

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



3378 So 2300 E

MILLCREEK, UTAH

3,939 SF BLEND OF MEDICAL/PERSONAL SERVICE AND RESIDENTIAL SPACE

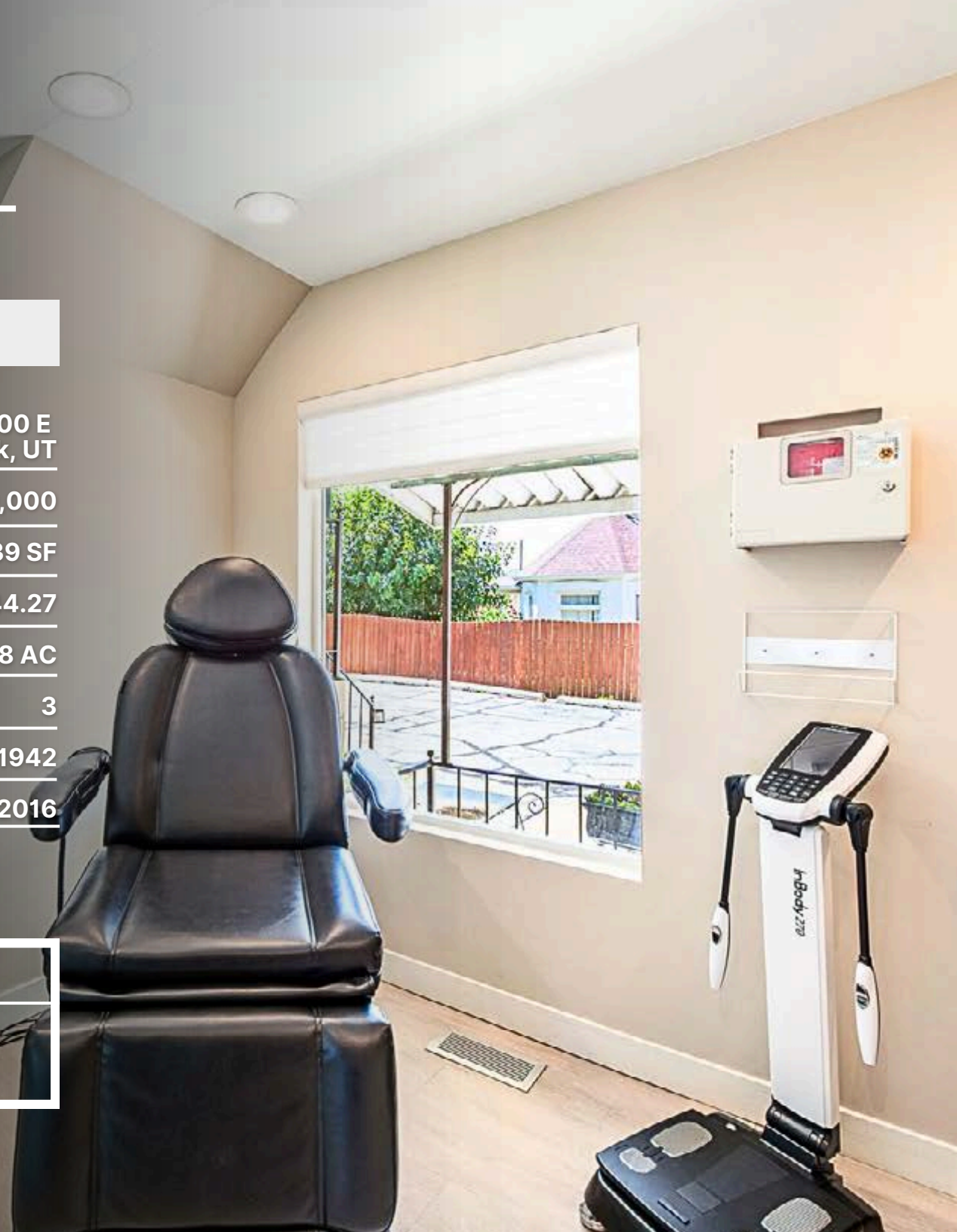
# PROPERTY SUMMARY

## PROPERTY INFORMATION

|                     |                                 |
|---------------------|---------------------------------|
| Property Address    | 3378 So 2300 E<br>Millcreek, UT |
| Price               | \$1,750,000                     |
| Total Building SF   | 3,939 SF                        |
| Price Per SF        | \$444.27                        |
| Total AC            | .18 AC                          |
| Number of Buildings | 3                               |
| Year Built          | 1942                            |
| Year Remodled       | 2016                            |

## SELLER FINANCING AVAILABLE

Seller is open to creative terms.  
Contact agent for more details.



# PROPERTY OVERVIEW

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This is a unique mixed-use property totaling approximately 3,939 square feet across three buildings, combining mixed use with medical build-out and multifamily.

The primary commercial building includes approximately 1,376 square feet of medical office and spa space with multiple treatment rooms, office areas, client-facing space, and a full bathroom.

A separate 591 SF IV and wellness suite provides dedicated space for infusion and related services, allowing for distinct operations within the same property.

The 1,972 SF residential portion is configured as three separate apartments, each with its own private entrance, bedroom and bath.

Public records identify the underlying zoning as residential, while the property has an established history of medical and personal service operations, creating a rare and highly flexible ownership opportunity.

Additional parking stalls are available to lease from a nearby business. Onsite shed included.





# MEDICAL SPA & OFFICE SPACE

**A proven clinical and aesthetics environment with established public operating history.**

The medical spa and office suite offers approximately 1,376 square feet of professional space designed for medical, wellness, and client-focused services.

The layout includes 4 treatment rooms with upscale glass walls that each feature a sink and cabinets, a large office and reception area, and a full bathroom and a shower, creating a functional environment for a medical spa, private practice, wellness clinic, or professional office use.

Its established commercial history and flexible configuration make it one of the property's most valuable and distinctive components.



# IV/SERVICE SUITE

**Dedicated space that complements the medical-spa platform and broadens service mix.**

The smaller 591 SF IV suite provides a dedicated space for infusion therapy, wellness treatments, and other specialized services in a more private setting. It features 4 treatment rooms and a half-bath.

Its separate configuration allows it to operate independently from the main medical spa while still benefiting from the property's overall medical and wellness environment.

The suite is well suited for IV therapy, injections, consultations, recovery services, or other appointment-based treatments.



## 3 APARTMENT/LONG TERM RENTALS

**Residential lodging adds a second operating profile — with significant licensing diligence.**

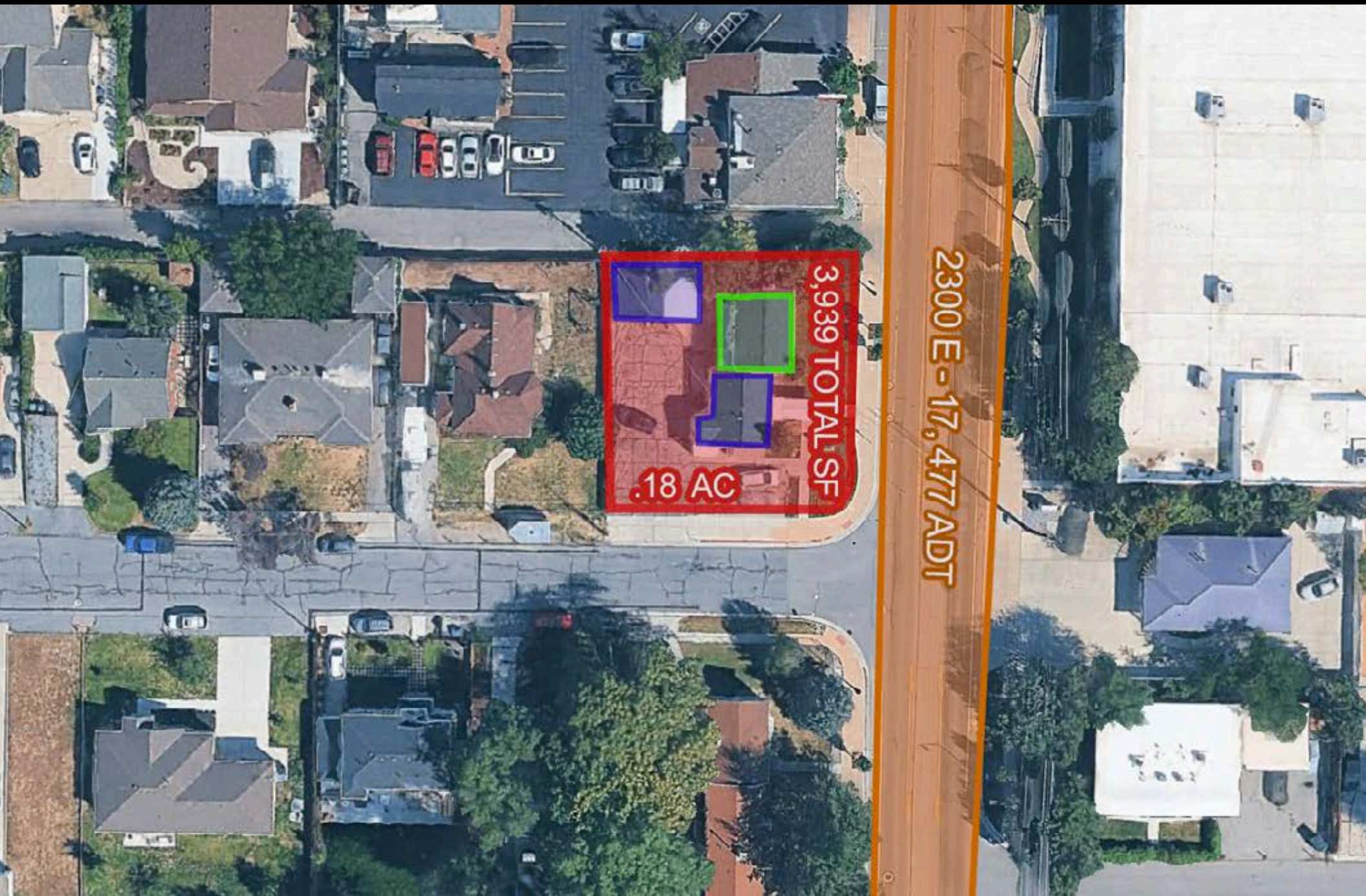
The 1,972 SF residential building is configured as three separate apartments, each with its own private entrance, bedroom and one bath, offering flexibility for long-term residential use, guest accommodations, or multi-unit living.

The layout provides separation and privacy between occupants while still remaining part of the larger property.

Together, the residential component adds meaningful versatility and income potential to the overall property.

# 3378 So 2300 E

**MILLCREEK, UT**



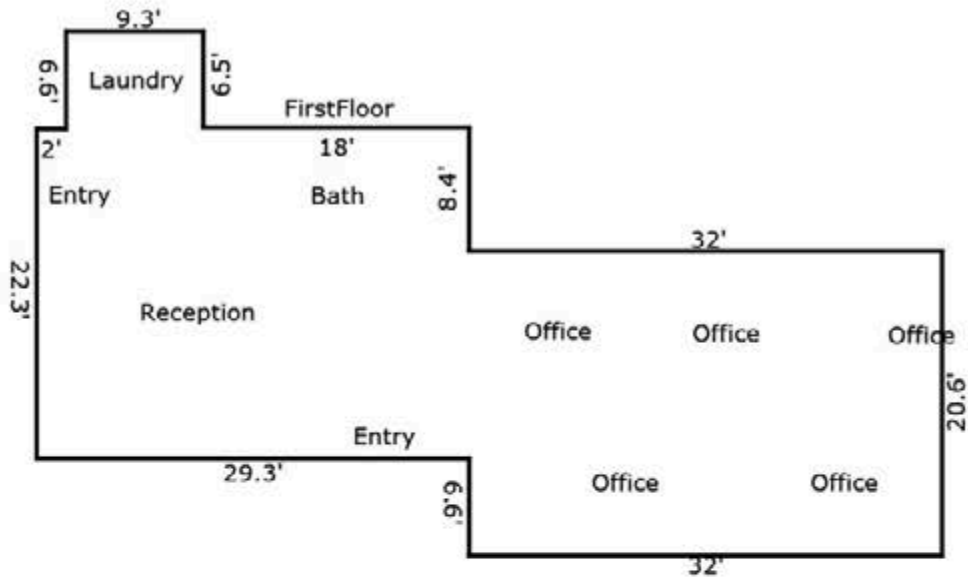
# 3378 So 2300 E

## MILLCREEK, UT

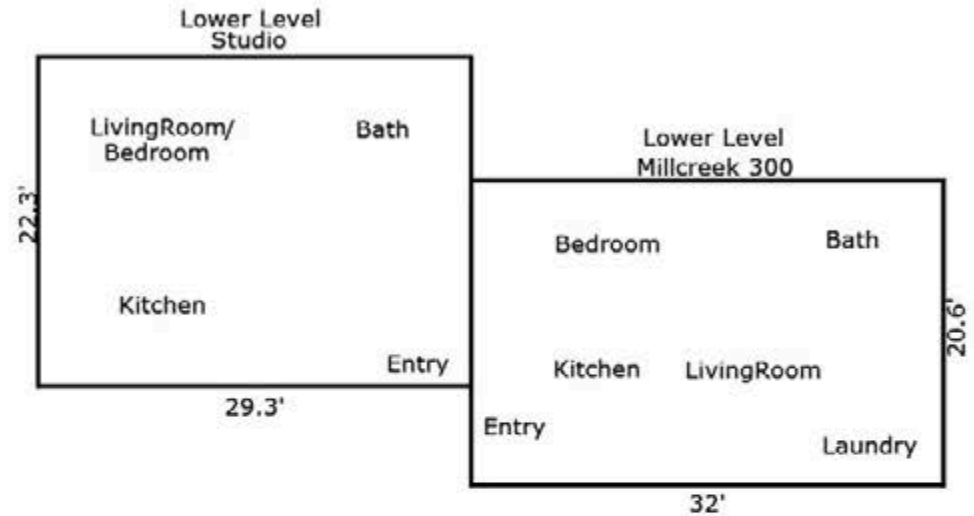


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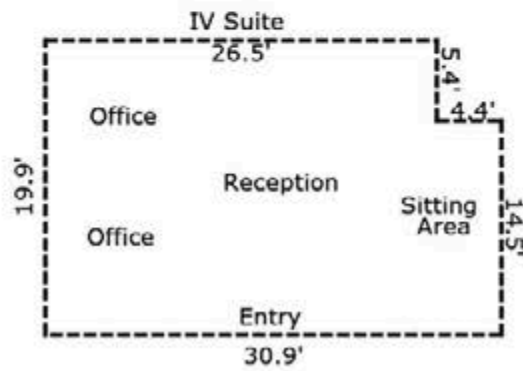
## MILLCREEK, UT



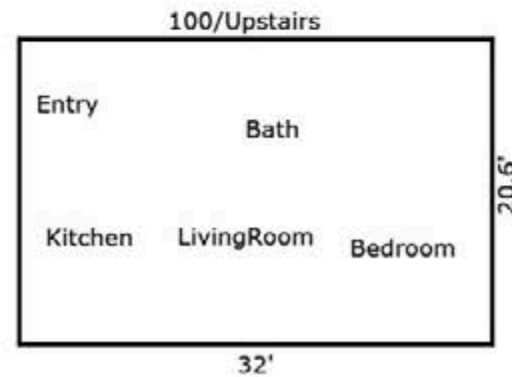
West



South



East



North



VIRTUAL TOUR  
CLICK HERE



## EXTERIOR PHOTOS





## EXTERIOR PHOTOS







## INTERIOR PHOTOS







INTERIOR PHOTOS





## INTERIOR PHOTOS





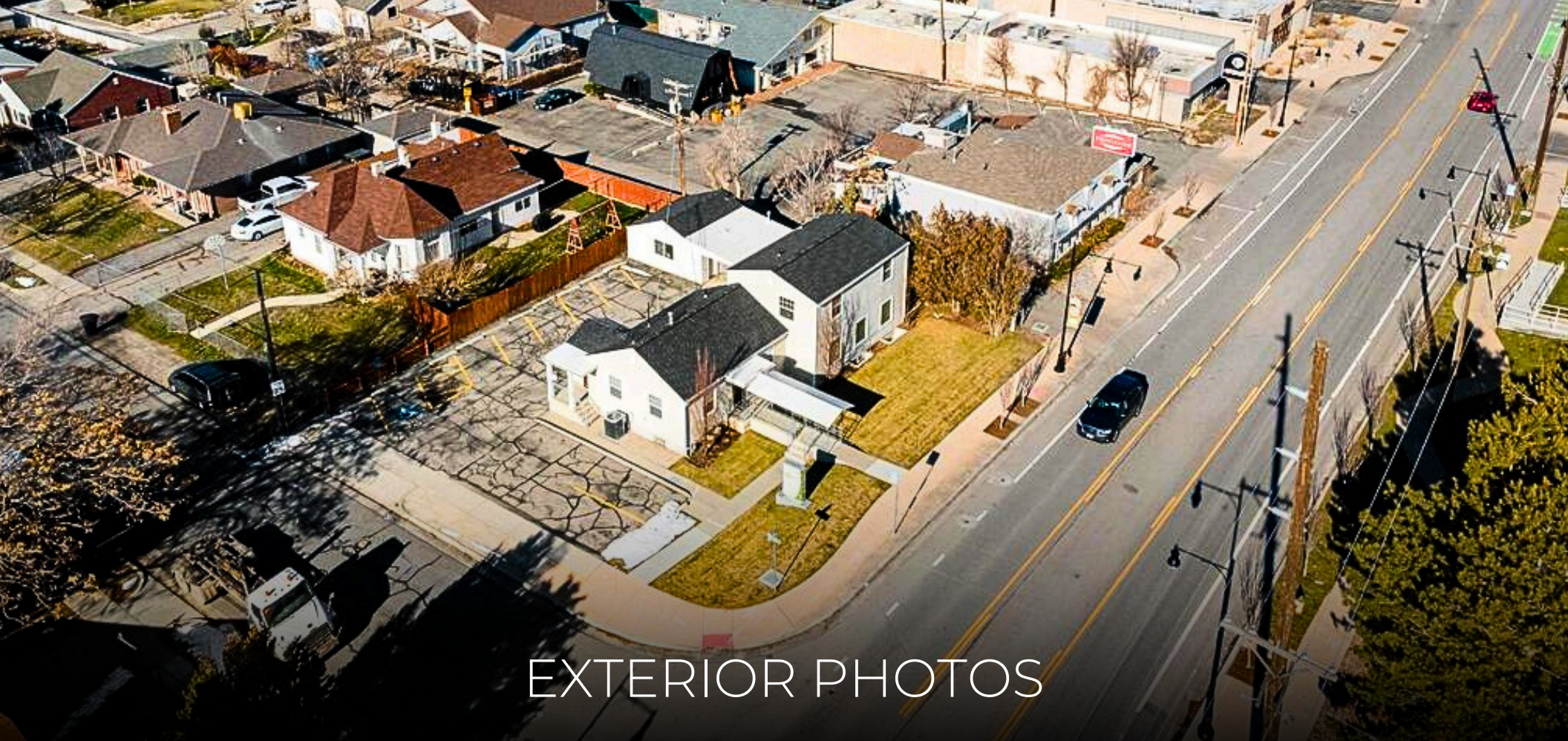
## INTERIOR PHOTOS





## INTERIOR PHOTOS







# MARKET DEMOGRAPHICS

Millcreek’s commercial market is gaining momentum thanks to a rare mix of infill demand, strong household demographics, and unbeatable access—positioned just southeast of downtown Salt Lake City with quick connections to I-215/I-80 and the broader metro customer base. Along established corridors like 3300 South and Highland Drive, the city is actively shaping a more walkable, mixed-use future, anchored by Millcreek Common and the City Center area that’s bringing more daily activity, gathering spaces, and new business energy.

With planning efforts focused around key station/center districts and continued public-private investment—including new mixed-use proposals that add hospitality, condos, and ground-floor retail—Millcreek is increasingly attractive for neighborhood-serving retail, medical/office users, boutique services, and food-and-beverage concepts looking for a proven Salt Lake County submarket with runway for growth.

| SUMMARY                    | 2 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|----------------------------|---------------|---------------|----------------|
| Population                 | 77,145        | 319,653       | 806,576        |
| 2029 Population Projection | 77,886        | 323,190       | 816,590        |
| Total Households           | 31,702        | 131,717       | 301,800        |
| Avg Household Income       | \$99,059      | \$96,259      | \$97,356       |
| Median Age                 | 36.2          | 35.8          | 35.7           |
| Total Consumer Spending    | \$1.1B        | \$4.3B        | \$10.3B        |



# MILLCREEK, UT

Millcreek, Utah, is a vibrant and growing community that offers a unique blend of urban convenience and outdoor recreation, making it an attractive destination for residents, visitors, and businesses alike.

Nestled at the base of the Wasatch Mountains, the city provides easy access to world-class hiking, biking, and skiing, drawing outdoor enthusiasts year-round. Millcreek's thriving commercial scene features a mix of local boutiques, national retailers, and diverse dining options, creating a dynamic environment for shopping and entertainment.

The city is also known for its strong sense of community, with farmers markets, festivals, and public art initiatives that bring people together.

With its close proximity to Salt Lake City, Millcreek enjoys all the benefits of a major metropolitan area while maintaining a charming and welcoming atmosphere, making it a prime location for both businesses and families looking for an exceptional quality of life.





**kw SOUTH VALLEY**  
KELLERWILLIAMS. REAL ESTATE

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