

Kilby Block Development Site

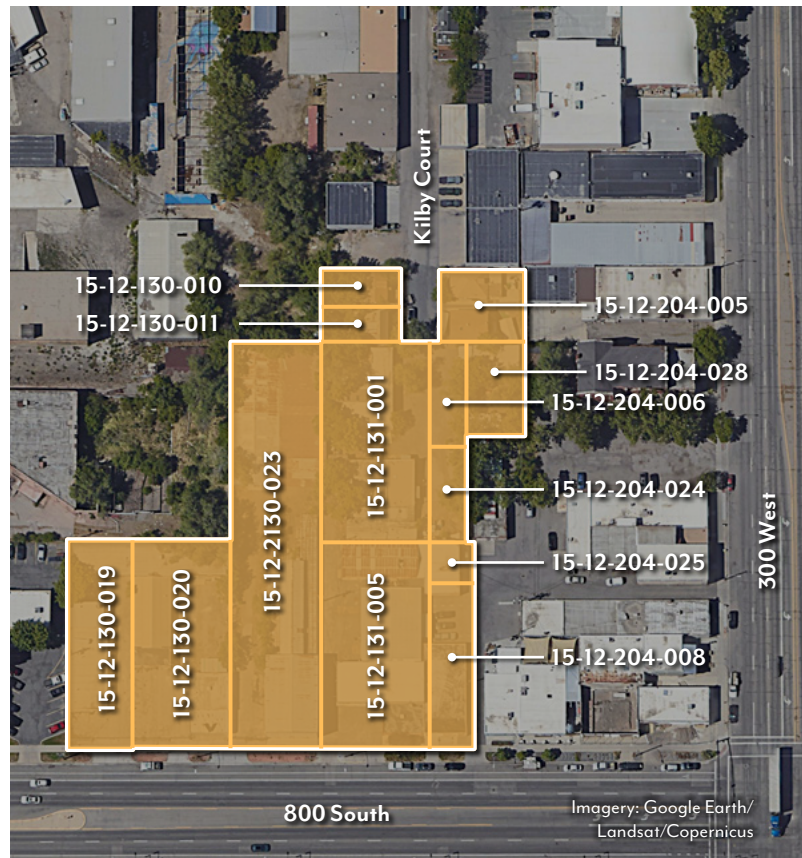
GRANARY DISTRICT - SALT LAKE CITY, UTAH



This offering provides the opportunity to acquire a prominent development site in The Granary District, an emerging live, work, play neighborhood located just southwest of downtown Salt Lake City, Utah. The site totals 2.34 acres and is zoned CG (General Commercial) and D-2 (Downtown Support District), allowing for optionality in height ranging from 75 feet as of right (105 feet with design review) in the GC zone to 120 feet (with design review) in the D-2 Zone. Featuring quick access to major transit corridors, direct proximity to multiple full-block developments, and walkability to countless retail and nightlife entertainment amenities, this site is primed to be the next destination in the most sought-after neighborhood along the Wasatch Front.

PROPERTY SUMMARY

Address:	330-364 West 800 South 737-755 South Kilby Court 756 South 300 West Salt Lake City, Utah
Site Size:	2.34 acres
Zoning:	CG (General Commercial District) D-2 (Downtown Support District) (see OM for details)
Pricing:	Please contact brokers



Exclusive Advisors



KIP PAUL
Vice Chairman
Capital Markets

801-303-5555
kip.paul@cushwake.com

MICHAEL KING
Director
Capital Markets

801-303-5421
michael.king@cushwake.com

JT REDD
Investment Sales
Capital Markets

801-303-5569
jt.redd@cushwake.com

KATHEY HART
Senior Brokerage Specialist
Executive Team

801-303-5560
kathey.hart@cushwake.com

CHRIS FIANDER-CARR, CFA
Financial Analyst

801-303-5448
chris.fiandercarr@cushwake.com



Access and Location – This site boasts seamless access to Utah’s main transportation corridors, featuring three freeway exchanges with access to I-15/I-80, Utah’s main north and south freeway, located within a 4-minute drive from the site. This proximity to major transportation thoroughfares provides quick commute times to anywhere in the valley, including 5 minutes to downtown and 10 minutes to the Salt Lake City International Airport.

Granary District Development Vision – The focus and vision for the Granary District stems around creating “sense of place” where residents can live, work, and play. The Salt Lake City legislature and developers are in the process of creating a highly walkable, arts-driven district with an urban village feel by incorporating new development in with creative adaptive reuse concepts utilizing the charm and character of the existing vintage warehouse buildings. New development and adaptive reuse concepts in the district are reaching the market at rapid pace, delivering architecturally stunning designs that are attracting some of the city’s most exciting businesses.

Major Neighborhood Developments:

- **Fleet Block** – Full-block mixed-use development including residential, office, and retail
- **Post District** – Full-block mixed-use development including residential, office, retail, and green space
- **Industry SLC** – 112,000 square feet of high-amenitized creative office
- **IHC Hospital** – New 15+ story urban hospital bringing 1,700 employees to the neighborhood

Strong Area Demographics – This submarket showcases strong demographics, with average household income for 2022 at \$95,397 within a 5-mile radius. Average rents currently stand at \$1,670 for downtown, allowing for a tremendously healthy affordability ratio of 21.01%.

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CUSHMAN & WAKEFIELD
 170 South Main Street, Suite 1600
 Salt Lake City, Utah 84101
 Tel 801-322-2000
 cushmanwakefield.com



SURROUNDING RETAIL AND AMENITIES

The development site, which boasts convenient access to the I-15/80 Freeway via numerous interchanges, is located a half block west of the 300 West Corridor, home to an impressive range of retail and amenities, and is situated at the epicenter of Salt Lake City's emerging brewery and distillery district, "Brewery Row," which has transformed and revitalized the area's old warehouses.



SALT LAKE CITY'S "BREWERY ROW"



 Indicates Retail and Amenities

 Proposed Future UTA TRAX Light Rail

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