

# WALKER CENTER RETAIL

175 South Main Street  
Salt Lake City, Utah

Premiere CBD  
Retail Space Available

#### property information

- 110,000 SF Landmark Historic Class A office building located in the heart of Salt Lake's financial district. Building systems upgraded in 2005 to Class A standards.
- 2,206 RSF of street level retail space available with exceptional Main Street visibility.
- Prominent signage available for retail tenant.
- Over 3 million tourists visit downtown annually.
- Nearly 2 million square feet of office space within a ½ block with nearly 10,000 office workers at the intersection.
- For merchandise delivery there is convenient semi-trailer parking on 2nd South at Main.
- Gallivan Center, downtown Salt Lake's town square, hosts over 300 events per year and just underwent a \$6 million renovation. Gallivan Center is located directly across the street from Walker Center.
- Within 1 block of 2 TRAX stations, with 4 new lines coming in the next two years.
- Within 1 block of City Creek Center



RETAIL SPACE FOR LEASE



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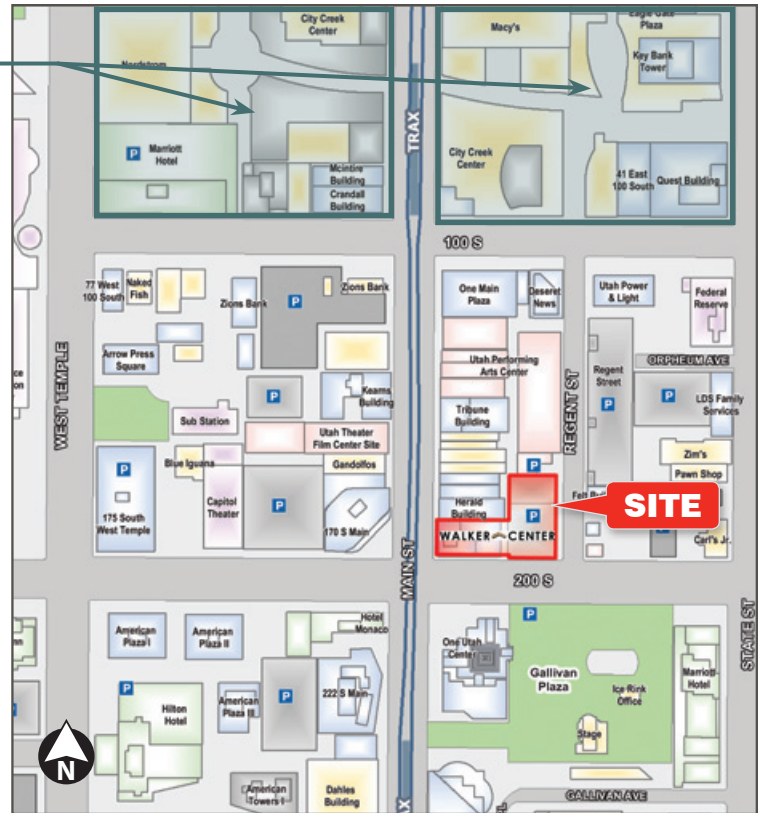


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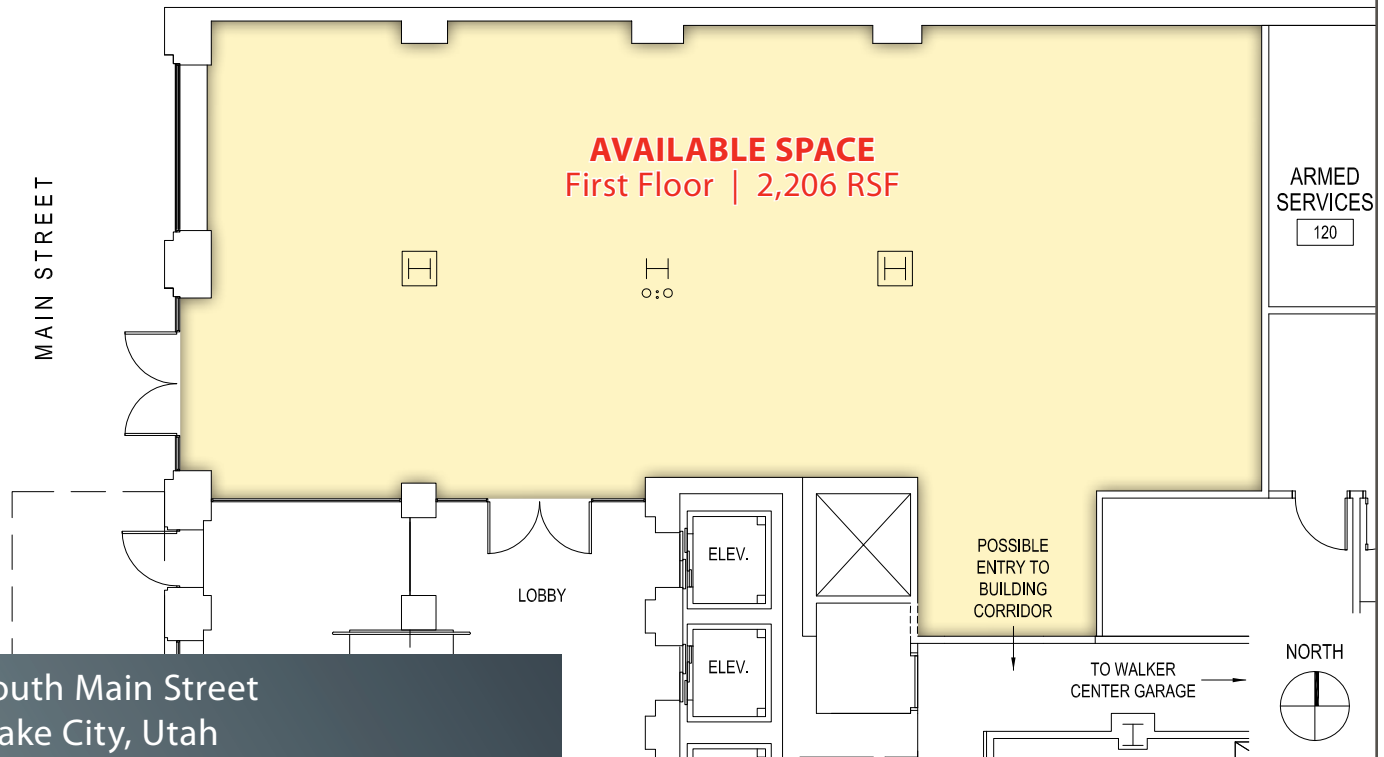
## City Creek Center

- \$1.5 billion project completed in 2012
- Approximately 825,000 SF of shopping and dining, anchored by Nordstrom and Macy's
- 1.4 million square feet of office space
- 542 residential units



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2010 Estimated Population	19,990	135,861	222,896
2015 Projected Population	21,426	142,876	234,056
<b>HOUSEHOLDS</b>			
2010 Estimated Households	10,875	54,370	86,669
2015 Projected Households	11,773	57,390	91,346
2010 Est. Median HH Income	\$48,388	\$59,025	\$62,995
2010 Est. Per Capita Income	\$33,820	\$44,556	\$48,811
2010 Est. Average HH Income	\$27,415	\$24,244	\$25,102

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.  
Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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