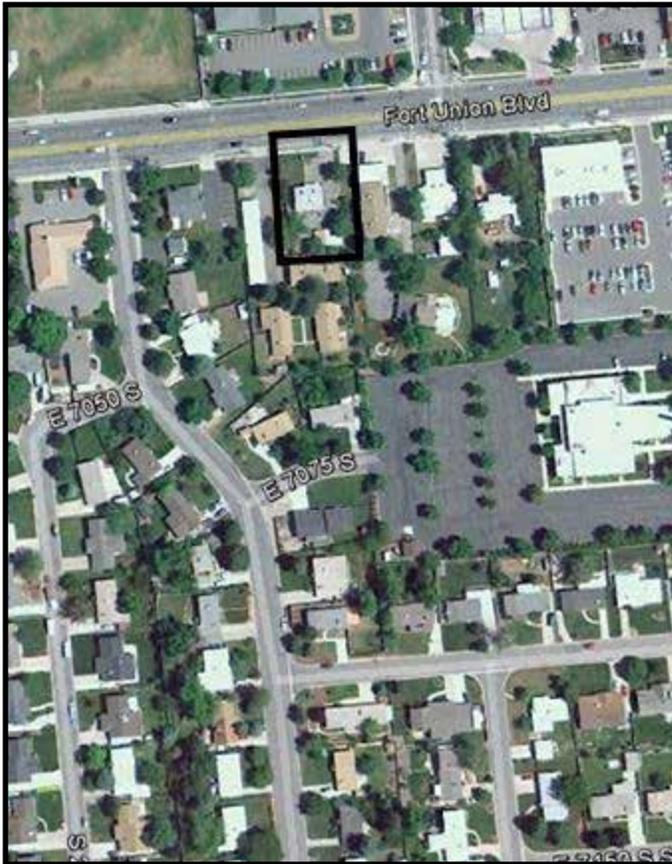


Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Phillips 66/Circle K

Zoning: Regional Commercial (CR)
Building use: Gas/convenience
Project acreage: 0.75
Building square feet: 2,500
Units: 1



Parking provided: 5 spaces
Parking ratio: 4.63/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Plant Jungle

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.23
Building square feet: 1,080
Units: 1

Platinum Carwash

2228 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail-automotive
Project acreage: 1.45
Building square feet: N/A
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Platinum Carwash

Plaza 7000

1855-1891 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail/restaurant
Project acreage: 2.89
Building square feet: 22,000
Units: 11

Parking provided: 167 spaces
Parking ratio: 7.6/1,000 sf.
Parking location: Front/side

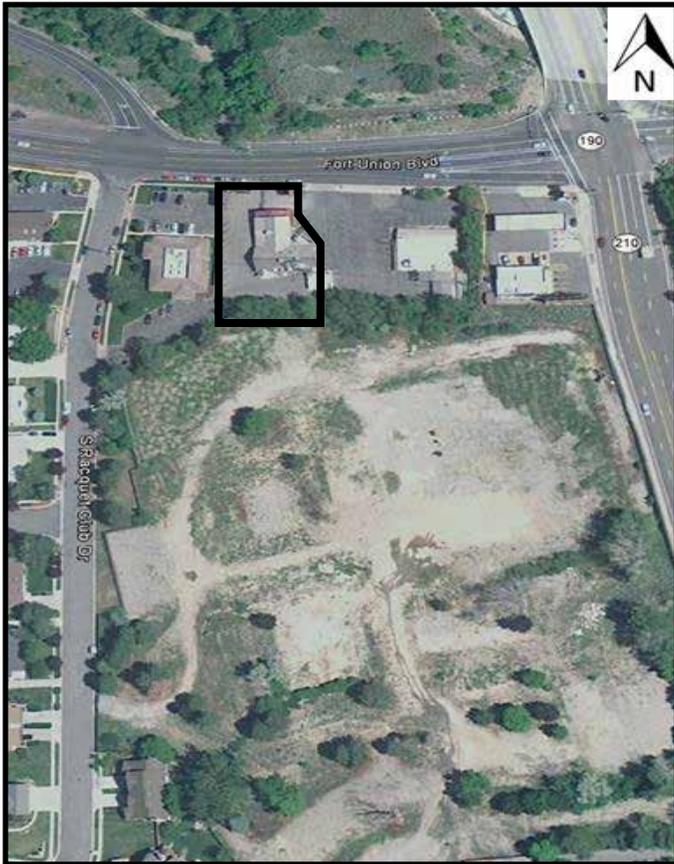
Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: N/A
Building contact: Sean Williams with
Woodbury Corporation 801-485-7770

Businesses on Site:

Cucina Vanina, Papa John's
Pizza, ARCS Ski & Board Rental,
Teru Sushi, Cutie Nails, Curves,
SalonCentric, Mathnasium,
Solutions Clinic, Liberty Tax,
SportyFlicks

Porcupine Grill/Lift House Ski Rental

3698 Fort Union Boulevard



Parking provided: 36 spaces
Parking ratio: 4.6/1,000 sf.
Parking location: Front/side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Porcupine Grill, Lift House Ski Rental

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.50
Building square feet: 7,840
Units: 1



Zoning: Regional Commercial (CR)
Building use: Welding/Supplies
Project acreage: 3.67
Building square feet: 19,000
Units: 1

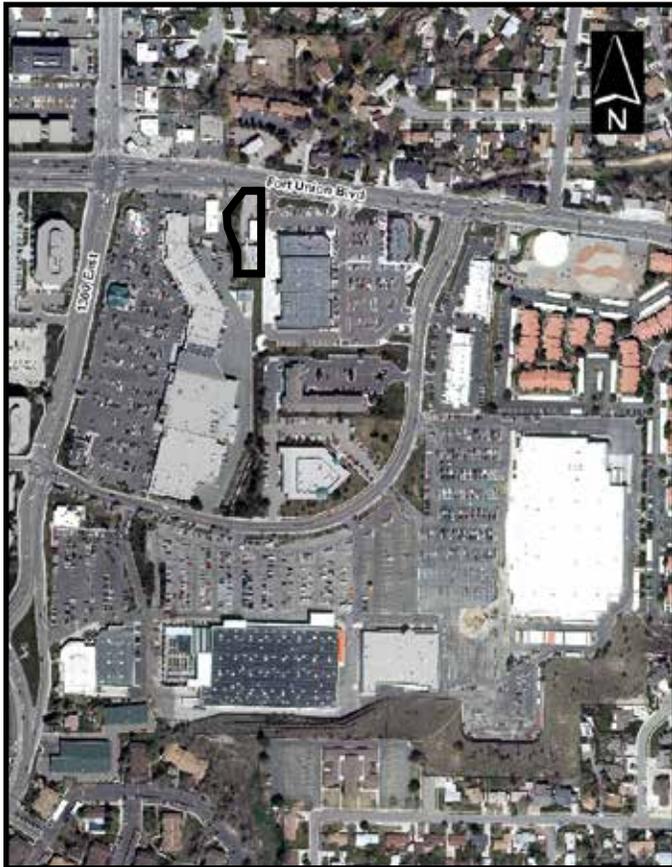
Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Praxair Distribution, Inc.

Quicks Outdoor Power Equipment

1346 Fort Union Boulevard



Parking provided: N/A
Parking ratio: N/A
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Quicks Outdoor Power Equipment

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.61
Building square feet: 9,300
Units: 1

Red Hanger Cleaners

1936 Fort Union Boulevard



Parking provided: 6 spaces
Parking ratio: 1.62/1,000 sf.
Parking location: Side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Red Hanger Cleaners

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.29
Building square feet: 3,728
Units: 1

Scuba Utah

1942 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.48
Building square feet: 3,167
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 9 spaces
Parking ratio: 2.84/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Scuba Utah

Shell & Bengal Food Mart

2615 East Bengal Boulevard



Parking provided: 8 spaces
Parking ratio: 4.2/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

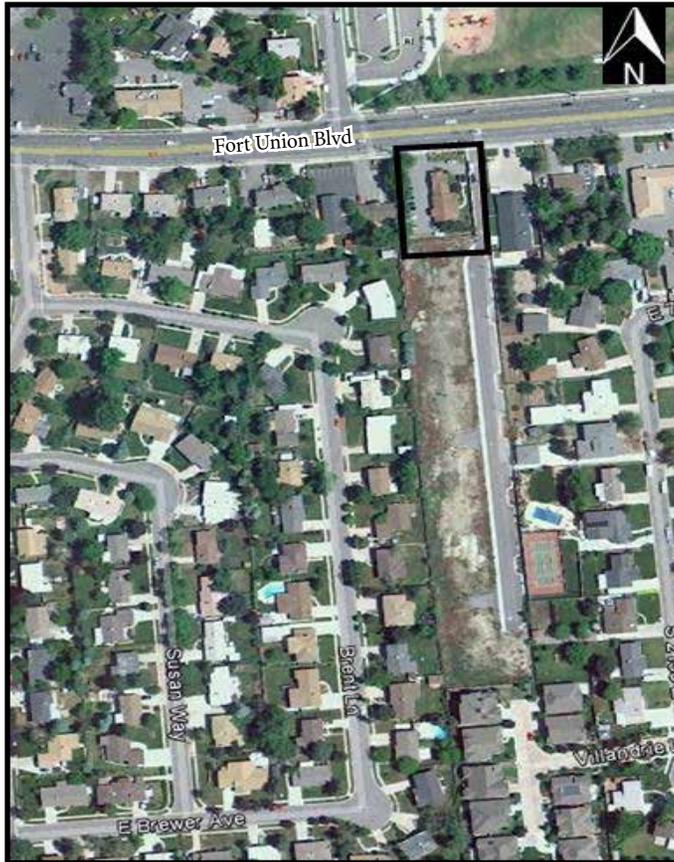
Businesses on Site:

Shell & Bengal Food Mart

Zoning: Neighborhood Commercial (NC)
Building use: Gas/convenience
Project acreage: 0.64
Building square feet: 1,900
Units: 1

Shirodhara Day Spa

2122 Fort Union Boulevard

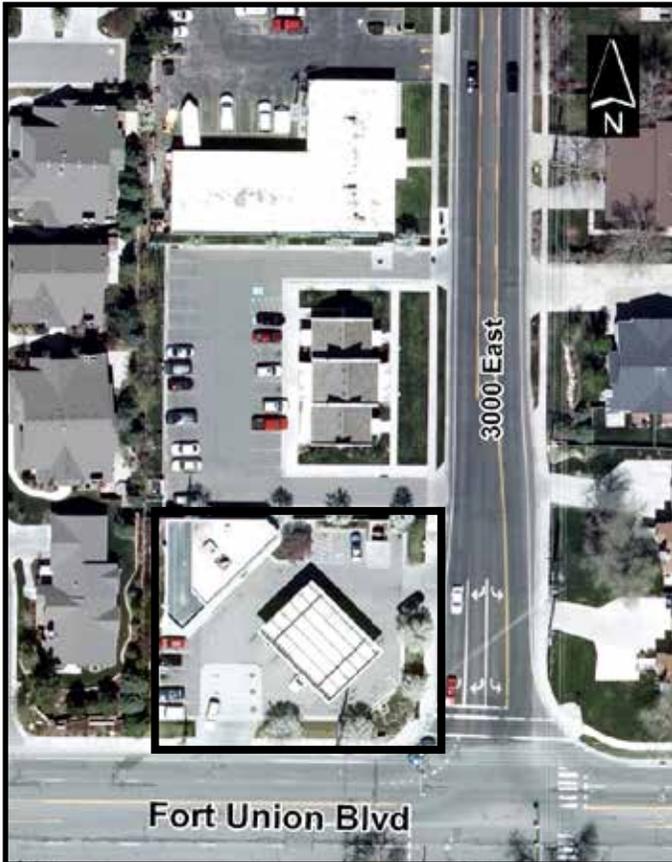


Parking provided: 17 spaces
Parking ratio: 5.15/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Shirodhara Day Spa

Zoning: Regional Commercial (CR)
Building use: Spa/salon
Project acreage: 0.43
Building square feet: 3,356
Units: 1



Zoning: Neighborhood Commercial (NC)
Building use: Gas/convenience
Project acreage: 0.38
Building square feet: 1,352
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 5 spaces
Parking ratio: 3.85/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Sinclair

Ski 'n' See

1337 Fort Union Boulevard



Parking provided: 14 spaces
Parking ratio: 2.6/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

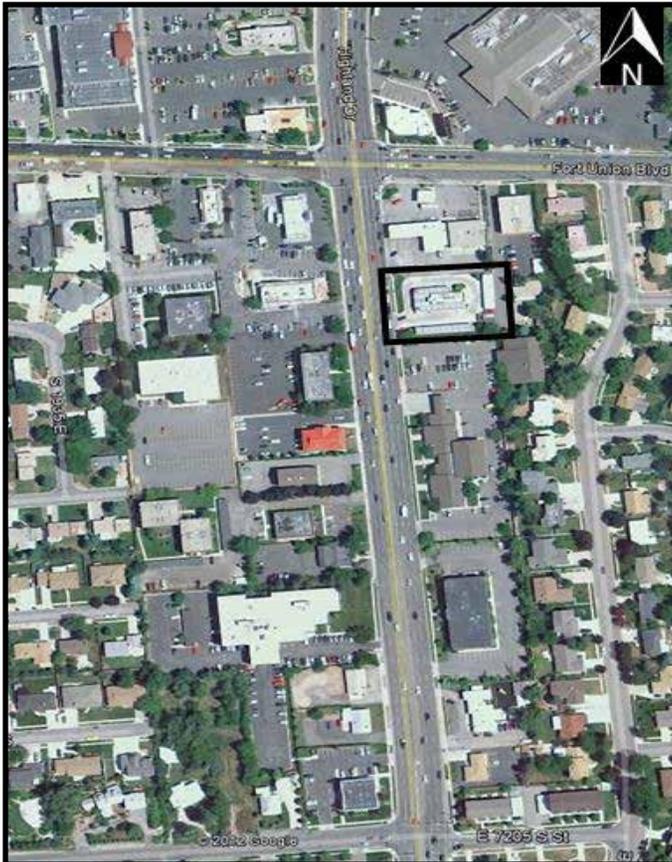
Businesses on Site:

Ski 'n' See

Zoning: Regional Commercial (CR)
Building use: Retail-ski rental
Project acreage: 0.31
Building square feet: 5,300
Units: 1

Sonic Drive-in

7025 South Highland Drive



Parking provided: 24 spaces
Parking ratio: 18.46/1,000 sf.
Parking location: Side

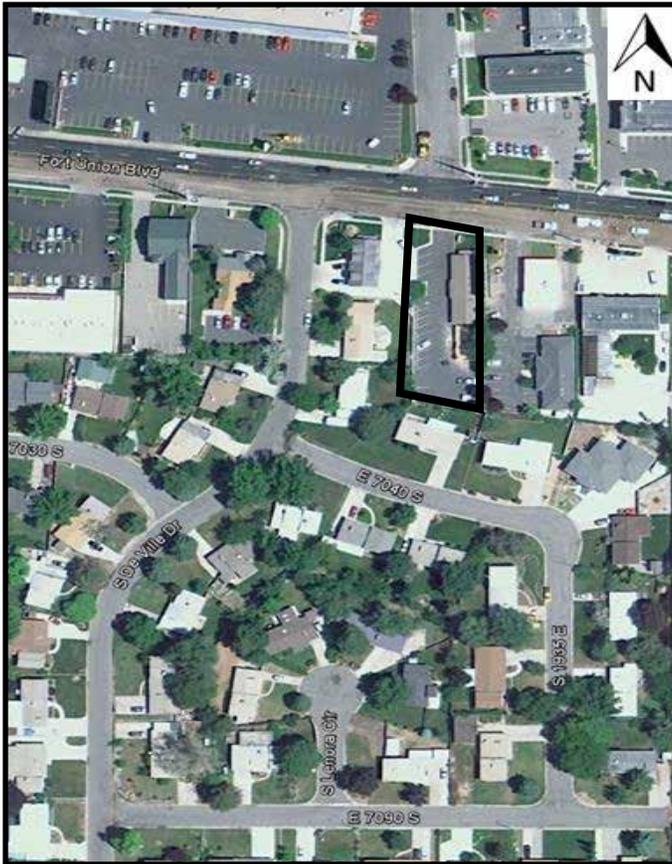
Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Sonic Drive-in

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.46
Building square feet: 1,362
Units: 1

Stitchery

1920 Fort Union Boulevard



Parking provided: 20 spaces
Parking ratio: 6.6/1,000 sf.
Parking location: Side

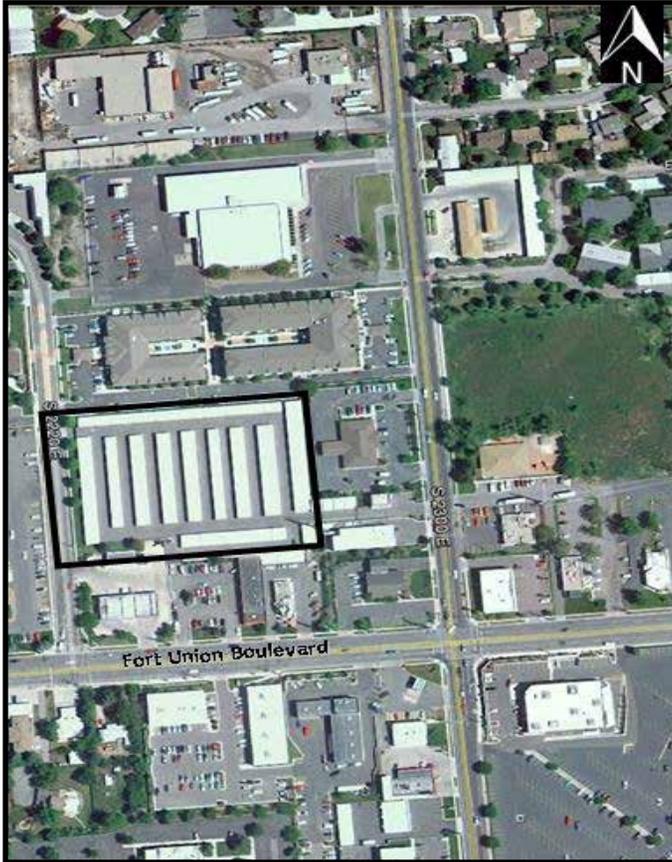
Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Stitchery

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.32
Building square feet: 3,018
Units: 1

Stor N Lock Self Storage

6950 South 2300 East



Parking provided: 4 spaces
Parking ratio: N/A
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Stor N Lock Self Storage

Zoning: Regional Commercial (CR)
Building use: Storage
Project acreage: 3.35
Building square feet: 69,280
Units:

Sun Wash Laundromat

6845 South 1300 East



Zoning: Regional Commercial (CR)
Building use: Drycleaning/Laundry
Project acreage: 0.23
Building square feet: 2,400
Units: 1

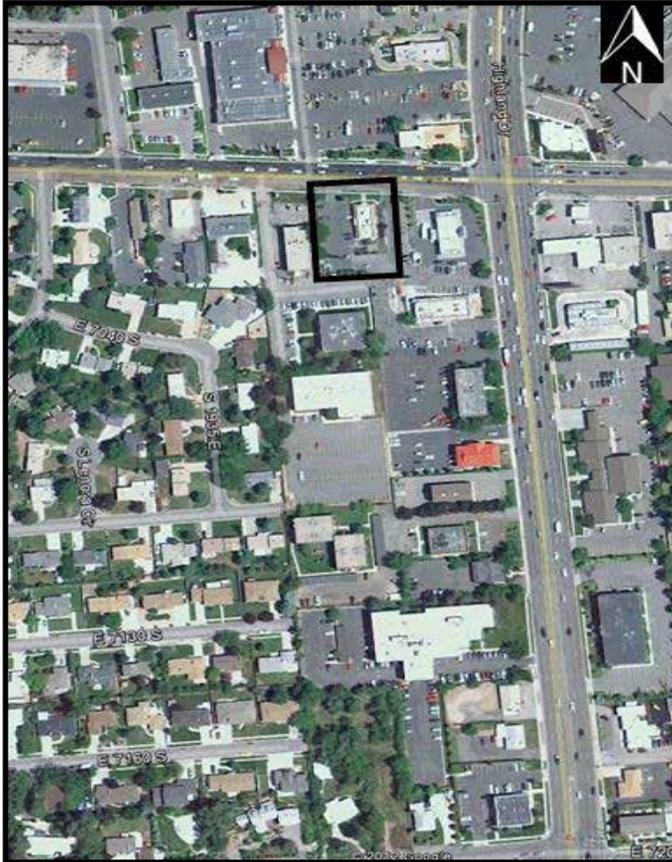
Parking provided: 8 spaces
Parking ratio: 3.33/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Sun Wash Laundromat

Taco Bell

1962 Fort Union Boulevard



Parking provided: 19 spaces
Parking ratio: 14.6/1,000 sf.
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

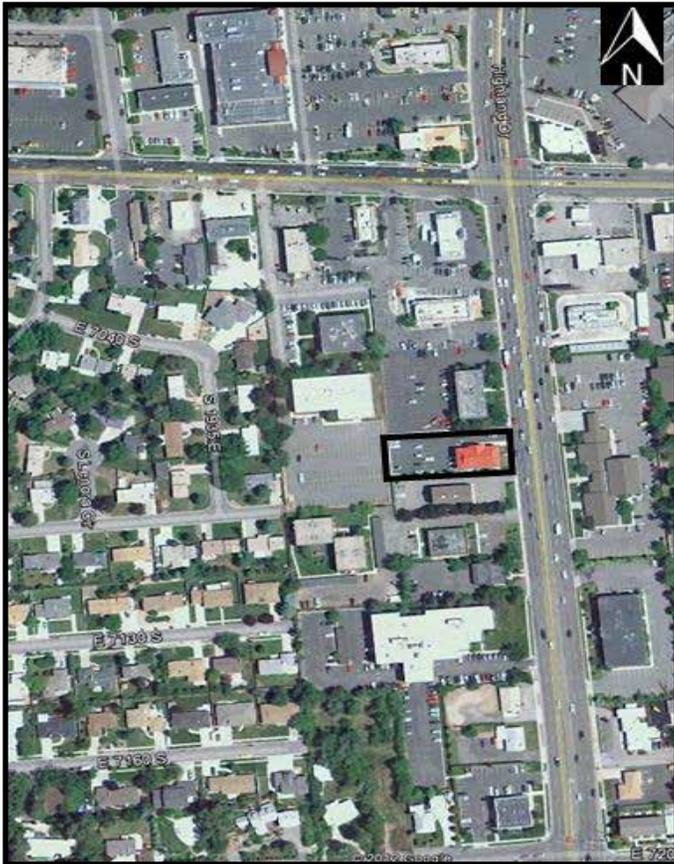
Businesses on Site:

Taco Bell

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.32
Building square feet: 1,232
Units: 1

Tangles Hair Salon

7076 South Highland Drive



Zoning: Regional Commercial (CR)
Building use: Salon
Project acreage: 0.47
Building square feet: 6,171
Units: 2

Cottonwood Heights
Community and Economic Development

Parking provided: 31 spaces
Parking ratio: 5.08/1,000 sf.
Parking location: Rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Tangles Hair Salon,
Intermountain Pilates
Training Center

The Merc

2578 East Bengal Boulevard



Zoning: Neighborhood Commercial (NC)
Building use: Retail
Project acreage: 0.29
Building square feet: 1,125
Units: 1

Cottonwood Heights
Community and Economic Development

Parking provided: 8 spaces
Parking ratio: 7.27/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

The Merc

Towne Storage

7138 South 1200 East



Zoning: Regional Commercial (CR)
Building use: Storage
Project acreage: 1.34
Building square feet: 44,400
Units:

Parking provided: 4 spaces
Parking ratio: 0.1/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Towne Storage

Union Park Vet Hospital

6757 South 1300 East



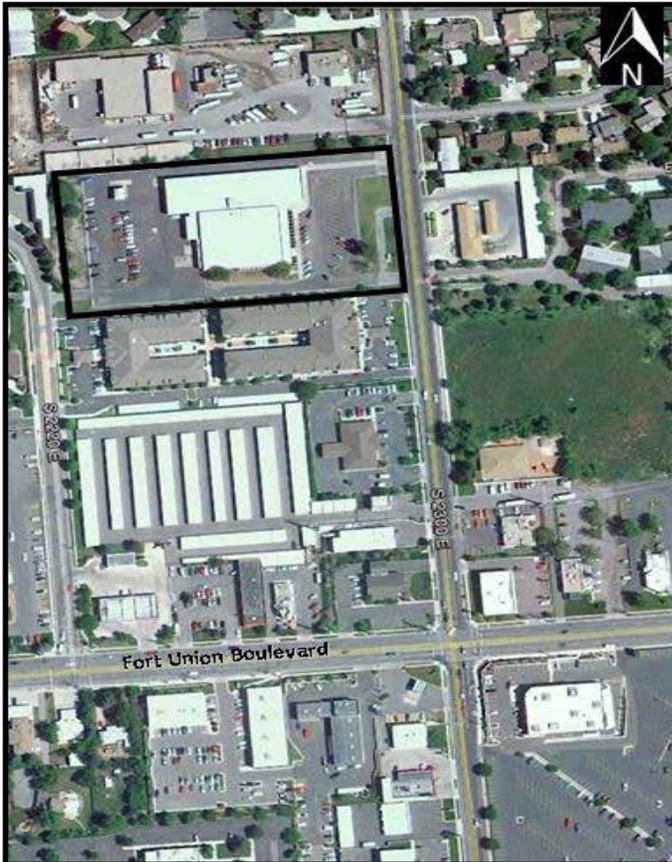
Parking provided: 11 spaces
Parking ratio: 3.93/ 1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Union Park Vet Hospital

Zoning: Mixed Use (MU)
Building use: Retail
Project acreage: 0.18
Building square feet: 2,800 sf.
Units: 1



Parking provided: 102 spaces
Parking ratio: 2.48/1,000 sf.
Parking location: Front/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
U.S. Post Office

Zoning: Regional Commercial (CR)
Building use: Postal Service-retail
Project acreage: 4.59
Building square feet: 41,000
Units: 1



Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.98
Building square feet: 4,700
Units: 1



Parking provided: 31 spaces
Parking ratio: 6.6/1,000 sf.
Parking location: Front/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

University Federal Credit Union

Vacant (old Blockbuster Video)

2315 Fort Union Boulevard

70



Parking provided: 18 spaces
Parking ratio: 3.91/1,000 sf.
Parking location: Front

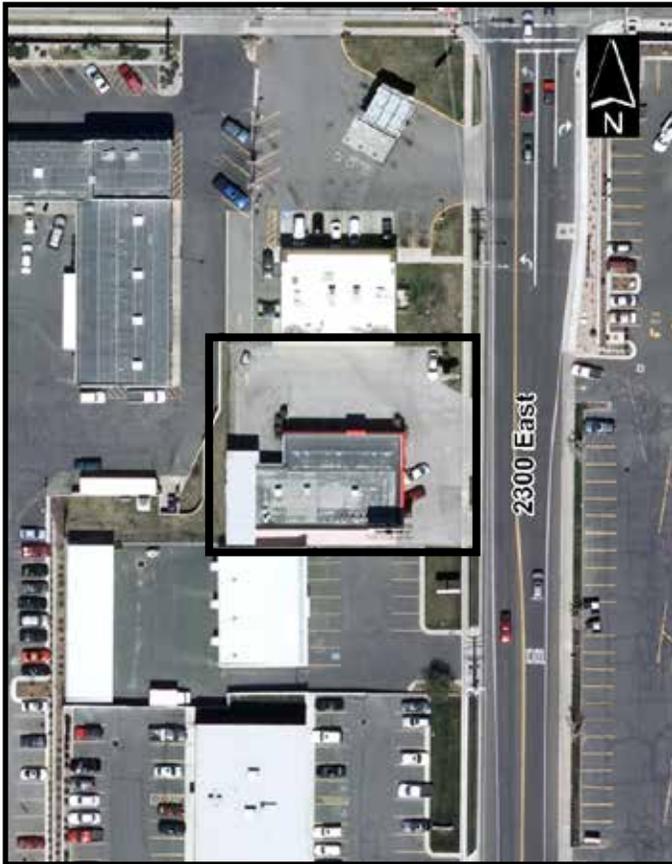
Year built: N/A
Value: N/A
For sale or lease: Lease
Space available: 4,676 sf. at \$24 NNN
Building contact: Josh Martin
Cushman & Wakefield (COMRE)
801-669-5151.

Businesses on Site:

Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.44
Building square feet: 4,676
Units: 1

Village Cleaners

7040 South 2300 East

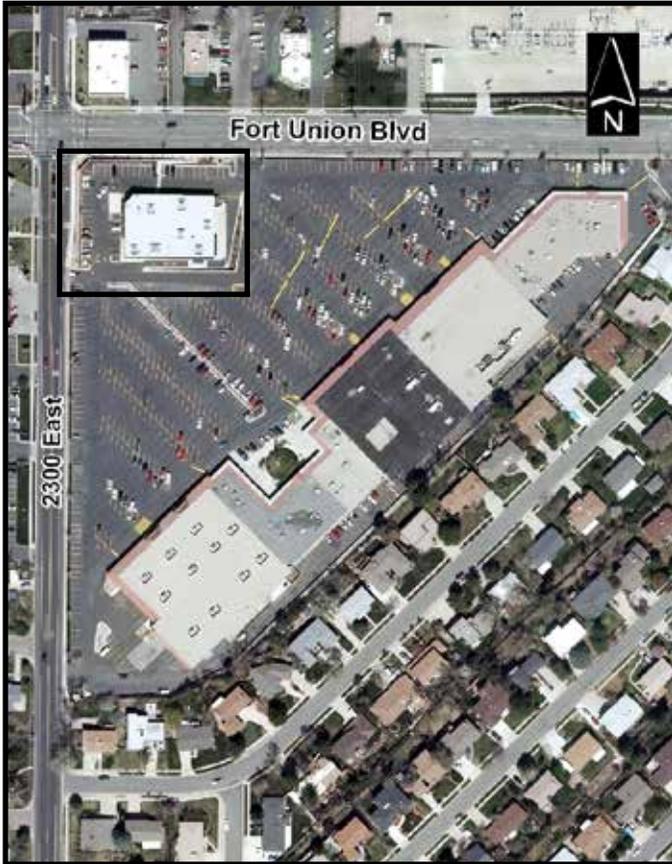


Parking provided: 4 spaces
Parking ratio: 1.05/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Village Cleaners

Zoning: Regional Commercial (CR)
Building use: Drycleaning
Project acreage: 0.29
Building square feet: 3,800
Units: 1



Zoning: Regional Commercial (CR)
Building use: Retail, pharmacy
Project acreage: 1.09
Building square feet: 13,192
Units: 1

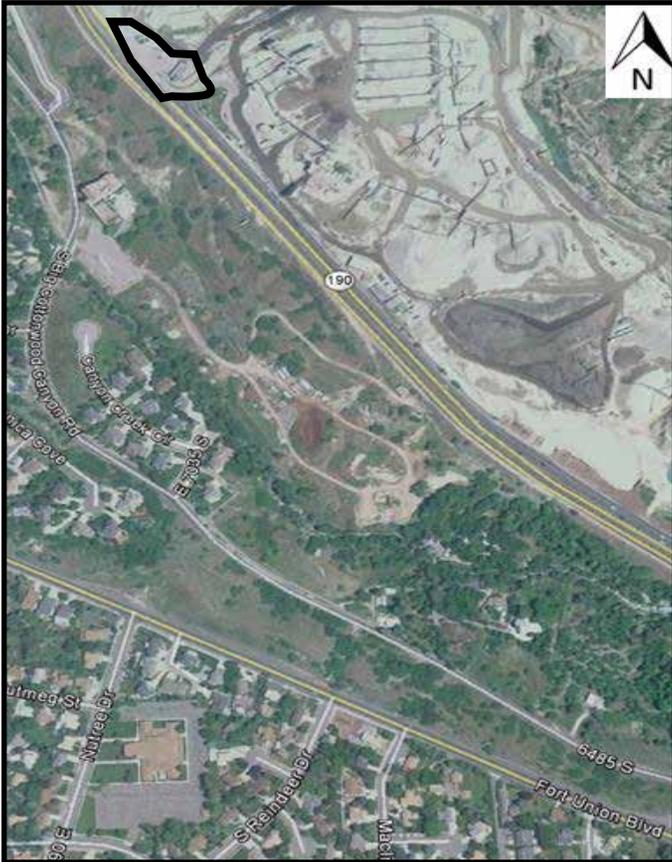
Parking provided: 41 spaces
Parking ratio: 3.1/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Walgreen's

Wasatch Ski Connection

6719 South Wasatch Boulevard



Zoning: Regional Commercial (CR)
Building use: Retail
Project acreage: 0.80
Building square feet:
Units: 1

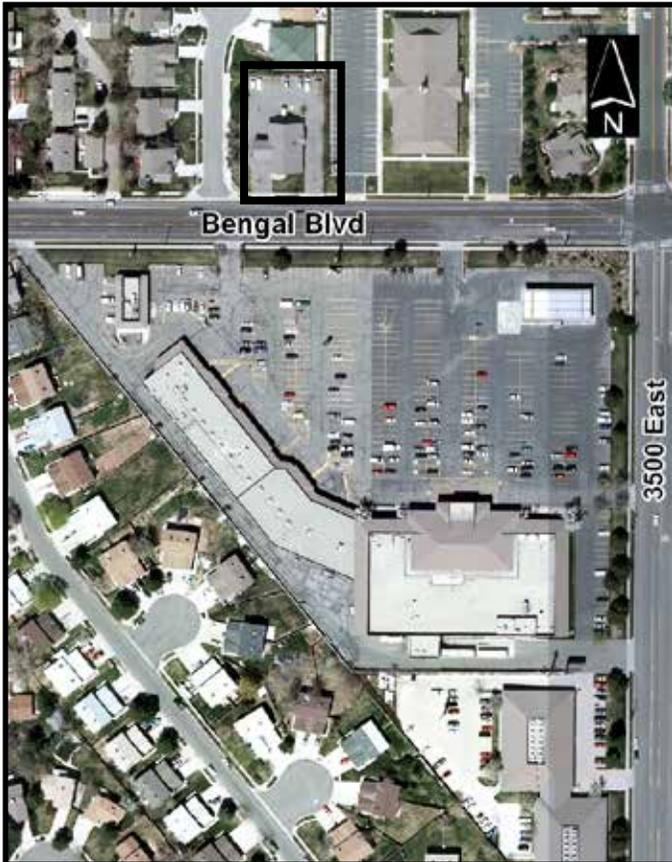
Cottonwood Heights
Community and Economic Development



Parking provided: N/A
Parking ratio: N/A
Parking location: N/A

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
Wasatch Ski Connection



Zoning: Neighborhood Commercial (NC)
Building use: Banking
Project acreage: 0.48
Building square feet: 3,825
Units: 1

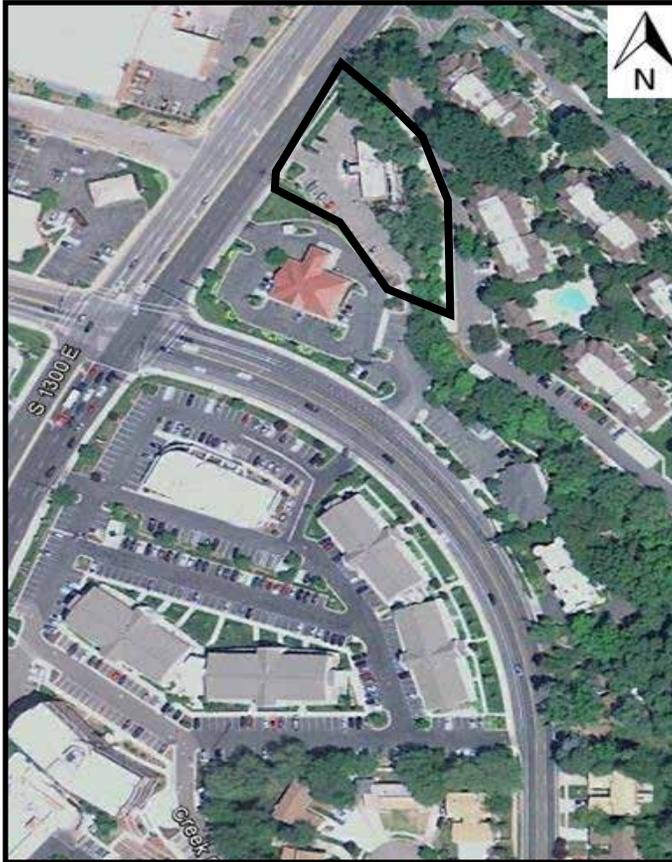
Cottonwood Heights
Community and Economic Development

Parking provided: 15 spaces
Parking ratio: 3.95/1,000 sf.
Parking location: Rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Wells Fargo



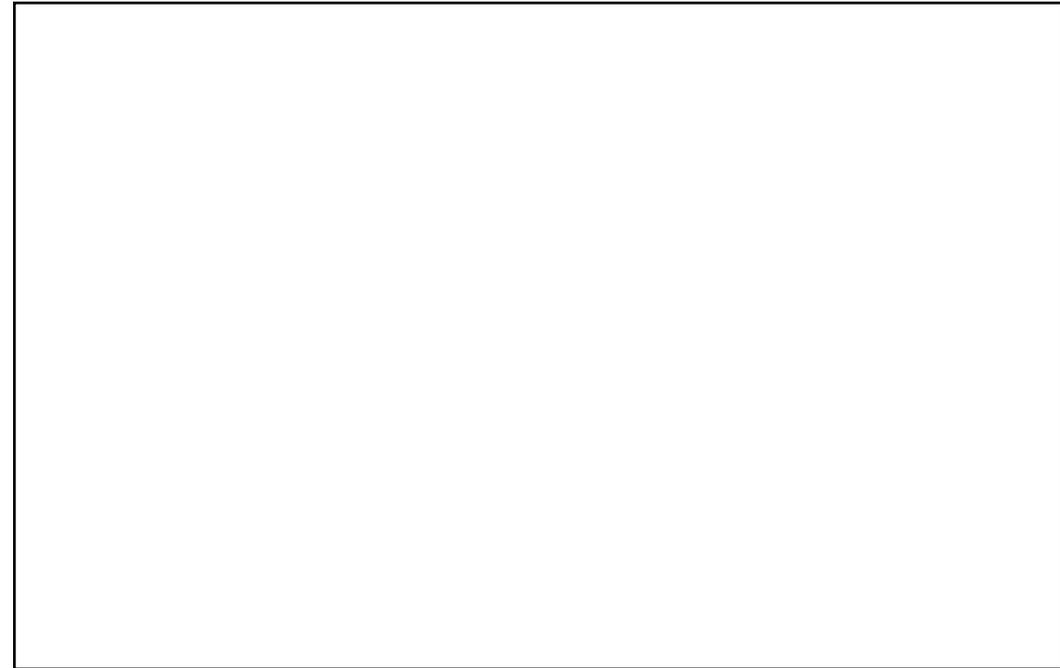
Parking provided: 35 spaces
Parking ratio: 13/1,000 sf.
Parking location: Front

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Zoning: Regional Commercial (CR)
Building use: Restaurant
Project acreage: 0.68
Building square feet: 2,700
Units: 1

Businesses on Site:

Winger's



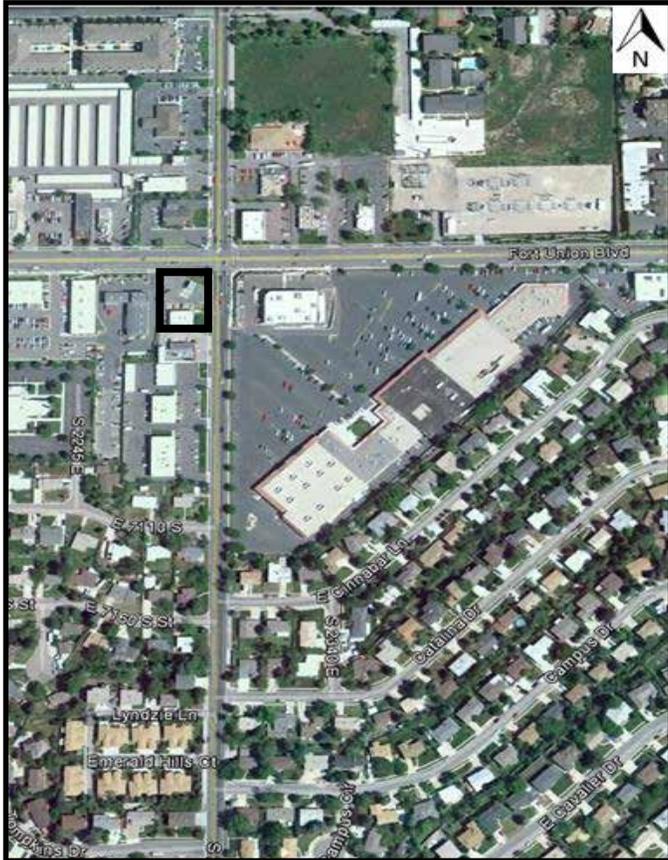
Zoning: Regional Commercial (CR)
Building use: Banking
Project acreage: 0.82
Building square feet: 4,166
Units: 1

Parking provided: 17 spaces
Parking ratio: 4.15/1,000 sf.
Parking location: Side/rear

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

Zion's Bank



Zoning: Regional Commercial (CR)
Building use: Gas/convenience
Project acreage: 0.41
Building square feet: 2,400
Units: 1

Parking provided: 12 spaces
Parking ratio: 5/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:
7-Eleven

7-Eleven

3720 Fort Union Boulevard



Zoning: Regional Commercial (CR)
Building use: Gas/convenience
Project acreage: 0.54
Building square feet: 2,700
Units: 1

Parking provided: 12 spaces
Parking ratio: 4.44/1,000 sf.
Parking location: Front/side

Year built: N/A
Value: N/A
For sale or lease: N/A
Space available: N/A
Building contact: N/A

Businesses on Site:

7-Eleven

