

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

2465 West

280 SOUTH

PLEASANT GROVE, UT

5 RETAIL UNITS FOR LEASE IN A HIGH TRAFFIC NEIGHBORHOOD

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	2465 West 280 South Pleasant Grove, UT
Price Per SF	\$30-\$41/SF/YR
CAM Fees	\$5.50/SF/YR
Units Available	5
Lease Type	NNN
Property Type	Retail
SF Available	1,214 to 6,473 SF
Land Size	0.9 AC
Zoning	Mixed Use



UNITS CURRENTLY **AVAILABLE**

Peak Collective Real Estate with KW Commercial is pleased to present up to 5 units for lease at **2465 West 280 South, Pleasant Grove UT.**

These five units currently range from 1,214 SF up to the total 6,473 SF, with **one end unit featuring a drive-thru window**, offering a wide range of space for various business needs.

This prime location is conveniently located near Pleasant Grove's amenities, providing easy access to shops, restaurants, and local services.

These units are ideal for tenants looking to capitalize on the nearby residential and other commercial locations nearby.



1,214 SF

1,361 SF

1,318 SF

1,361 SF

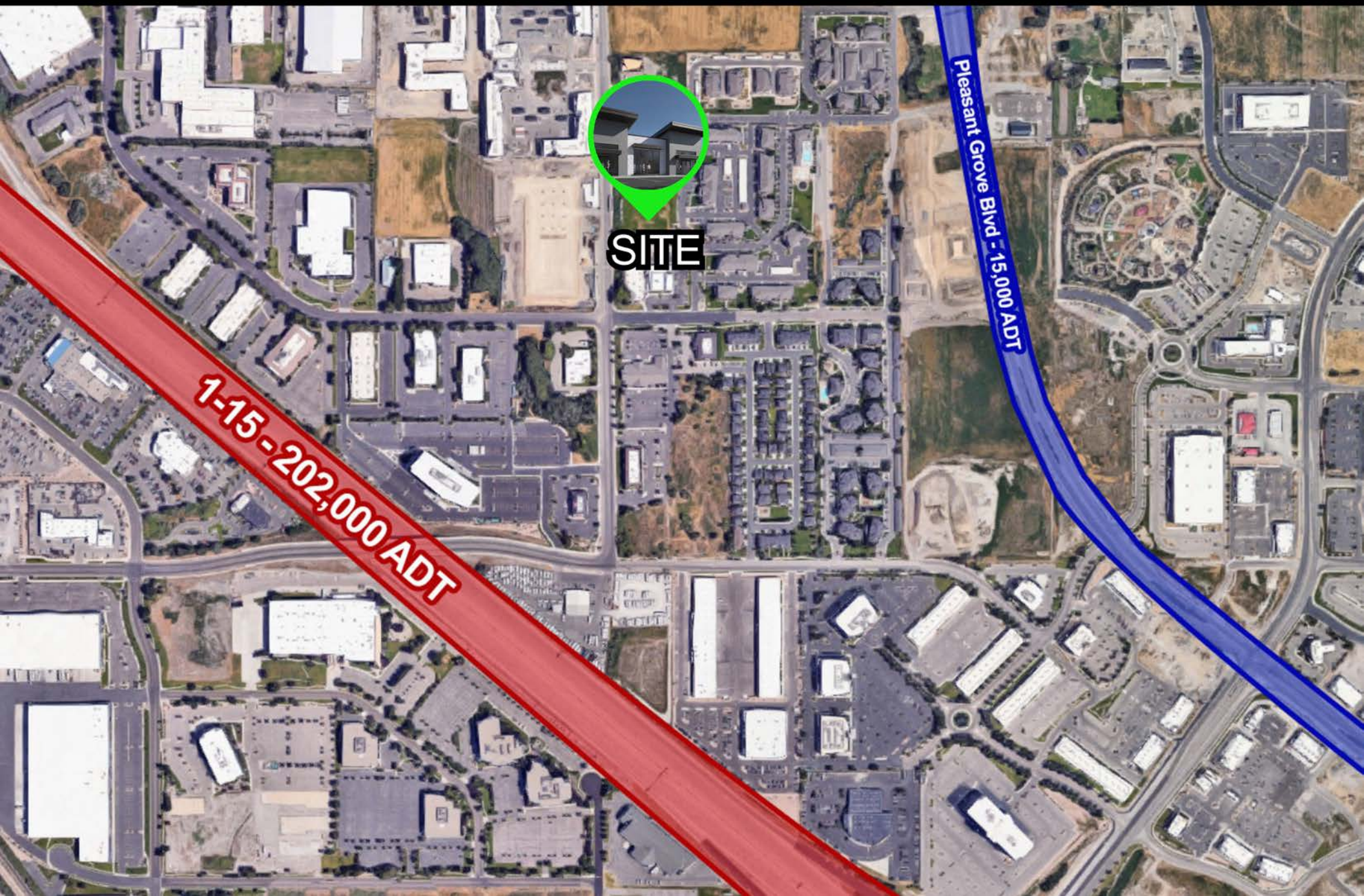
1,219 SF

2465 WEST 280 SOUTH



2465 WEST

280 SOUTH



SITE

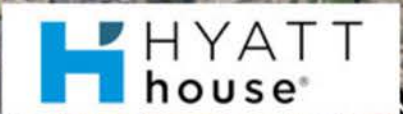
1-15 - 202,000 ADT

Pleasant Grove Blvd - 15,000 ADT

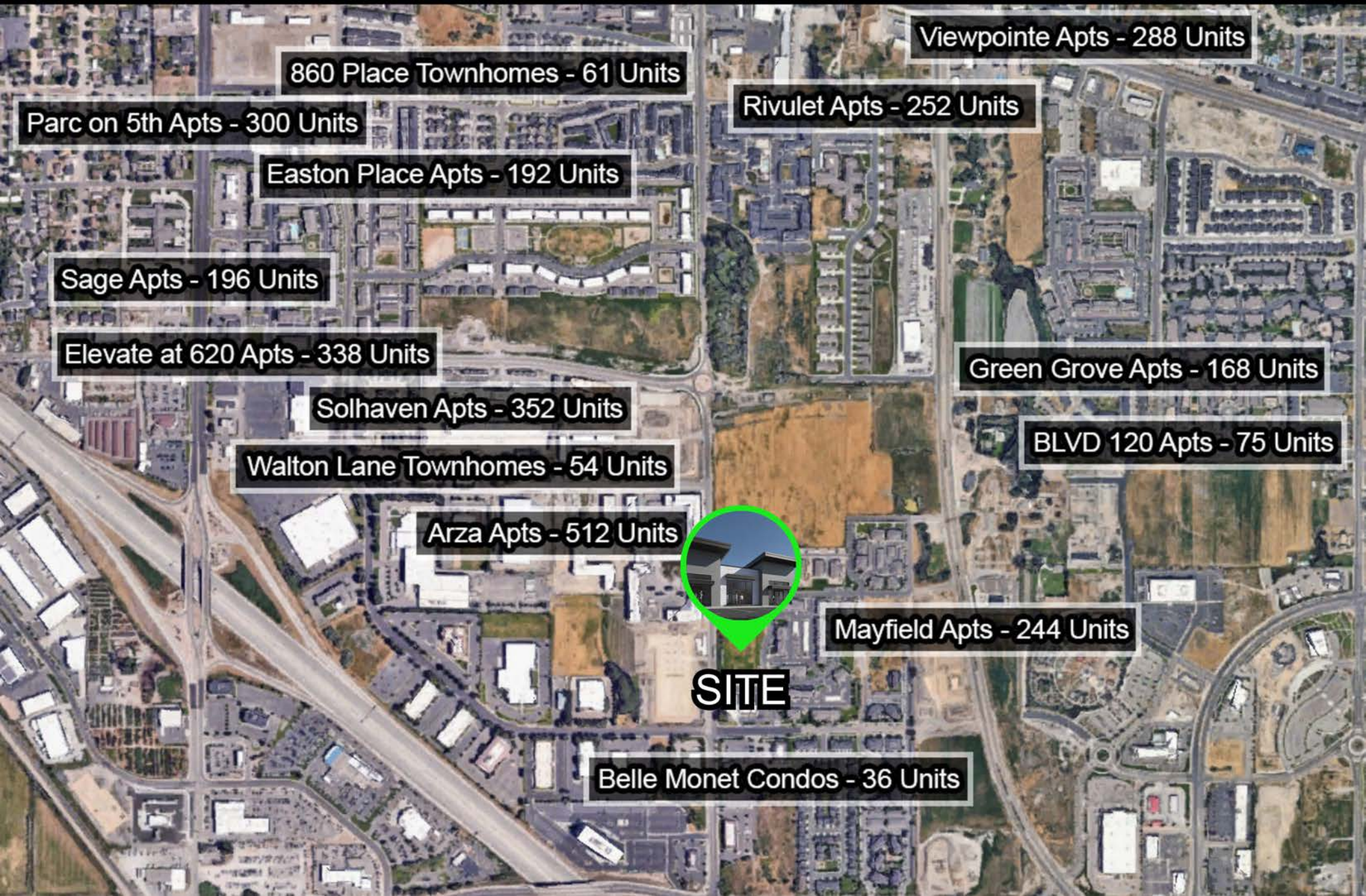
2465 WEST 280 SOUTH



SITE



2465 WEST 280 SOUTH



Viewpointe Apts - 288 Units

860 Place Townhomes - 61 Units

Parc on 5th Apts - 300 Units

Rivulet Apts - 252 Units

Easton Place Apts - 192 Units

Sage Apts - 196 Units

Elevate at 620 Apts - 338 Units

Green Grove Apts - 168 Units

Solhaven Apts - 352 Units

BLVD 120 Apts - 75 Units

Walton Lane Townhomes - 54 Units

Arza Apts - 512 Units

Mayfield Apts - 244 Units

SITE

Belle Monet Condos - 36 Units



BUILDING SITE PHOTOS





PROPOSED DEVELOPMENT PHOTOS





MARKET DEMOGRAPHICS

Pleasant Grove City is primed for commercial growth and in recent years has welcomed large national and international businesses to its landscape, such as doTERRA and Close To My Heart. Its prime location and available properties along the I-15 corridor are situated nicely in Northern Utah County where the international tech-sector is exploding. With two major universities in the county—Utah Valley University and Brigham Young University—educational and recreational opportunities abound. Utah, itself, has been voted Best State for Business for five of the last six years by Forbes Magazine. The City and its residents are contributing to that business success. Pleasant Grove City is open for business growth!

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	37,210	176,097	349,262
2028 Population Projection	40,293	191,143	500,717
Total Households	11,054	49,205	129,235
Avg Household Income	\$89,078	\$101,330	\$102,363
Median Age	27.7	28.1	27.6
Total Consumer Spending	\$404.1M	\$2B	\$5.2B

ZONING USE

Advertising services (includes public relations services, layout and advertising copy preparation, etc.)

Amusements

Antiques and secondhand merchandise

Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)

Apparel repair, alteration and cleaning pick up services, shoe repair services

Audio products

Automobile parking

Automobile repair and related services

Automotive, marine craft, aircraft and accessories (includes motor vehicles, tires, batteries and accessories, gasoline service stations, etc.)

Beauty and barber services

Books, stationery, art and hobby supplies

Business services

Consumer and mercantile credit reporting services; adjustment and collection services

Costume jewelry, costume novelties, buttons and miscellaneous notions, except precious metals

Cultural activities

Drug and proprietary

Drugs, chemicals and allied products

Dry goods and apparel

Duplicating, mailing, stenographic and office services

Eating places

Electrical appliance repair and services

Electrical goods

Electrical supplies, except appliances

Employment services

Entertainment assembly

Executive, legislative and judicial functions, except military

Facilities for persons with a disability only, including substance abuse rehab centers (refer to section 10-15-35 of this title for additional requirements)

Farm and garden supplies

Finance, insurance and real estate service (includes credit services, security and commodity services, holding and investment services, etc.)

Food (includes groceries, candy, nut and confectionery, bakeries, etc.)

Fuel and ice

Funeral parlor, cemeteries and crematory services

Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)

General merchandise

Groceries and related products

Hardware and supplies

Hardware, plumbing, heating equipment and supplies

Heating and plumbing equipment

Jewelry

Laundrying, dry cleaning and dyeing

Lumber and other building materials

Motion picture production

Motor vehicles and automotive equipment

News syndicate services

Nursery, primary and secondary education

Other cultural, entertainment and recreational activities

Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)

Photographic services

Postal services

Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc., except 6516 - see conditional uses)

Protective functions and related activities

Public assembly, miscellaneous purposes

Religious activities

Repair shops and related services

Special training and schooling

Sport activities

Sporting goods, bicycles and toys

Sports assembly

University, college, junior college and professional school education

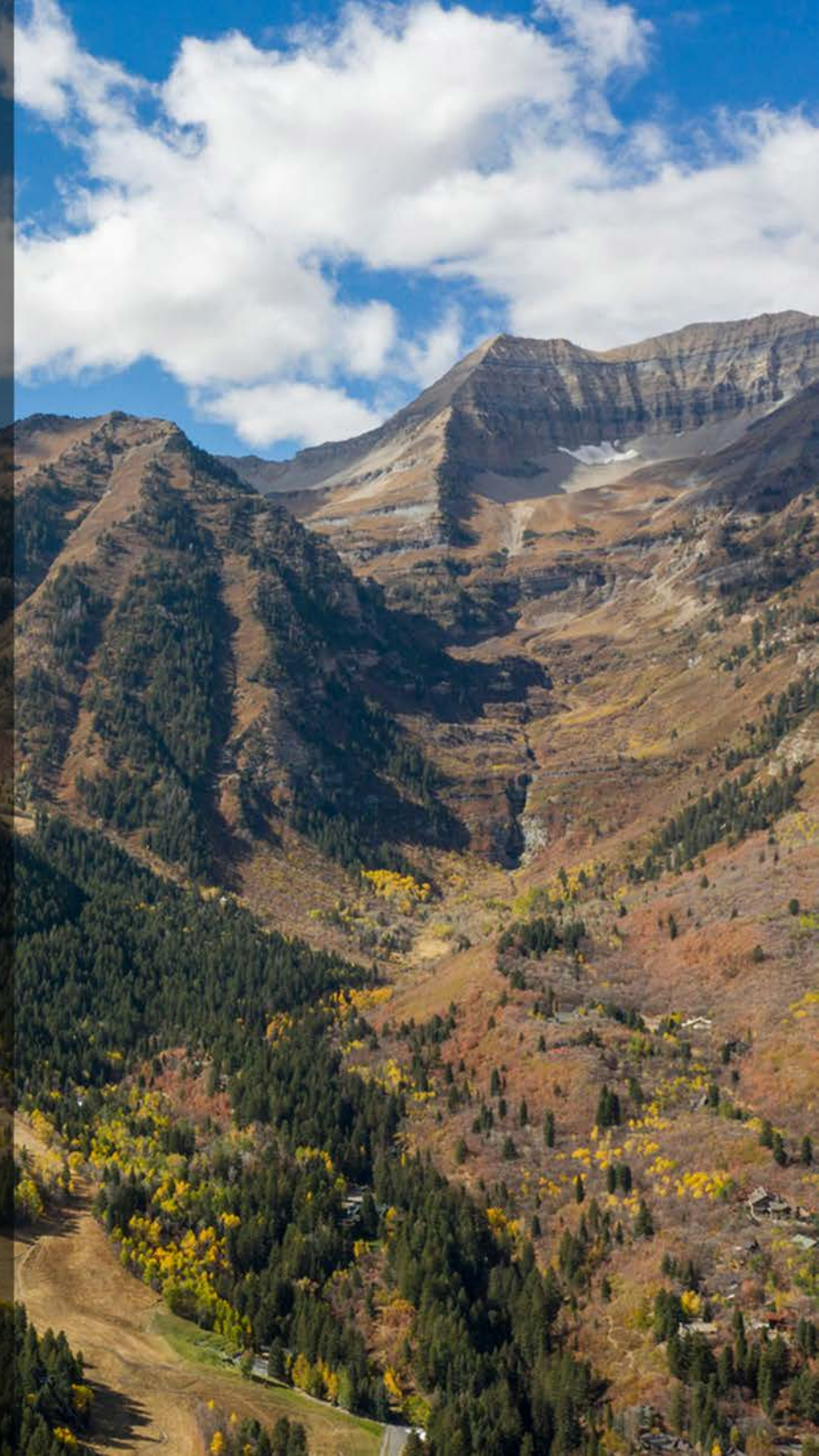


PLEASANT GROVE, UT

Pleasant Grove has arguably the most melodic sounding name of all Utah Valley communities. The alluvial fan bench and farm areas of Utah Valley are ideal for fruit and berry crops, so Pleasant Grove quickly became a major fruit producer, famous for its strawberries.

Pleasant Grove's economy has achieved a balance between agriculture and commercial development. Wood, pipe work, steel, and concrete mills are additional economic assets to the community.

Pleasant Grove takes great pride in its annual summer community festival, Strawberry Days, which is the longest continuing community celebration in the state. Held annually in June, Strawberry Days remains unsurpassed in activities, community involvement, and spirit. Activities include sporting tournaments, concerts, parades, and a PRCA-sanctioned rodeo.



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KW COMMERCIAL

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