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PEAK COLLECTIVE

REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

kwCOMMERCIAL



6041 S STATE ST - MURRAY, UT 84107

UP TO 11,024 SF AVAILABLE FOR LEASE

AUTO REPAIR/RETAIL/FLEX IN HIGH TRAFFIC LOCATION

Minutes from I-215 and Major Retail Locations

THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present up to 11,024 SF of Retail/Flex space for lease at 6041 S State St, Murray UT 84107.

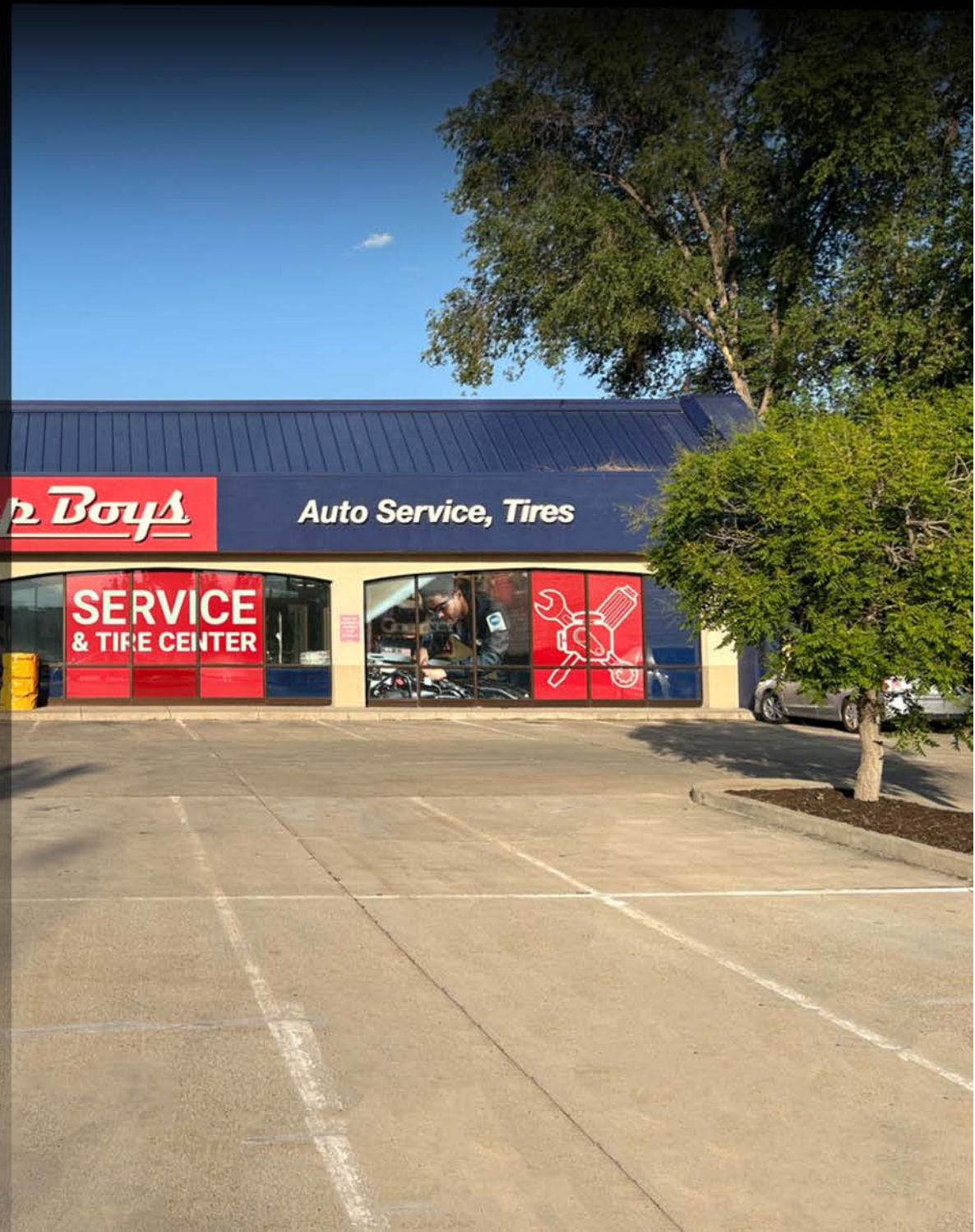
This versatile 11,024 SF commercial space, located in a bustling high-traffic area, offers unparalleled visibility and accessibility. Perfect for a range of business opportunities, the space can be divided into units to fix your specific needs.

Additionally, the surface space is available for lease separately for external businesses such as food trucks or small car dealerships.

With flexible zoning, this prime location is ideal for almost any venture looking to capitalize on the steady flow of potential customers.

Pep Boys was successful at this location, the current landlord purchased their lease for the remainder of the term and is subleasing the space in the building that is not being used by the current landlord.

This space is available as a sublease until May 31, 2030. Lease renewals may be possible afterward, but the current landlord cannot guarantee or commit to any term beyond that date.



PROPERTY SUMMARY

Property Address	6041 S State ST Murray, UT 84107
Total SF	11,024 SF
Surface Space	2.0 AC
Price Per SF	\$20/SF/YR
Property Type	Multi-Tenant
Lease Type	NNN
CAM Fees	\$5/SF/YR
Parking Stalls	100
Drive-in Bays	10
Year Built	1990

PROPERTY HIGHLIGHTS

- This property is located directly on State Street, which is a high traffic road that sees roughly 37,000 drivers daily.
- Within walking distance from Fashion Place Mall.
- Minutes from I-15 and I-215 freeway entrances.
- Features 100 parking stalls to handle heavy customer traffic.



The current tenant, Pep Boys, will be vacating mid-September and the space will be available starting October 1, 2024.

AREA MAP



BIG 5
SPORTING GOODS

JINYA
RAMEN BAR

TACO BELL

Burlington

★
SITE

planet fitness

SHAKE SHACK

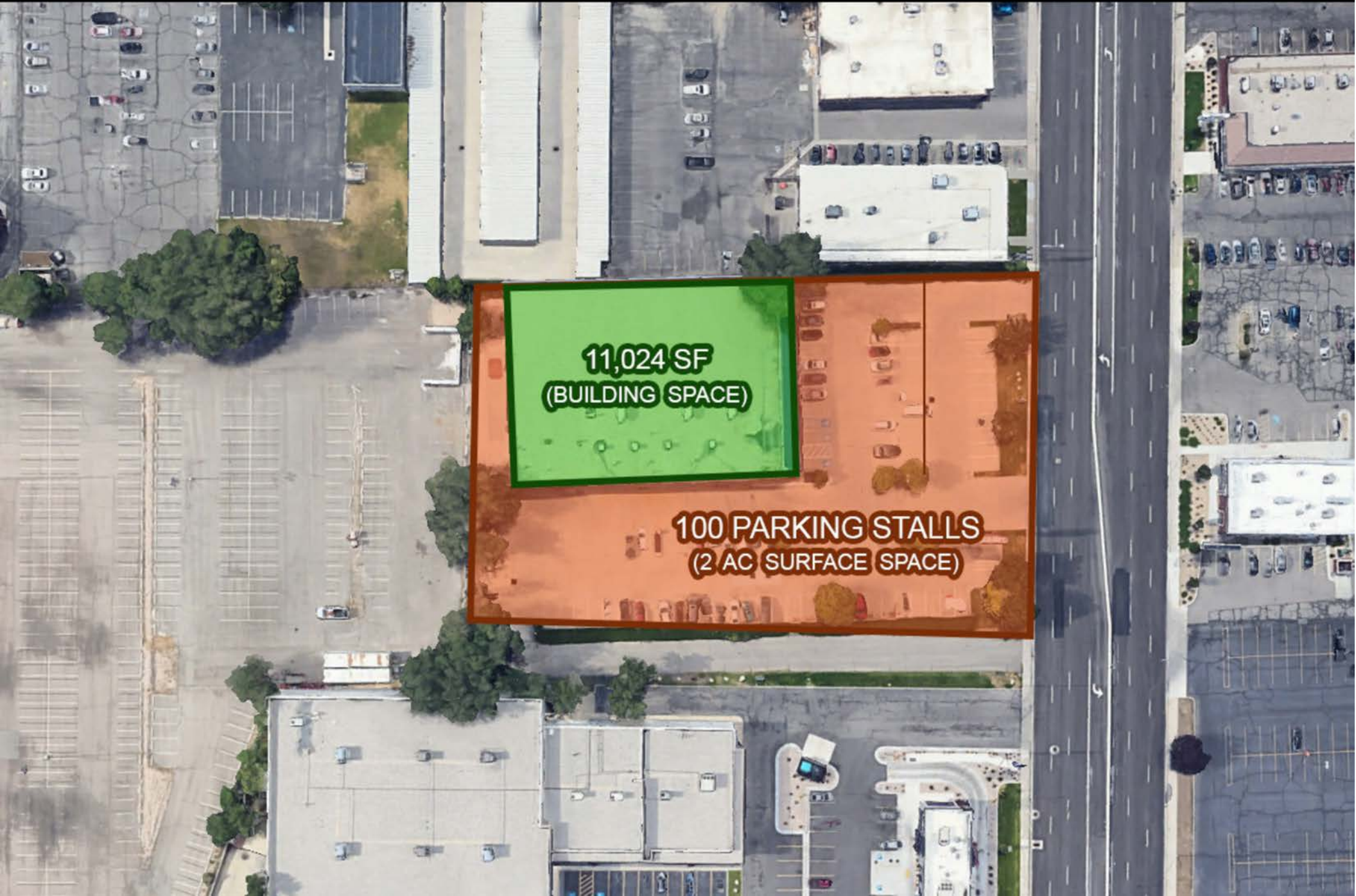
FASHION PLACE MALL

SPROUTS
FARMERS MARKET

Olive Garden

CHUCK & RAMA

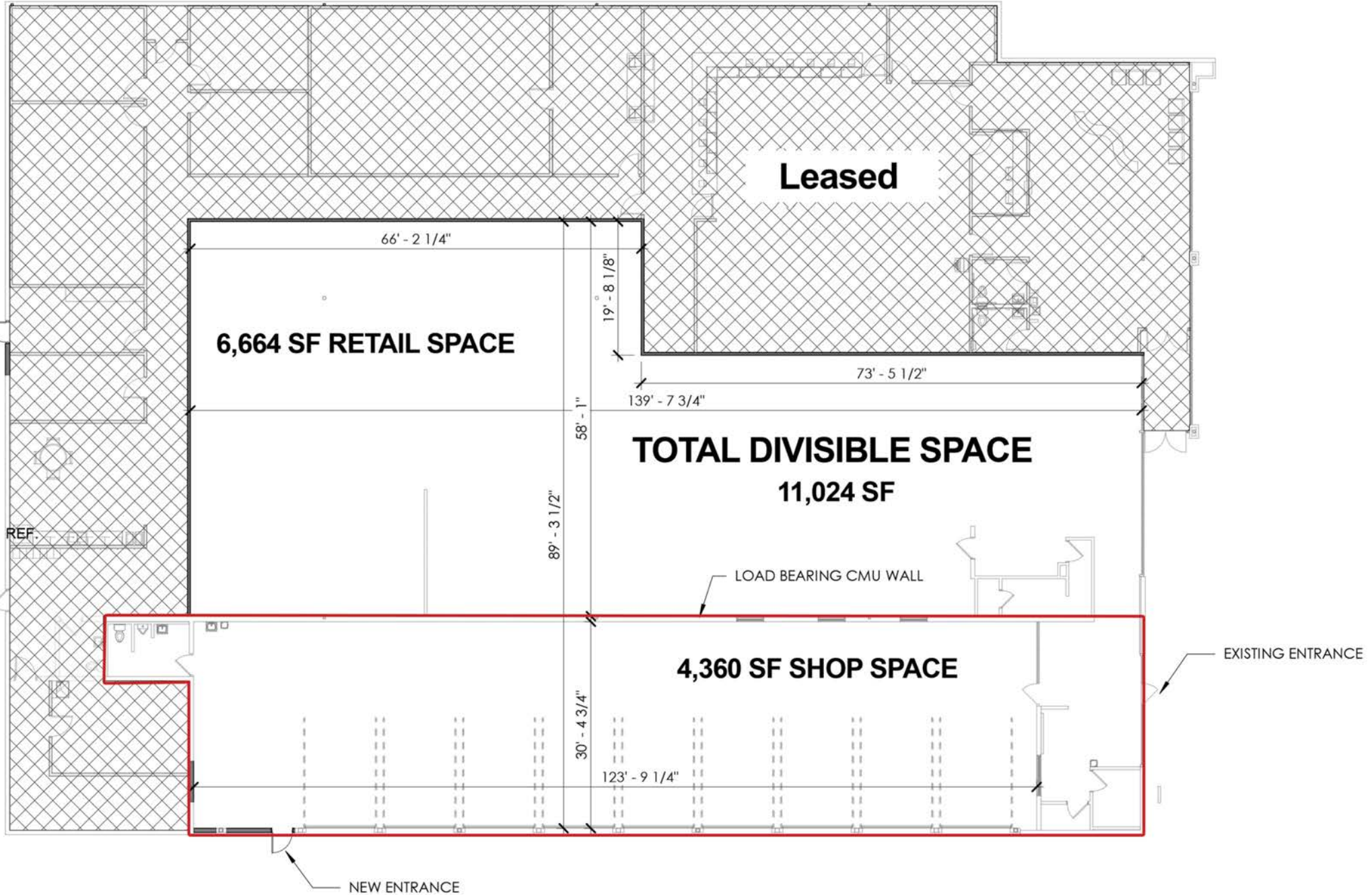
AREA MAP



**11,024 SF
(BUILDING SPACE)**

**100 PARKING STALLS
(2 AC SURFACE SPACE)**

FLOOR PLAN

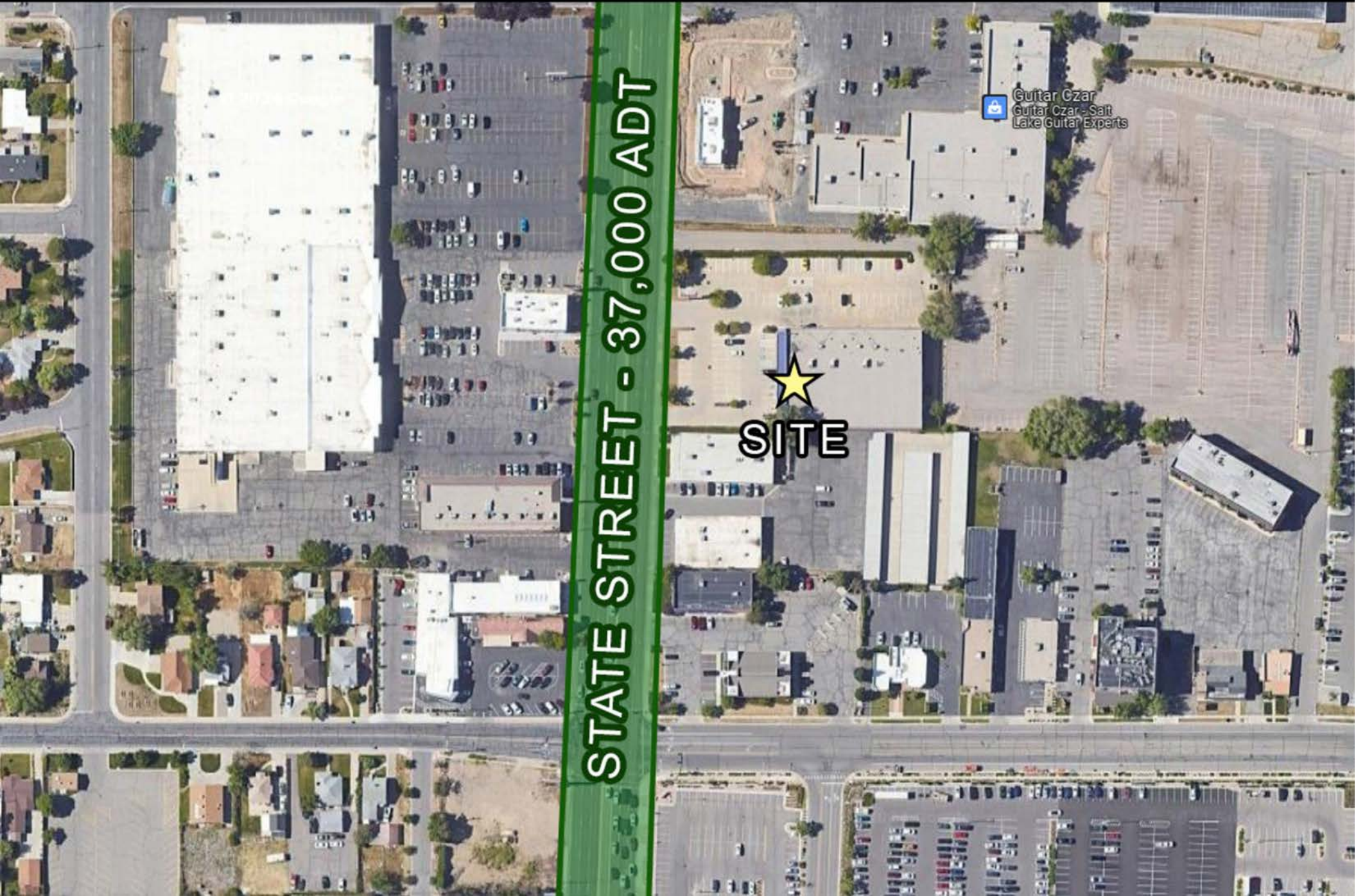


TRAFFIC MAP

STATE STREET - 37,000 ADT

★
SITE

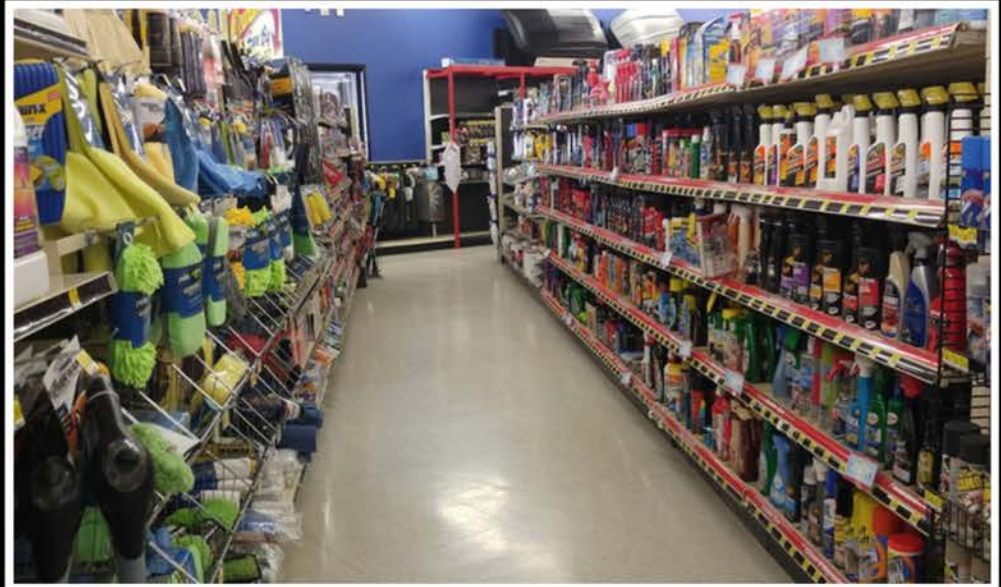
Guitar Czar
Guitar Czar - Salt
Lake Guitar Experts



EXTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



MURRAY, UT

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	62,259	356,929	981,550
TOTAL HOUSEHOLDS	26,181	133,149	339,002
AVG HOUSEHOLD INCOME	\$92,186	\$97,661	\$101,168
MEDIAN HOUSEHOLD INCOME	\$69,193	\$76,544	\$80,672

Nearby Metro Areas

Salt Lake City, UT	3.4 Miles (7 Minutes)
West Valley City, UT	12.5 Miles (21 Minutes)
Park City, UT	32 Miles (39 Minutes)

ZONING USE

Single-family dwelling, attached to nonresidential.
Bookbinding and miscellaneous related work (library bookbinding only).
Communications.
Utilities (lines and right of way only).
Heating and plumbing equipment.
Paint, glass, and wallpaper.
Electrical supplies.
Hardware.
Janitorial supplies.
Building maintenance materials.
Swimming pool supplies.
Shopping centers/department stores.
Mail order houses.
Variety stores.
Retail trade - general merchandise.
Food stores (except 5412).
Apparel and accessories.
Furniture, home furnishings, and equipment.
Eating places.
Drug and proprietary.
Medical cannabis pharmacy.
Books, stationery, art, and hobby supplies.
Sporting goods, bicycles, and toys. Jewelry.
Ice dealers (automated machines or pick up stations only).
Miscellaneous retail trade.
Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
Dry cleaning.

Self-service laundries.
Rug cleaning and repair.
Photographic services.
Beauty and barber services.
Apparel repair, alteration, and cleaning, shoe repair services (except 6256).
Clothing rental.
Costume rental.
Massage therapy.
Other personal services.
Advertising services (office only).
Consumer credit reporting services.
Duplicating, mailing, stenographic, and office services.
Dwelling and building services (6342, 6345 office only).
News syndicate services.
Employment services.
Business services (except 6394, 6397).
Watch, clock, jewelry repair, engraving.
Locksmiths and key shops.
Saw, knife, and tool sharpening.
Miscellaneous small item repair.
Professional services (except 6513, 6516).
Contract construction services (office only).
Governmental services (except 6714, 6740, 6750, 6770).
Charter school.
Residential facility for the disabled.
Miscellaneous service organizations.
Pet grooming.

Commercial printing (only related to retail sales of printed products).
Manufacture of musical instruments (handmade orchestral stringed instruments: violins, violas, cellos and string basses).
Railroad, rapid rail transit, and street railway transportation.
Bus transportation (except 4214).
Motor vehicle transportation.
Automobile parking.
Utilities (except lines and right-of-way).
Travel arranging services (travel agencies).
Drugs, chemicals, and allied products (except 5123, 5129).
Dry goods and apparel.
Groceries and related products.
Electrical goods.
Hardware, plumbing, heating equipment, and supplies.
Commercial and industrial machinery, equipment, and supplies.
Professional equipment and supplies.

ZONING USE

Equipment and supplies for service establishments.

Office machinery, equipment, and accessories.

Other machinery, equipment, and supplies.

Paper, paper products, and kindred supplies.

Furniture - commercial home furnishings.

Lumber and construction materials (no outside storage).

Other wholesale trade.

Lumberyards (no outside storage).

Building materials (no outside storage).

Surplus stores (no outside storage).

Merchandise vending machine operators.

Direct selling organizations.

Convenience store (7-11, Circle K type facilities).

Motor vehicle sales.

Automobile accessories (except tire recapping and vulcanizing).

Service stations.

Automotive, marine crafts, and accessories.

Drinking places.

Liquor, package (State store).

Antiques and secondhand merchandise (except 5935, 5939).

Garden supplies.

Check cashing.

Pawnbrokers.

Bail bonds.

Surety bail bond.

Funeral home.

Locker clubs.

Escort services.

Tattooing.

Reiki business (or other similar business/establishment).

Personal services (wedding chapels and reception centers only).

Disinfecting and exterminating.

Sewer maintenance.

Auction house.

Equipment rental and leasing services.

Automobile, truck, and trailer rentals.

Automobile repair services (except 6412 and 6419.1).

Electrical appliance repair.

Furniture repair.

Gunsmiths.

Medical and other health services (except 6516, pertaining to skilled nursing, convalescent, and rest home facilities).

Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)

Assisted living facilities.

Educational services.

Cultural activities and nature exhibitions.

Amphitheaters.

Motion picture theaters (indoor).

Drive-in movies (outdoor theaters).

Legitimate theaters.

Other entertainment assembly.

Sports assembly (except 7223, 7224).

Public assembly.

Penny arcades and other coin operated amusements.

Miniature golf.

Go-cart tracks.

Card rooms.

Dance halls, ballrooms.

Billiard and pool halls.

Auto racing, miniature.

Other amusements, NEC. (Trampoline pits only.)

Ice skating.

Roller skating.

Bowling alleys.

Other sports activities.

Gyms, athletic clubs, spas.

Archery range (indoor only).

Pistol and rifle range (indoor only).

Recreation.

Parks.

Indoor farming. Includes crops grown wholly indoors for commercial distribution to other locations and/or retail sale on site.

Veterinarian services (providing operation is completely enclosed within an air conditioned building).

Animal hospital services.



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