

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



# 3154 SOUTH

REDWOOD ROAD - SARATOGA SPRINGS, UT

6,439 SF OF MEDICAL, OFFICE, AND RETAIL SPACE FOR LEASE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	3154 South Redwood Rd Saratoga Springs, UT
Total SF Available	6,430 SF
1st Floor Price Per SF	\$35/SF/YR
2nd Floor Price Per SF	\$30/SF/YR
CAM Fees	\$7/SF/YR
Min SF Available	1,573 SF
Lease Type	NNN
Zoning	RC Regional Commercial



# PROPERTY OVERVIEW

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Peak Collective Real Estate with KW Commercial is pleased to present a 6,430-square-foot commercial building located in Saratoga Springs.

Designed with versatility in mind, the first floor features one available suite, ready to accommodate your business with ample space and modern amenities. The second floor provides flexible configurations with up to three available suites, customizable to suit varying space requirements.

With a pharmacy conveniently located on the first floor, this building is perfectly suited for medical offices or healthcare providers seeking complementary retail synergy.

This prime high-traffic location offers unmatched visibility and accessibility, perfect for businesses seeking maximum exposure.

Don't miss your chance to establish your business in this vibrant and rapidly growing community.



# 3154 SOUTH REDWOOD RD - SARATOGA SPRINGS, UT



**SITE**



# 3154 SOUTH REDWOOD RD - SARATOGA SPRINGS, UT



1.17 AC

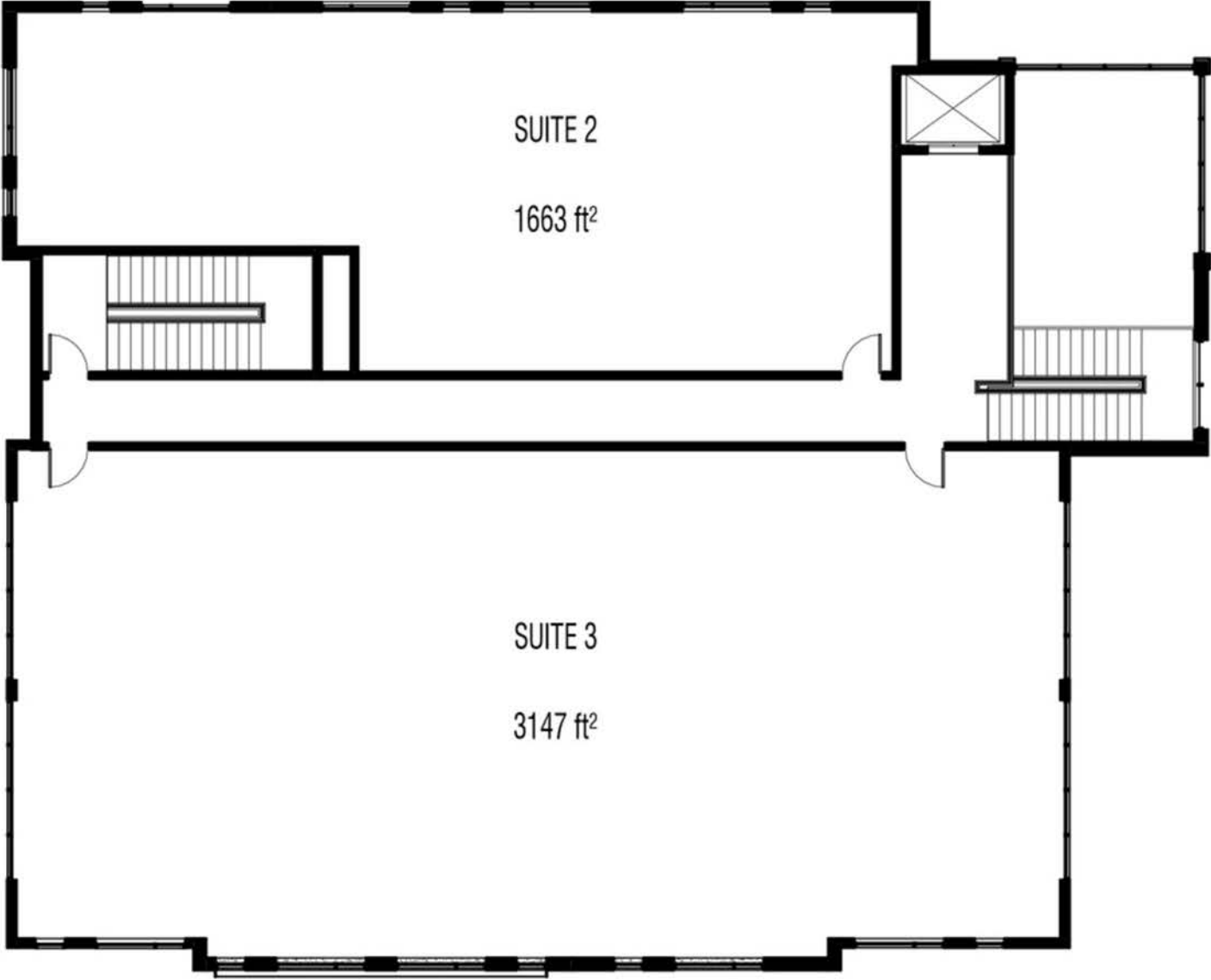
REDWOOD RD - 24,000 ADT

# 3154 SOUTH REDWOOD RD - SARATOGA SPRINGS, UT



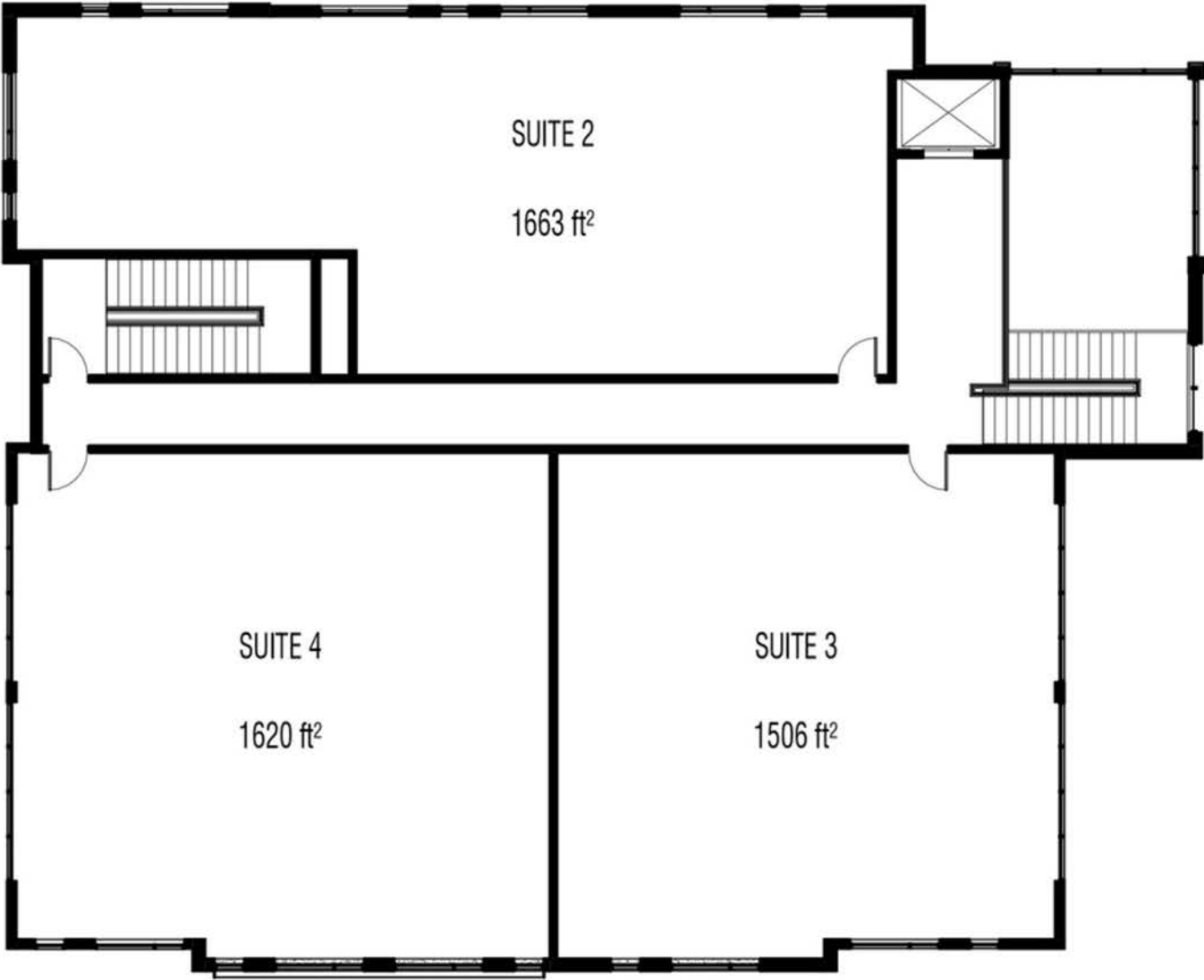
## Floor 1

3154 SOUTH  
REDWOOD RD - SARATOGA SPRINGS, UT



Floor 2 - Option A

3154 SOUTH  
REDWOOD RD - SARATOGA SPRINGS, UT



Floor 2 - Option B



## PROPERTY PHOTOS



# RC ZONING USE

The following is a list of permitted uses of Regional Commercial in the City of Saratoga Springs.

Animal Hospital, Small/Small Veterinary Office  
Arts & Crafts Sales  
Bakery, Retail  
Bed and Breakfast  
Bookstore  
Building Material Sales (without outdoor storage)  
Cannabis Production Establishments as defined by Utah Code  
Child Care Center  
Churches  
Commercial Recreation  
Commuter/Light Rail Station  
Convenience Store  
Convenience Store/Fast Food Combination  
Copy Center  
Dockless Shared Mobility Device (deployment)  
Dry Cleaners

Educational Center  
Electronic Media Rental & Sales  
Electronic Sales & Repair  
Equipment Sales & Services (with indoor storage)  
Exhibition Center  
Financial Institution  
Fitness Center  
Floral Sales  
Funeral Home  
Grocery Store  
Hardware & Home Improvement Retail  
Hospital  
Ice Cream Shop  
Impound Yard  
Laundromat

# RC ZONING USE

The following is a list of permitted uses of Regional Commercial in the City of Saratoga Springs.

Library	Retail, Big Box
Office, Medical and Health Care	Retail, Specialty
Office, Professional	School, Public
Public Parks, playgrounds, recreation areas, or other park improvements	Shooting Range, indoor
Personal Service Establishment	Theater
Plant & Tree Nursery	Transit-Oriented Development (TOD)
Postal Center	
Preschool	
Public Building or Facilities (City Owned)	
Reception Centers	
Recreation Center	
Recreation Rentals	
Rental, Long Term	
Rental, Short Term	
Restaurant, Takeout	
Restaurant	
Retail Sales	



# MARKET ANALYSIS

Saratoga Springs, Utah, continues to experience substantial growth, positioning itself as an increasingly attractive market for medical office space and retail development. As one of Utah's fastest-growing communities, Saratoga Springs has seen rapid population expansion, driven largely by residential development catering to young families and professionals seeking proximity to the Salt Lake City metro area while enjoying suburban amenities.

This demographic shift has generated heightened demand for healthcare services and convenient retail options. The market for medical office space is robust, driven by the community's young and expanding population base, which requires pediatric, family medicine, dental, and specialty care facilities. Medical providers are actively seeking new or upgraded spaces, particularly in developments with convenient accessibility and ample parking.

Due to a relative shortage of medical office facilities in the area, properties offering modern, purpose-built medical spaces see rapid occupancy and competitive leasing rates, highlighting a clear opportunity for new development.



# MARKET DEMOGRAPHICS

Saratoga Springs is a rapidly growing community characterized by its young, family-oriented population and strong suburban appeal. With a median age in the late 20s, the city has attracted many young families and professionals seeking a balance between small-town charm and proximity to the economic opportunities in the Salt Lake and Utah County areas.

The majority of residents are homeowners, reflecting a stable, middle-to-upper-middle-class demographic, drawn to the area's quality schools, expanding recreational amenities, and safe neighborhoods. Saratoga Springs also exhibits increasing diversity, though it remains predominantly Caucasian, and continues to attract new residents each year due to ongoing residential development and economic growth in the region.

<b>SUMMARY</b>	<b>2 Mile Radius</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>
2024 Population	29,290	158,863	480,600
2029 Population Projection	34,009	185,126	534,852
Total Households	7,976	41,510	131,298
Avg Household Income	\$135,230	\$132,552	\$134,324
Median Age	26	26.1	29
Total Consumer Spending	\$359.6M	\$1.9B	\$6.1B



# SARATOGA SPRINGS, UT

Saratoga Springs, Utah, is a rapidly growing city located on the northwest shore of Utah Lake, offering stunning lake and mountain views. Known for its family-friendly atmosphere and strong sense of community, the city has experienced significant residential and commercial development in recent years.

With easy access to I-15 and major employment centers in Silicon Slopes, Saratoga Springs has become an attractive option for those seeking a suburban lifestyle with modern amenities.

Saratoga Springs also offers a vibrant mix of shopping, dining, and entertainment options, with new businesses continually adding to the city's appeal. The area boasts excellent schools, parks, and recreational opportunities, including the nearby Jordan River Parkway and hot springs that inspired the city's name. As one of Utah's fastest-growing cities, Saratoga Springs continues to expand while maintaining its natural beauty and high quality of life.





# Kody Watts

Commercial Real Estate Broker

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# Tori Watts

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