



# West Bench Plaza

8000 West 3500 South  
Magna, UT 84044



## RETAIL | FOR LEASE

### PROPERTY INFORMATION

- > **6,034 SF** (divisible) **QUIETLY MARKETING**
- > **2,800 SF** Former Dental Office  
\$20.00 PSF NNN
- > NNN charges estimated at \$6.54 PSF
- > Smith's Grocery anchored
- > Great mix of national & local tenants
- > Heart of Magna Shopping Center

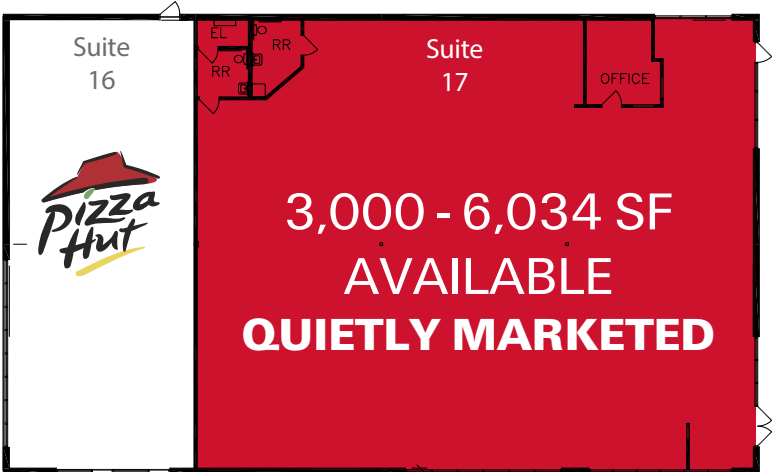
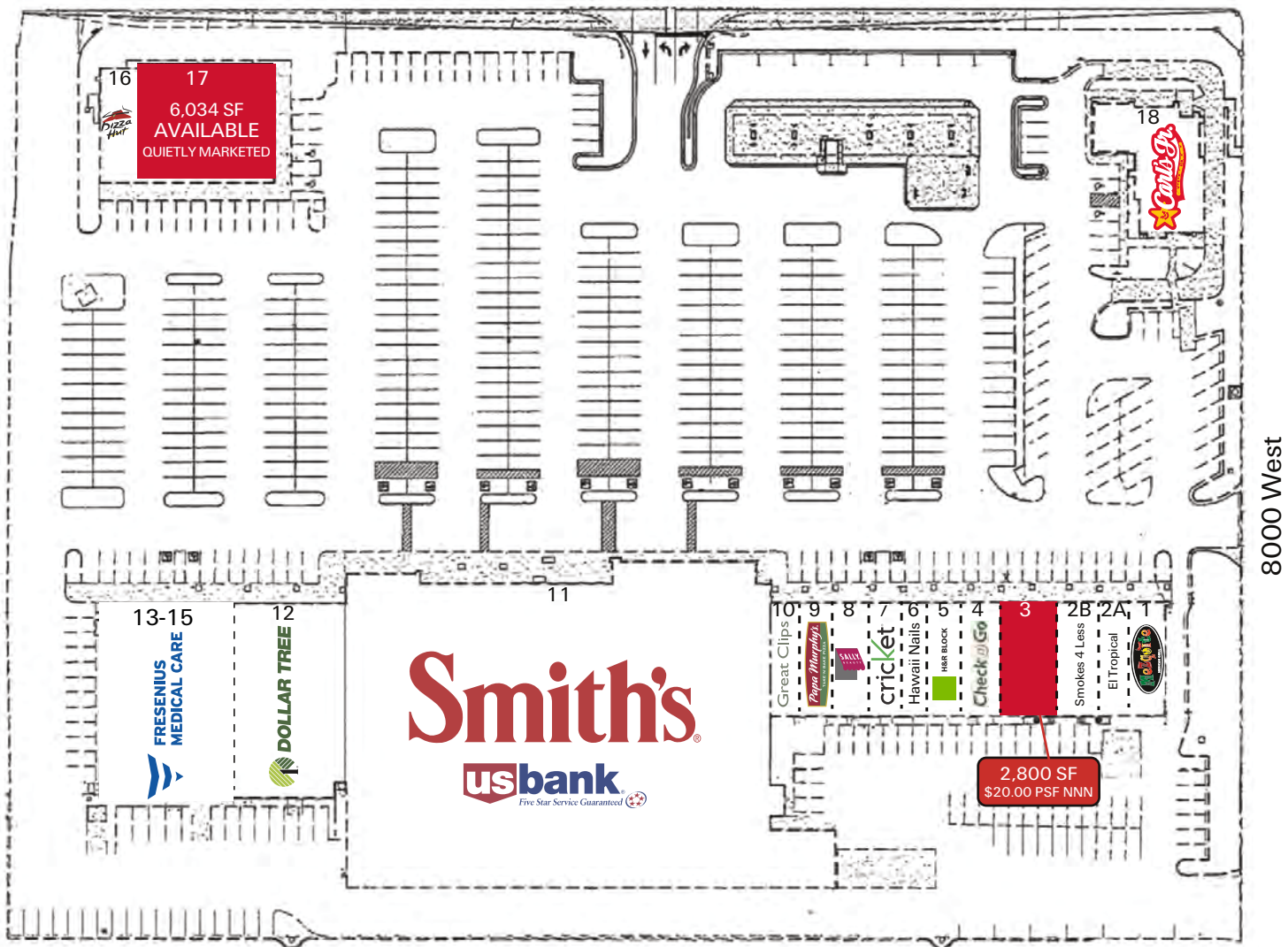
### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST	21,036	60,130	126,906
2028 PROJ	21,796	61,038	127,418
HOUSEHOLDS			
2023 EST	5,967	16,845	35,205
2028 PROJ	6,232	17,267	35,679
INCOME			
2023 AVG	\$102,052	\$108,488	\$112,272
2023 MED	\$88,527	\$92,446	\$92,187

Source: ESRI 2023



3500 South - 17,000 cars/day



SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1	Beto's	6	Hawaii Nails	13-15	Fresenius Medical Care
2A	El Tropical, desserts	7	Cricket Wireless	16	Pizza Hut
2B	Smokes 4 Less	8	Sally Beauty Supply	17	6,034 SF (divisible) AVAILABLE QUIETLY MARKETING
3	Former Dental Office 2,800 SF AVAILABLE	9	Papa Murphy's	18	Carl's Jr.
4	Check 'n Go	10	Great Clips		
5	H&R Block	11	Smith's/U.S. Bank		
		12	Dollar Tree		