

# West Valley

**4587 4000 West**  
NEC West 4700 South & South 4000 West

**West Valley, Utah**

**2,353 SF End-Cap with Drive-Thru**



- Excellent Street Visibility
- Anchored by Home Depot (#2 in the District), Smiths Food & Drug, and Walmart
- High Traffic Counts

For more information:  
**Brenda Benter**  
714-460-1500  
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# PROPERTY HIGHLIGHTS

## Availability

- 2,353 SF End-Cap with Drive-Thru

## Features

- Excellent Street Visibility
- Anchored by Home Depot (#2 in the District), Smiths Food & Drug, and Walmart
- High Traffic Counts

## Traffic Counts

4700 South	26,220/34,975
Bangerter Hwy	51,510/50,840

Source: datamatrix

## Demographics

	1 mile	3 mile	5 mile
Estimated Population (2019)	21,811	178,206	328,481
Estimated Average Household Income (2019)	\$80,606	\$78,797	\$79,179

Source: Applied Geographic Solutions 2019

## Major Retailers near the Center



This information is provided without warranty or representation to its accuracy.

**West Valley**  
4587 4000 West  
Salt Lake City, Utah

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**RED MOUNTAIN GROUP**

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# SITE PLAN



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