



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

2020 TRANSACTIONS

INVESTMENT, RETAIL, INDUSTRIAL, OFFICE, LAND, & MULTIFAMILY

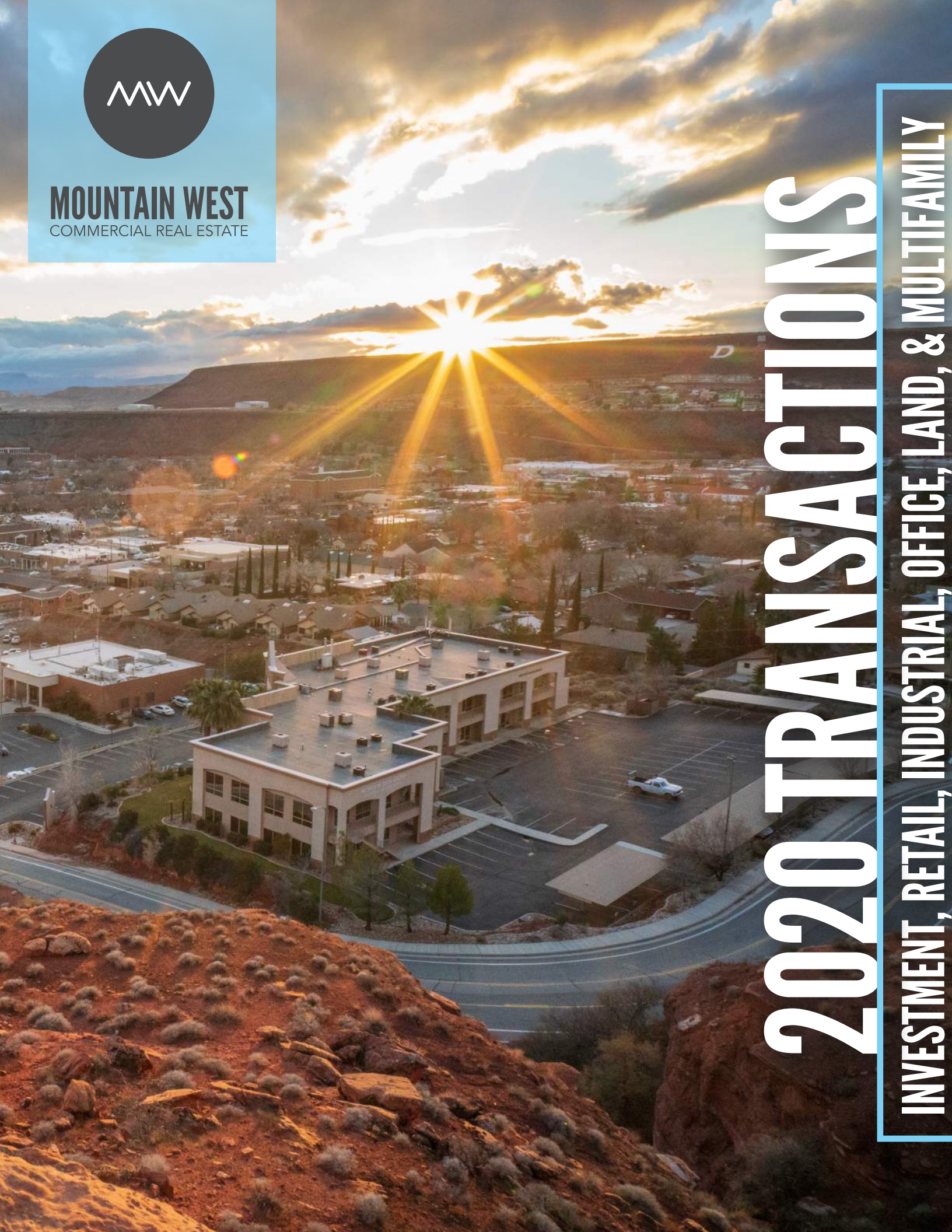


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WHERE WE DO BUSINESS



SALT LAKE COUNTY



UTAH COUNTY



OGDEN/NORTHERN UTAH



BILLINGS/MONTANA



LAS VEGAS/NEVADA



SOUTHERN UTAH/ST. GEORGE

& THE GREATER MOUNTAIN WEST



FOREWARD

2020 will historically be a notable year for generations to come. For Mountain West Commercial Real Estate, it will also be one for the record books. Juxtaposed by devastating difficulties and suffering around the nation, our continued stability, drive, and the aptitude to pivot for clients, helped us achieve our best year, by a multitude of metrics, in the history of our company. Our phenomenal growth allowed us to exceed all our company production goals, while many of our competitors languished.

In this past year, we have added 40 new team members, opened two new offices across the region, and completed in excess of \$2B in transactions. Due to the high volume of transactions we have completed across the region this past year, we have been able to aggregate and distill that information for our clients in a format that helps them make strategic decisions. In a world of information at our fingertips, the need to access this data has become increasingly paramount to our clients; and this support has enabled them to make the best decisions for their respective portfolios.

Last and most importantly, the core engine of these achievements is the people we work with and the culture that has been fostered among them. It is an ethos that we have found our agents, staff, and most importantly our clients, want to be a part of. It is this unique culture that drives each of us to be better and deliver the best results for our clients. We look forward to continued growth in this culture, as we know from our mission statement, that we strive not to be the biggest, but to be the best in the industry.

-Chad Moore, Managing Director

GRAPHS+STATS

650

TRANSACTIONS

\$2B

SALES

40

NEW AGENTS

1.28M

SF SOLD

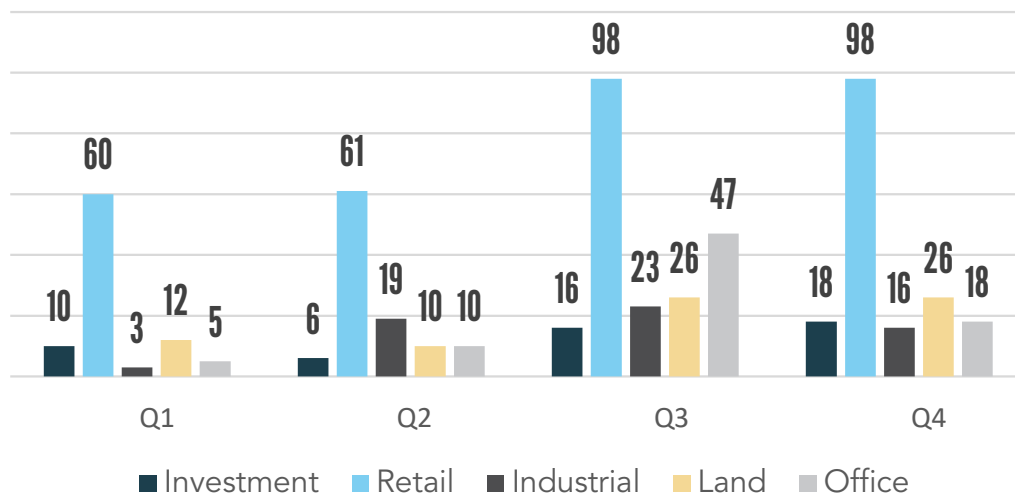
2.33M

SF LEASED

2 NEW

LOCATIONS ADDED

2020 TRANSACTIONS BY TYPE



INVESTMENT

863,396 SF SF SOLD

\$208M
SOLD

\$537.96
AVERAGE PSF

RETAIL LEASES

1,121,909 SF LEASED

204 TOTAL LEASES

\$24.21
AVERAGE PSF

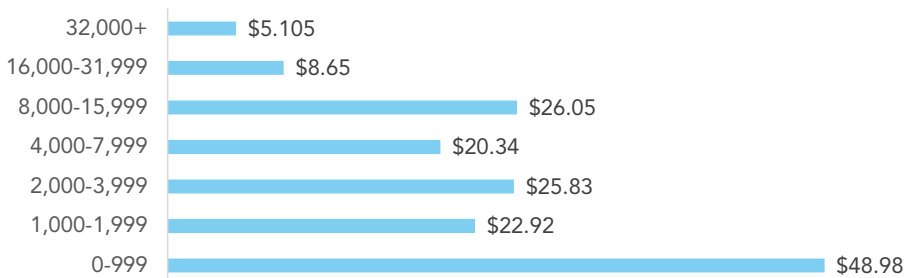
RETAIL SALES

736,484 SF SOLD

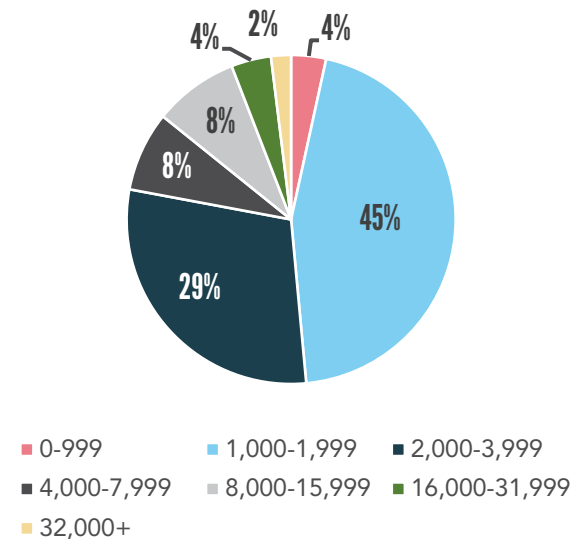
42 TOTAL SALES

\$81.4M
SOLD

2020 AVERAGE RETAIL LEASE RATE BY TRANSACTION SIZE



2020 RETAIL LEASES BY TRANSACTION SIZE





LAND SALES

56 TOTAL
TRANSACTIONS

\$73M
SOLD 

150.506 AC
SOLD

\$15.79 AVERAGE
\$/LAND SF

\$688K AVERAGE
\$/AC

GROUND LEASES

10 TOTAL
TRANSACTIONS

7.979 AC
LEASED

\$72K
AVERAGE
ANNUAL
RATE



INDUSTRIAL SALES

242,854 SF
SOLD

\$114.72
AVERAGE PSF

\$25M
SOLD 

INDUSTRIAL LEASES

538,901 SF
LEASED

\$0.78 AVERAGE
\$/SF/MO

OFFICE SALES

\$170.55
AVERAGE PSF

30,174 SF
SOLD

8 TOTAL
TRANSACTIONS

\$4.4M
SOLD 

OFFICE LEASES

\$17.05
AVERAGE
LEASE RATE

180,860 SF
LEASED

57 TOTAL
TRANSACTIONS

INVESTMENT

The investment sector saw steady growth in a turbulent market in 2020. With 50 transactions completed and over \$210 million closed, we were able to support our clients in finding investors for the Riverdale Shopping Center in Ogden, Interpointe Shopping Center in South Salt Lake, and the Salt Lake Regional Medical building to highlight a few.

We will carry this ambition into the next year with our agents who are taking the lead as the next generation of information savvy experts who are experienced in the field of investment, providing unprecedented results for clients across the mountain west.



STARBUCKS

724 S Main

Logan, UT

Retail

2,000 SF



RETAIL



RIVERDALE SHOPPING CENTER

1076-1136 W Riverdale Rd
Riverdale, UT
Retail
155,705 SF



INTERPOINTE SHOPPING CENTER

291 W 2100 S
South Salt Lake, UT
Retail
99,809 SF



TEXAS ROADHOUSE

11567 S 4000 W
South Jordan, UT
Retail
89,734 SF



HEBER CITY MALL

450 N Main St
Heber City, UT
Retail
51,750 SF



WALMART NEIGHBORHOOD MARKET

2550 E Highway 6
Spanish Fork, UT
Retail
48,762 SF



BRICKYARD SHOPPING CENTER

700 E 3300 S
South Salt Lake, UT
Retail
47,718 SF



HIGHLAND MARKETPLACE

5300 W 11000 N
Highland, UT
Retail
36,949 SF



SMART FOODSERVICE

13th Ave & W Rose St
Walla Walla, WA
Retail
20,083 SF



MATTRESS FIRM & SEAGULL BOOK

300 W Riverdale Rd
Riverdale, UT
Retail
16,577 SF



TAYLORSVILLE CROSSING

4546 S 815 W
Taylorsville, UT
Retail
15,547 SF



CALIBER COLLISION

5354 N Hamilton Rd
Columbus, OH
Retail
15,500 SF



MEADOWBROOK IN LEHI

100 N 1200 E
Lehi, UT
Retail
15,000 SF



CANYON PLAZA
 2060 Harrison Blvd
 Ogden, UT
 Retail
 13,691 SF



SERVICE FIRST AUTOMOTIVE
 9425 Barker Cypress Rd
 Cypress, TX
 Retail
 11,257 SF



FAMILY DOLLAR
 225 Grand View Dr
 Lander, WY
 Retail
 9,775 SF



FAMILY DOLLAR
 402 E Holly St
 Sidney, MT
 Retail
 9,180 SF



DOLLAR GENERAL
 801 S Main
 Andrews, TX
 Retail
 9,100 SF



2756 W RASMUSSEN RD, BLDG. F
 Park City, UT
 Retail
 8,149 SF



KENCO
 3477 Mountain Pass Rd
 Billings, MT
 Retail
 7,650 SF



LEGENDS PUB & GRILL
 10631 S Holiday Park Dr
 Sandy, UT
 Retail
 7,000 SF



905 E 900 S
 905 E 900 S
 Salt Lake City, UT
 Retail
 4,950 SF



BURG FAMILY & COSMETIC DENTISTRY
 2792 S 5600 W
 West Valley City, UT
 Retail
 4,674 SF



CHICK-FIL-A
 1072 E Fort Union Blvd
 Midvale, UT
 Retail
 4,319 SF



AUTOWASH
 16255 Washington St
 Thornton, CO
 Retail
 4,317 SF



SPRINGVILLE RETAIL BUILDING

901 W 400 S
Springville, UT
Retail
4,200 SF



BURGER KING

300 W Riverdale Rd
Riverdale, UT
Retail
4,000 SF



IN-N-OUT

7206 S Union Park Ave
Midvale, UT
Retail
3,750 SF



CARLS JR.

293 W 2100 S
South Salt Lake, UT
Retail
3,399 SF



WENDY'S

1598 S 2000 W
Syracuse, UT
Retail
3,350 SF



JIFFY LUBE

4555 N Tower Rd
Denver, CO
Retail
3,088 SF



7-ELEVEN
1900 W Wilson Ln
West Haven, UT
Retail
3,050 SF



7-ELEVEN
715 W 9000 S
Sandy, UT
Retail
3,050 SF



7-ELEVEN
1519 W 5400 S
Taylorsville, UT
Retail
3,014 SF



7-ELEVEN
1400 N Main
Springville, UT
Retail
3,000 SF



EL POLLO LOCO
1300 S 86-172 E
Orem, UT
Retail
3,000 SF



7-ELEVEN
2291 N University Pkwy
Provo, UT
Retail
2,976 SF



7-ELEVEN
2012 Harrison Blvd
Ogden, UT
Retail
2,976 SF



7-ELEVEN
2105 Wall Ave
Ogden, UT
Retail
2,970 SF



7-ELEVEN
507 W 12300 S
Draper, UT
Retail
2,940 SF



STARBUCKS
1158 N University Ave
Provo, UT
Retail
2,400 SF



ARBY'S
4180 Midland Dr
Roy, UT
Retail
2,400 SF



STARBUCKS
724 S Main
Logan, UT
Retail
2,000 SF

INDUSTRIAL



SILVERPEAK FARMS - CANNABIS CULTIVATION

24480 Hwy 82
Basalt, CO
Industrial
27,536 SF



BENEFICIAL BUSINESS PARK - BUILDING 6

900 N 400 W
North Salt Lake, UT
Industrial
6,000 SF



1594 W 2350 S
Woods Cross, UT
Industrial
6,000 SF

OFFICE



SALT LAKE REGIONAL MEDICAL CENTER

24 S 1100 E
Salt Lake City, UT
Office
46,708 SF



AVENUES MULTI-TENANT

715 E 1st Ave
Salt Lake City, UT
Sale
4,600 SF

SHOPS AT FORT UNION

1072 E Fort Union Blvd
Midvale, UT

Lease

5,356 SF, 1,956 SF, 1,675 SF,
& 1,259 SF

Change was the only constant we saw in 2020 for the retail industry. With the Covid-19 Pandemic shutting everything down in March, the evolution of retail quickened to an "adapt or die" mentality with buy online and pick-up from stores platforms. Mountain West Commercial's retail division still saw growth overall, leasing 1.12M square feet in space and closing \$81M in property sold. Some of our top retail leases included Winco Foods in Logan, Utah, Stephen Wade Auto in St. George, Utah, Rogers Premier Salon Suites at Jordan Landing in West Jordan, Utah, and 7-Eleven in Taylorsville, Utah.

RETAIL



LEASE

WINCO FOODS

1341 Main St
Logan, UT

Lease
92,801 SF

PROVO TOWNE UPPER

1200 Towne Center Blvd
Provo, UT

Lease
62,872 SF

BURLINGTON

3767 S Las Vegas Blvd
Las Vegas, NV

Lease
50,000 SF

KDFJ INC

633 SE 4th St
Laurel, MT

Lease
49,300 SF

BURLINGTON

1780 N Woodland Park Dr
Layton, UT

Lease
31,982 SF

BURLINGTON

N Nellis Blvd & E Charleston
Blvd

Las Vegas, NV
Lease

29,442 SF

PLANET FITNESS

9471 S 700 E
Sandy, UT

Lease
23,397 SF

PLANET FITNESS

1025 S University Ave
Provo, UT

Lease
23,169 SF

MICHAELS

1300 S 86-172 E
Orem, UT

Lease
22,488 SF

AUTOZONE

1300 S 86-172 E
Orem, UT

Lease
20,873 SF

MESA RISING FARMS- RS TECHNOLOGIES

1586 E Venture Dr
St. George, UT

Lease
20,000 SF

CASH & CARRY

Walla Walla, WA
Lease

20,000 SF

BIG DEAL OUTLET

411 W 1425 N
Layton, UT

Lease
18,361 SF

BLUE BIN OUTLET

2804 Minnesota Ave
Billings, MT

Lease
17,000 SF

OLD NAVY

300 W Riverdale Rd
Riverdale, UT

Lease
15,793 SF

ROGERS SALON

3778 Center View Way
West Jordan, UT

Lease
15,060 SF

FIVE BELOW

13400 S & Mountain View
Corridor (NEC)

Riverton, UT
Lease

15,003 SF

SHOE CARNIVAL

909 Shiloh Crossing Blvd
Billings, MT

Lease
13,500 SF

SPIRIT HALLOWEEN

570 W 500 S
Bountiful, UT

Lease
12,000 SF

TRUFUSION

18 N Rio Grande St
Salt Lake City, UT

Lease
10,771 SF

DILLY DALLY'S FAMILY

DISCOUNT
1946 W 5600 S
Roy, UT

Lease
10,100 SF

DOLLAR TREE

648 E State St
American Fork, UT

Lease
10,000 SF

SHOE CARNIVAL

909 Interstate Ave
Bismark, ND

Lease
10,000 SF

FIVE BELOW

763 - 885 W
Grassland Dr

American Fork, UT
Lease

9,554 SF

SCOTT SPORTS

4644 S Holladay Blvd
Holladay, UT

Lease
8,800 SF

GOLDFISH SWIM SCHOOL

2266 E 3300 S
Salt Lake City, UT

Lease
8,761 SF

O CRAB CAJUN SEAFOOD & BAR

1749 S Cole Rd
Boise, ID

Lease
8,038 SF

"O" CRAB

1749 S Cole Rd
Boise, ID

Lease
8,038 SF

US RENAL CARE

4305 S Harrison Blvd
Ogden, UT

Lease
7,914 SF

BIOMAT USA, INC

1601-1631 W Main St
Bozeman, MT

Lease
7,700 SF

BUTTON UP BAR

60 W Market St
Salt Lake City, UT

Lease
7,648 SF

AHHSOME RELAXATION

3778 Center View Way
West Jordan, UT

Lease
7,091 SF

UNITED HEALTHCARE SERVICES

2010 N Main St
Layton, UT

Lease
6,682 SF

HOUNDS TOWN

200 E Lake Mead Pkwy
Henderson, NV

Lease
6,500 SF

PET SUPPLIES PLUS

7975 Blue Diamond Rd
Las Vegas, NV

Lease
6,200 SF

O SEAFOOD

16808 N Marketplace Blvd
Nampa, ID

Lease
6,022 SF

IMAGE STUDIOS

10400 S Redwood Rd
South Jordan, UT

Lease
5,566 SF

DIRECT SCALE/ALPINE

CREDIT UNION

1510 N State St
Orem, UT

Lease
5,468 SF

CHILI'S

1072 E Fort Union Blvd
Midvale, UT

Lease
5,356 SF

AZTLAN ENTERPRISES

5418 Main St
Herriman, UT

Lease
5,150 SF

UPTOWN CHEAPSKATE

330 E 1300 S
Orem, UT

Lease
5,078 SF

LULU AND ROO

761 & 777 S Auto Mall Dr
American Fork, UT

Lease
5,050 SF

MR. GALBI KOREAN BBQ

400 S Rampart Blvd
Las Vegas, NV

Lease
5,009 SF

R&R BBQ

Bluff St & Black Ridge Dr
St George, UT

Lease
5,000 SF

CHUBBYS

1276 W 12600 S
Riverton, UT

Lease
4,698 SF

BERKSHIRE HATHAWAY

496, 472, & 514 Main St
Logan, UT

Lease
4,577 SF



SPIRIT HALLOWEEN

4060 Riverdale Rd
Riverdale, UT

Lease
95,000 SF



HARBOR FREIGHT TOOLS

1000 N Main St
Tooele, UT

Lease
15,000 SF



GOENGINEERING

700 E Fort Union Blvd
Midvale, UT

Lease
31,237 SF



KID'S EMPIRE & WELLS FARGO

7200 S 700 W
Midvale, UT

Lease
15,000 SF & 2,000 SF



LULULEMON POP-UP, EYMART EXPRESS, & EVERBOWL

15 S River Rd
St. George, UT

Lease
8,012, 3,000 SF & 960 SF



CURIOUS TABLE & ELIZABETH SMART FOUNDATION

602 E 500 S
Salt Lake City, UT

Lease
7,672 SF & 4,670 SF

**STONEHAVEN DENTAL
MANAGEMENT**

933-987 W 500 N
American Fork, UT
Lease
4,350 SF

7-ELEVEN

5600 W 4700 S
West Valley City, UT
Lease
4,000 SF

112 E 12300 S

Draper, UT
Lease
3,851 SF

SUMMIT ANKLE

3130 S Highland Dr
Salt Lake City, UT
Lease
3,818 SF

MOUNTAIN WEST AIKIDO, LLC

2804 Minnesota Ave
Billings, MT
Lease
3,750 SF

UPPER DECK BASEBALL

2804 Minnesota Ave
Billings, MT
Lease
3,750 SF

SOUTH JORDAN HCA

11400 S 3600 W
South Jordan, UT
Lease
3,613 SF

COSMO PROF

4700 S Redwood Rd
Taylorsville, UT
Lease
3,575 SF

DUTCH BROS COFFEE

3883 W 5400 S
Taylorsville, UT
Lease
3,501 SF

BANK OF AMERICA

1632 N 2000 W
Clinton, UT
Lease
3,493 SF

JIFFY LUBE

947 N Redwood Rd
Saratoga Springs, UT
Lease
3,438 SF

PRETTY BIRD

675 E 2100 S
Salt Lake City, UT
Lease
3,366 SF

7-ELEVEN

5419 S 4015 W
Taylorsville, UT
Lease
3,352 SF

GEICO

216 E University Pkwy
Orem, UT
Lease
3,294 SF

MO BETTAH'S

155 N State State
Orem, UT
Lease
3,165 SF

LITTLE INDIA

933-987 W 500 N
American Fork, UT
Lease
3,116 SF

MARZ ORTHDONTICS

2200 W 3500 S
West Valley City, UT
Lease
3,090 SF

**AMERICA'S BEST CONTACTS &
EYEGLASSES**

1632 N 2000 W
Clinton, UT
Lease
3,026 SF

TAYLOR'S GENERAL STORE, INC.

124 W 1500 S
Richfield, UT
Lease
3,000 SF

7-ELEVEN

5600 S Van Winkle Expressway
Salt Lake City, UT
Lease
3,000 SF

XFINITY-COMCAST

2700 S 5600 W
West Valley City, UT
Lease
2,974 SF

PARK CITY BJJ, LLC

3156 Quarry Rd
Park City, UT
Lease
2,906 SF

RIVERPARK BRIDAL

10701 S Riverfront Pkwy
South Jordan, UT
Lease
2,846 SF

BATTERIES PLUS

2504 W Main St
Bozeman, MT
Lease
2,835 SF

COSTA VIDA

5600-5706 W 7724-7800 S
West Jordan, UT
Lease
2,825 SF

JABZ BOXING

1110 S 300 W
Salt Lake City, UT
Lease
2,800 SF

NO FRILLS DINER

195 E 25th St
Ogden, UT
Lease
2,800 SF

COMSO PROF

9175 Village Shop Dr
Sandy, UT
Lease
2,793 SF

PINKBOX

938 E St George Blvd
St. George, UT
Lease
2,754 SF

COSMO PROF

1974 W Broadway
Idaho Falls, ID
Lease
2,710 SF

**KOKONUT ISLAND GRILL AND
EVERBOWL**

1643 N State St
Orem, UT
Lease
2,690 SF

MO'BETTAHS

5253 W Anthem Park Blvd
Herriman, UT
Lease
2,600 SF

CUPBOP

3453 W 32nd Ave
Denver, CO
Lease
2,600 SF

THE SOURCE

420 E Deer Springs Way
North Las Vegas, NV
Lease
2,577 SF

MO' BETTAHS

Bluff St & Black Ridge Dr
St George, UT
Lease
2,570 SF

BEAUTY SYSTEMS

12664 S Redwood Rd
Riverton, UT
Lease
2,506 SF



CHILI'S & SHELL HOUSE

431 S 600 E
Salt Lake City, UT
Lease
5,230 SF & 4,500 SF



BOYS & GIRLS CLUB

2510 Washington Blvd
Ogden, UT
Lease
4,000 SF



COTTONWOOD TITLE INSURANCE AGENCY, INC.

7020 S Union Park Ave
Cottonwood Heights, UT
Lease
3,692 SF



SAFELITE AUTOGLASS/ VALVOLINE

432 W 400 N
Bountiful, UT
Lease
2,908 SF



MO'BETTAHS & SWIG

3540 Pioneer Pkwy
Santa Clara, UT
Lease
2,782 SF & 1,225 SF



THE CANINE MIND

1538 E 3300 S
Millcreek, UT
Lease
2,598 SF

BRASAS MEXICAN GRILL

227 W 1230 N

Provo, UT

Lease

2,500 SF

THE UNIVERSAL CHURCH

2200 W 3500 S

West Valley City, UT

Lease

2,478 SF

SANTORINI GRILL

135 N 500 W, Ste. C

West Bountiful, UT

Lease

2,457 SF

CUPBOP

1024 N Main St

Tooele, UT

Lease

2,420 SF

CHIROPRACTIC REVOLUTIONS

1986 N Hill Field Rd

Layton, UT

Lease

2,400 SF

GOLFTEC

6255 S Durango Dr

Las Vegas, NV

Lease

2,400 SF

SUPERCHIX

158 N Red Cliffs Dr

St George, UT

Lease

2,400 SF

SEÑOR POLLO MEXICAN GRILL

1867 N 2000 W

Clinton, UT

Lease

2,400 SF

THE SOURCE

5270 Longley Ln

Reno, NV

Lease

2,400 SF

HILARY'S HOME DAYCARE

2600 N 3600 W (SWC)

Plain City, UT

Lease

2,400 SF

PINKBOX DOUGHNUTS

10510 S Eastern Ave

Henderson, NV

Lease

2,380 SF

MINT SUSHI AND TAPAS

3158 E 6200 S

Holladay, UT

Lease

2,324 SF

CARE NOW

155 N State State

Orem, UT

Lease

2,313 SF

DUTCH BROS COFFEE

250 W Parrish Ln

Centerville, UT

Lease

2,308 SF

1530 N HILL FIELD RD

Layton, UT

Lease

2,305 SF

HEALTH ATTITUDE COACH

465 N 2500 W

Vernal, UT

Lease

2,256 SF

UNITE FITNESS

345 W 100 S

Salt Lake City, UT

Lease

2,218 SF

TONYBURGERS

2731 S 5600 W

West Valley City, UT

Lease

2,212 SF

PHOTO POP

2376 E Red Cliffs Dr

St George, UT

Lease

2,208 SF

SKIN IT

195 E 25th St

Ogden, UT

Lease

2,200 SF

RESTORE CRYOTHERAPY

320 N Station Pkwy

Farmington, UT

Lease

2,180 SF

SHOPKO OPTICAL

331 W Parrish Ln

Centerville, UT

Lease

2,151 SF

DP CHEESESTEAKS

4801 N University Ave

Provo, UT

Lease

2,100 SF

LITTLE CAESARS

3330 S 5600 W

West Valley City, UT

Lease

2,100 SF

ZAO ASIAN CAFE

Jordan Landing Blvd and Campus View

Dr, Ste. 103

West Jordan, UT

Lease

2,096 SF

LION'S DEN

9302-9340 S Eastern Ave

Las Vegas, NV

Lease

2,090 SF

KOKONUT ISLAND GRILL AND/OR**EVERBOWL**

5500 W 11000 N

Highland, UT

Lease

2,089 SF

HONG KONG BANJUM

2700 W 3500 S

West Valley City, UT

Lease

2,088 SF

BABE'S KITCHEN

650 E Horizon Dr

Henderson, NV

Lease

2,080 SF

T-MOBILE

124 W 1500 S

Richfield, UT

Lease

2,054 SF

796 E STATE RD

American Fork, UT

Lease

2,034 SF

G.O.A.T. HAIRCUTS

880 W Red Cliffs Dr

Washington, UT

Lease

2,031 SF

BAKED BEAR SUBLEASE

1249 E Main St

Lehi, UT

Lease

2,013 SF

VAPOROLGY VAPE SHOP

200 S 23rd Ave

Bozeman, MT

Lease

2,000 SF

CHICKEN SHACK

2091 E Riverside Dr Ste. C

St. George, UT

Lease

2,000 SF

CUPBOP

1100 S Fort Apache

Las Vegas, NV

Lease

2,000 SF



ZAO ASIAN CAFE & FLAVORS FROZEN YOGURT AND HOT CHOCOLATE
599 S Mall Dr
St. George, UT
Lease: 2,500 SF & 1,234 SF



DIVA SPA & NAILS
932 E 900 S
Salt Lake City, UT
Lease
2,450 SF



HEALTHY PETS MOUNTAIN WEST
2258 E Fort Union Blvd
Cottonwood Heights, UT
Lease
2,400 SF



OHANA POKE COMPANY
2223 Montana Ave
Billings, MT
Lease
2,276 SF



MINISTERIO INTERNACIONAL DE DIOS, THE BEAUTY SPOT, & FARMERS INSURANCE
6000-6040 Smoke Ranch Rd
Las Vegas, NV
Lease
2,200 SF, 1,007 SF & 580 SF



POSITIVE CHANGES DOG TRAINING & GSM MATTRESS, LLC
650 E Horizon Dr
Henderson, NV
Lease
2,080 SF & 1,040 SF

DOMINO'S

545 W Craig Rd
North Las Vegas, NV

Lease
1,984 SF

TONYBURGERS

5253 W Anthem Park Blvd
Herriman, UT

Lease
1,975 SF

IRON MOUNTAIN CHIROPRACTIC

13228-13292 S 5600 W
Herriman, UT

Lease
1,959 SF

TORO RAMEN

1072 E Fort Union Blvd
Midvale, UT

Lease
1,956 SF

NOTHING BUNDT CAKES

1740 W 5400 S
Taylorsville, UT

Lease
1,949 SF

ANTHEM QUEEN NAILS

5257 W Anthem Peak Ln
Herriman, UT

Lease
1,900 SF

TWISTED SUGAR

1051 S Valley Grove Way
Pleasant Grove, UT

Lease
1,877 SF

TANDOORI TAQUERIA

3450 S State St
South Salt Lake, UT

Lease
1,860 SF

CUPBOP

7450 W 52nd Ave
Arvada, CO

Lease
1,834 SF

BEANS & BREWS

1422 E Highway 193
Layton, UT

Lease
1,827 SF

WEST VALLEY PAVILION

2662 S 5600 W
West Valley City, UT

Lease
1800 SF

BROOKER'S ICE CREAM

5253 W Anthem Park Blvd
Herriman, UT

Lease
1,800 SF

JIMMY JOHN'S

SE 4th & Washington St
Laurel, MT

Lease
1,800 SF

BLOX DESSERT BARS

499-541 S 500 E
American Fork, UT

Lease
1,800 SF

SHADE CO.

1511 E 2100 S
Salt Lake City, UT

Lease
1,750 SF

JERSEY MIKE'S SUBS

315 Main St
Billings, MT

Lease
1,740 SF

UPS STORE

4700 S Redwood Rd
Taylorsville, UT

Lease
1,720 SF

BEANS & BREWS

410 S 510 W
Bountiful, UT

Lease
1,700 SF

BEANS & BREWS

Bluff St & Black Ridge Dr
St George, UT

Lease
1,700 SF

BEANS AND BREWS

9680 S State St
Sandy, UT

Lease
1,700 SF

WARHAWK TATTOO

1550 N HillField Rd
Layton, UT

Lease
1,680 SF

7LEAVES CAFE

6255 S Durango Dr
Las Vegas, NV

Lease
1,675 SF

WING STOP

1072 E Fort Union Blvd
Midvale, UT

Lease
1,675 SF

OLYMPUS HEALTH TESTING CENTER

604-684 N Freedom Blvd
Provo, UT

Lease
1,666 SF

PREMIER MARTIAL ARTS

518 N 2000 W
Pleasant Grove, UT

Lease
1,650 SF

G.O.A.T. HAIRCUTS

496, 472, & 514 Main St
Logan, UT

Lease
1,644 SF

LUNCHBOX WAX

2493 S Wildcat Way
Woods Cross, UT

Lease
1,605 SF

MK WHOLESALE INC.

6255 S Durango Dr
Las Vegas, NV

Lease
1,600 SF

ANCHOR CHIROPRACTIC

4235 S Fort Apache Rd #160
Las Vegas, NV

Lease
1,600 SF

CUPBOP

4680 S Maryland Pkwy
Las Vegas, NV

Lease
1,600 SF

TRAN HUONG TRUONG

300 W Riverdale Rd
Riverdale, UT

Lease
1,600 SF

MARCO'S PIZZA

114 N Washington Blvd
Ogden, UT

Lease
1,562 SF

CRUMBL COOKIES

Bluff St & Black Ridge Dr
St George, UT

Lease
1559 SF

PREMIER MARTIAL ARTS

135-175 N 500 W
West Bountiful, UT

Lease
1,553 SF

FLYNN CYCLERY

2282 E Murray Holladay Rd
Holladay, UT

Lease
1,545 SF

CUPBOP

1612 W Ute Blvd
Park City, UT

Lease
1,540 SF



ROOTS COFFEE & CO. & LECTIN FREE GOURMENT, LLC
 774 - 778 S 300 W
 Salt Lake City, UT
 Lease
 1,817 SF & 1,029 SF



SPILLED MILK
 905 E 900 S
 Salt Lake City, UT
 Lease
 1,750 SF



G.O.A.T. HAIRCUTS
 448 W Antelope Dr
 Layton, UT
 Lease
 1,600 SF



QUEENS OF INK & ALOHA SPA
 500 S 200 W
 Bountiful, UT
 Lease
 1,500 SF & 1,000 SF



Q-ONE KOREAN GRILL
 5692 S 900 E
 Murray, UT
 Lease
 1,492 SF



BEANS & BREWS
 1244 N Canyon Creek Pkwy
 Spanish Fork, UT
 Lease
 1,683 SF

KB NAIL & SPA

1519 Washington St N
Twin Falls, ID

Lease
1,520 SF

THAI GRILL CUISINE

518 N 2000 W
Pleasant Grove, UT

Lease
1,505 SF

MARTINO'S ITALIAN SUBS

6255 S Durango Dr
Las Vegas, NV

Lease
1,503 SF

TWISTED SUGAR

496, 472, & 514 Main St
Logan, UT

Lease
1,500 SF

BOOST MOBILE

154 W 1230 N
Provo, UT

Lease
1,500 SF

CUPBOP

7175 W Lake Mead Blvd
Las Vegas, NV

Lease
1,500 SF

QUENCH IT

533 W 14600 S
Bluffdale, UT

Lease
1,500 SF

G.O.A.T. HAIRCUTS

2700 S 5600 W
West Valley City, UT

Lease
1,495 SF

DUTCH BROS

267 E 12300 S
Draper, UT

Lease
1,482 SF

EUROPEAN MARBLE

6622 N Landmark Dr
Park City, UT

Lease
1,477 SF

MINH VU, LLC

539 N Harrisville Rd
Ogden, UT

Lease
1,476 SF

CRICKET WIRELESS

1205 W Hwy 40
Vernal, UT

Lease
1,453 SF

G.O.A.T. HAIRCUTS

5500 S Redwood Rd
Taylorsville, UT

Lease
1,450 SF

DOMINO'S

100 N 1200 E
Lehi, UT

Lease
1,440 SF

J & A BAKERY

1550 N Main St
Layton, UT

Lease
1,440 SF

SIMPLICITY COCKTAILS

3661-3683 W 2100 S
Salt Lake City, UT

Lease
1,412 SF

MARCO'S PIZZA

1185 N Main St
Tooele, UT

Lease
1,400 SF

GOLF STUDIO

2376 E Red Cliffs Dr
St George, UT

Lease
1,400 SF

EVERBOWL

1140 N Redwood Rd
Saratoga Springs, UT

Lease
1,400 SF

Q ONE TERIYAKI

569 N State St
Lindon, UT

Lease
1,400 SF

STRETCH ZONE

12300 S Lone Peak Pkwy
Draper, UT

Lease
1,399 SF

RAE CONTRACTING

1020 Central Ave
Billings, MT

Lease
1,393 SF

RAISED DONUTS

499-541 S 500 E
American Fork, UT

Lease
1,389 SF

EASELY ART STUDIO

3778 Center View Way
West Jordan, UT

Lease
1,375 SF

TWISTED SUGAR

5257 W Anthem Peak Ln
Herriman, UT

Lease
1,374 SF

CONTE DE FEE

7673 S 700 E
Sandy, UT

Lease
1,360 SF

DOMINO'S PIZZA

3900 Paradise Rd
Las Vegas, NV

Lease
1,350 SF

NEXEO STAFFING

1083 W Riverdale Rd
Riverdale, UT

Lease
1,350 SF

DOUGH DROP

11000 N 5435 W
Highland, UT

Lease
1,330 SF

MILAN LASER HAIR REMOVAL

570 W 500 S
Bountiful, UT

Lease
1,320 SF

MILAN LASER

1083 W Riverdale Rd
Riverdale, UT

Lease
1,306 SF

CLEARLY CHIROPRACTIC

2010 N Main St
Layton, UT

Lease
1,300 SF

MODERN NAILS

Pleasant Grove Blvd & N County Blvd
Pleasant Grove, UT

Lease
1,300 SF

ROXBERRY JUICE

1296 W University Pkwy
Orem, UT

Lease
1,300 SF

ALLSTATE

1625-1655 W Warm Springs Rd
Henderson, NV

Lease
1,291 SF

FUTURES COFFEE COLLECTIVE

2432 W 1700 S
Syracuse, UT

Lease
1,272 SF



STEELE VAULT
 4668 S Holladay Blvd
 Salt Lake City, UT
 Lease
 1,348 SF



SALINAS GUN WORKS, LLC
 3000-3040 W Ann Rd
 North Las Vegas, NV
 Lease
 1,305 SF



SPORTS CLIPS
 800 S & I-15
 Payson, UT
 Lease
 1,295 SF



ALLSTATE & CHAIYA THAI BISTRO
 3350-3390 Novat St
 Las Vegas, NV
 Lease
 1,200 SF & 1,067 SF



PLANET SMOOTHIE
 245 N Red Cliffs Dr
 St. George, UT
 Lease
 1,206 SF



CRICKET WIRELESS
 2927 S 5600 W
 West Valley City, UT
 Lease
 1,200 SF

CUPBOP & RAMAN 930
875, 967, & 975 W Red Cliffs Dr
Washington, UT

Lease
1,267 SF

TWISTED SUGAR & LOVE
5637 S 3500 W
Roy, UT

Lease
1,263 SF

KOINO POKE
1072 E Fort Union Blvd
Midvale, UT

Lease
1,259 SF

D&T NAILS
2064 S Harrison Blvd (SEC)
Ogden, UT

Lease
1,252 SF

KINGS RAZOR
566-646 S Main St
Cedar City, UT

Lease
1,250 SF

WIRE TECH
1812 W Sunset Blvd
St. George, UT

Lease
1,250 SF

JT WAY FOUNDATION, INC.
150 N Main St
Kaysville, UT

Lease
1,248 SF

CUPBOP
13700 E Colfax Ave Ste. 1
Aurora, CO

Lease
1,223 SF

SAVANT SALON
3500 S 8400 W
Magna, UT

Lease
1,219 SF

**ORIGINAL PHILADELPHIA
CHEESESTEAK**
2064 S Harrison Blvd (SEC)
Ogden, UT

Lease
1,217 SF

ZHAO MASSAGE THERAPY
7673 S 700 E
Sandy, UT

Lease
1,208 SF

ALLSTATE
2041 N Jones Blvd
Las Vegas, NV

Lease
1,200 SF

CAMPUS GRADS
288 W 200 N
Kaysville, UT

Lease
1,200 SF

YUMMY'S BBQ & SUSHI
2946 W 4700 S
West Valley City, UT

Lease
1,200 SF

ROXBERRY
7000 S Park Center Dr
Cottonwood Heights, UT

Lease
1,198 SF

BOOST MOBILE
5725 Losee Rd
North Las Vegas, NV

Lease
1,191 SF

ZEN CIRCLE
5400 S 3200 W
Taylorsville, UT

Lease
1,176 SF

ASPEN BLINDS
594 S 800 E
Orem, UT

Lease
1,175 SF

FLAKE PIE CO.
10400 S Redwood Rd
South Jordan, UT

Lease
1,161 SF

PROV TESTING CENTER
1776 N Hill Field Rd
Layton, UT

Lease
1,150 SF

UP N OVER GARAGE DOORS
1550 N HillField Rd
Layton, UT

Lease
1,120 SF

BIG FAT PHIDS
1550 N HillField Rd
Layton, UT

Lease
1,120 SF

BOOST MOBILE
8465 W Sahara Ave
Las Vegas, NV

Lease
1,120 SF

REAL T INVESTMENTS, LLC
1550 N Hill Field Rd
Layton, UT

Lease
1,120 SF

URBAN UTAH HOMES & ESTATES
18 N Rio Grande St
Salt Lake City, UT

Lease
1,115 SF

CLIMATE CONTROL
1812 W Sunset Blvd
St. George, UT

Lease
1,080 SF

WILD COYOTE TATTOO
211 E Broadway St
Salt Lake City, UT

Lease
1,050 SF

WHITE AGENT BRIDAL
18 N Rio Grande St
Salt Lake City, UT

Lease
1,048 SF

A COUNTRY ROSE FLORIST
650 E Horizon Dr
Henderson, NV

Lease
1,040 SF

BOOST MOBILE
1105 S Rainbow Blvd
Las Vegas, NV

Lease
1,040 SF

UBREAKIFIX
100 N 1200 E
Lehi, UT

Lease
930 SF

CREAM ME
1201 S Main St
Las Vegas, NV

Lease
878 SF

JAVA ESPRESSO
585 N Main St
Clearfield, UT

Lease
795 SF

2750 OLD HARDIN RD, STE. DD
Billings, MT

Lease
672 SF

SWIG
1300 S 86-172 E
Orem, UT

Lease
640 SF



FOOT SOLUTIONS

10305 S 1300 E
Sandy, UT
Lease
1,140 SF



STATE FARM

7806 S Redwood Rd
West Jordan, UT
Lease
900 SF



HAPPY DRAGON CHINESE EXPRESS

4723 W Cedar Hills Blvd
Cedar Hills, UT
Lease
1,000 SF



FORMER STATE FARM

1871 W 7800 S
West Jordan, UT
Lease
1,000 SF



BARBER COLLECTIVE

1091 N Bluff St
St. George, UT
Lease
737 SF



THE GOOD BURGER

10450 S State St
Sandy, UT
Lease
705 SF

SALE

UINTAH PLAZA SHOPPING CENTER

1149 US W Hwy 40
Vernal, UT

Sale
134,103 SF

SHOPKO

4060 Riverdale
Riverdale, UT

Sale
95,000 SF

MILLCREEK SHOPPING CENTER

1348 E 3300 S
Salt Lake City, UT

Sale
76,665 SF

5702 S 1900 W

Roy, UT

Sale
45,302 SF

1667 MAIN ST

Billings, MT

Sale
43,459 SF

ST GEORGE HATCH PURCHASE

1349 E 1450 S
St George, UT

Sale
38,333 SF

800 S PROPERTIES

400 W 800 S
Salt Lake City, UT

Sale
37,949 SF

CHASE

1422 E Highway 193
Layton, UT

Sale
27,878 SF

MARMALADE PROJECT

535 N 300 W
Salt Lake City, UT

Sale
20,500 SF

325 E UNIVERSITY PKWY

Orem, UT

Sale
18,774 SF

897 N 2000 W

Farr West, UT

Sale
14,596 SF

LINDON 7-ELEVEN

795 N State St
Lindon, UT

Sale
13,132 SF

2058 & 2098 N HARRIS BLVD

Layton, UT

Sale
12,202 SF

301 S MAIN ST

Cedar City, UT

Sale
9,724 SF

MOAB STANDARD PLUMBING

1331 US-191

Moab, UT
Sale
8,900 SF

FORMER BILLY B'S HASH HOUSE - BUILDING G

718 W Coliseum Way
Midvale, UT

Sale
7,000 SF

1460 STATE ST

Salt Lake City, UT

Sale
5,795 SF

CHEVRON

1250 W 800 S

Payson, UT
Sale
5,486 SF

1599 YELLOWSTONE AVE

Pocatello, ID

Sale
5,410 SF

CYPRUS FEDERAL CREDIT UNION

450 E 1100 N

North Salt Lake, UT
Sale
5,049 SF

CHASE

5565 S 900 E

Murray, UT
Sale
4,848 SF

TAKE 5 OIL CHANGE

1498 E 5600 S

South Ogden, UT
Sale
4,368 SF

POPPY'S PLAYROOM

585 W 2600 S

Bountiful, UT
Sale
4,250 SF

CHEVRON & TEXACO

1670 E / 3480 E 17th St
Idaho Falls & Ammon, ID

Sale
4,100 SF

LEHI MOOCHIE'S

380 N 850 E

Lehi, UT

Sale
4,014 SF

20 E 1000 S

Richfield, UT

Sale
4,000 SF

CYPRUS FEDERAL CREDIT UNION

8955 & 8981 S 770 E

Sandy, UT
Sale
3,675 SF

SINCLAIR

1220 Washington St

Afton, WY

Sale
3,294 SF

CHEVRON

8002 S 700 E

Sandy, UT

Sale
3,292 SF

374-398 & 404 N MAIN

49 E 400 N

Logan, UT

Sale
3,139 SF

346 BUNGALOW

346 E 900 S

Salt Lake City, UT

Sale
3,103 SF

ALL-AMERICAN MARKET

902 W Highway 39

Blackfoot, ID

Sale
3,040 SF

5005 CLEVELAND BLVD

Caldwell, ID

Sale
2,690 SF

CREODENT

1730 Holladay Blvd

Holladay, UT

Sale
2,500 SF

2472 MONROE BLVD

Ogden, UT

Sale
2,323 SF

LAYTON COMMON CENTS

855 N Main St

Layton, UT

Sale
2,240 SF

DONUT SHOP

2170 S Rainbow Blvd

Las Vegas, NV

Sale
2,161 SF

3601 S WASHINGTON BLVD

Ogden, UT

Sale
2,076 SF

796 E STATE RD

American Fork, UT

Sale
2,034 SF

980 W CENTER ST

Provo, UT

Sale
1,800 SF

1294 W 12TH ST

Ogden, UT

Sale
1,700 SF

CHEVRON

1111 E 3300 S

Salt Lake City, UT

Sale
1,104 SF



FORMER US BANK
1840 E Skyline Dr
Ogden, UT
Sale
38,333 SF



SIDNEY PAD SITE
600 N Central Ave
Sidney, MT
Sale
86,026 SF



1550 N STATE ST
Orem, UT
Sale
13,269 SF



3712 W 3500 S
West Valley City, UT
Sale
2,897 SF



LEHI FREESTANDING BUILDING
414 E Main St
Lehi, UT
Sale
2,629 SF



SUE'S ALTERATION
1441 E 2100 S
Salt Lake City, UT
Sale
2,496 SF



INDUSTRIAL

In its second year, Mountain West Commercial's industrial department continues to grow its footprint in the industrial market share. Having completed 65 transactions in 2020, the industrial group is poised to eclipse that mark in 2021. Leasing over 630,000 square feet and selling over 220,000 square feet in 2020, the outlook for 2021 remains robust. With approximately 5 million square feet of industrial space under construction, and primarily concentrated in a few submarkets such as west outlying Salt Lake, California Avenue, and West Valley. We look forward to the opportunity that lies ahead in finding solutions for our clients in the industrial real estate sector.



ULTIMATE MOTORSPORTS, CZARNOWSKI, & MOZAIK

*3287 E Deseret Dr
St. George, UT*

Lease

67,800 SF, 62,500 SF, & 10,000 SF

LEASE



STREEM / NUTRIX
350 N John Glenn Rd
Salt Lake City, UT
Lease
98,508 SF



RS TECHNOLOGIES
1586 E Venture Dr
St. George, UT
Lease
65,000 SF



PIPHANY SUBLEASE, CONNOR SPORT COURT
5445 W Harold Gatty Dr
Salt Lake City, UT
Lease
51,046 SF



500 N INDUSTRIAL RD
St. George, UT
Lease
42,434 SF



SENKE
4036 & 4050 S 500 W
Murray, UT
Lease
15,000 SF



9498 S 670 W
Sandy, UT
Lease
13,500 SF



CUDDLE ME UP BOUTIQUE, 1% KITCHEN
 305 S Mill Pond Rd (850 E)
 Lehi, UT
 Lease
 12,296 & 10,753 SF & 9,135 SF



3016 S W TEMPLE
 South Salt Lake, UT
 Lease
 10,666 SF

INDUSTRIAL



VIKOR
 530 S 250 W
 Pleasant Grove, UT
 Lease
 10,322 SF



PACIFIC ADVISORS LLC
 12453 S 265 W
 Draper, UT
 Lease
 9,434 SF



LINDON OFFICE/WAREHOUSE WITH YARD
 118 S 1800 W
 Lindon, UT
 Lease
 9,375 SF



PURPLEAIR, LLC
 12411 S 265 W
 Draper, UT
 Lease
 9,075 SF



GATEWAY SERVICES

4150 Losee Rd
Las Vegas, NV
Lease
8,500 SF



AMERICAN DISTRIBUTORS, LLC

175 S Riverbend Way
North Salt Lake, UT
Lease
7,795 SF



COMPLETE SHOOTER MT. OLYMPUS, LLC

4962 S Redwood Rd
Taylorsville, UT
Lease
7,050 SF



NUTRITIONAL SPORTS

1985 S Milestone Dr
Salt Lake City, UT
Lease
6,356 SF



SPOTTED DOG

66 E 3335 S
Salt Lake City, UT
Lease
6,000 SF



STARLIGHT MINKY

1720-1792 S Redwood Rd
Salt Lake City, UT
Lease
5,700 SF



GRANITE KINGS & NEXT LEVEL TRAILER & RV SALE'S
5142 W 700 S
Salt Lake City, UT
Lease
5,400 SF



2386 S CONSTITUTION BLVD
Salt Lake City, UT
Lease
5,383 SF

INDUSTRIAL



ECOSHIELD
1142 W 2320 S
West Valley City, UT
Lease
5,055 SF



VOODOO RIDERS
491 Old Highway 91
Hurricane, UT
Lease
5,000 SF



F-MATIC
305 S Mill Pond Rd (850 E)
Lehi, UT
Lease
4,523 SF



TIBERIOUS FLEX BUILDING
745 S 100 E
Provo, UT
Lease
3,530 SF



FORTIFIED PEST MANAGEMENT, LLC

6165 Harrison Dr
Las Vegas, NV
Lease
3,256 SF



CASA DE DIOS

1315 Riverside Ave
Provo, UT
Lease
2,885 SF



NUTRIENT

96 N 1800 W
Lindon, UT
Lease
2,810 SF



DIRECT MARKETING & SALES

6852 S 300 W
Midvale, UT
Lease
2,760 SF



AFFORDABLE LONG RANGE

3662 S River Rd Ste. 6
St. George, UT
Lease
2,520 SF



MA AND PAWS BAKERY & VECTOR

920 E State Rd
American Fork, UT
Lease
2,174 SF & 1,987 SF



EVOLUTION TRADE COMPANY & QUALITY INSTALLATION SPECIALISTS, INC
 4220 W 2100 S
 Salt Lake City, UT
 Lease: 2,112 SF & 2,112 SF



REDWOOD RD OFFICE WAREHOUSE, STE. E & G
 1261 S Redwood Rd
 Salt Lake City, UT
 Lease
 2,100 SF

INDUSTRIAL



SPRINGVILLE BUSINESS PARK
 478 S W Frontage Rd, Ste. 111
 Springville, UT
 Lease
 2,000 SF



TIMP PROFESSIONAL INDUSTRIAL PARK
 1375 & 1325 S 500 E
 American Fork, UT
 Lease
 1,893 SF & 1,868 SF



BARCELONA PROPERTIES LLC
 1455 W Center St
 Orem, UT
 Lease
 1,820 SF



MAGIC TOUCH SERVICES, B&T FURNITURE, BLINK CUSTOMS, THOMAS BOLDT, & WASH A BIN
 3977 W Oquendo Rd
 Las Vegas, NV
 Lease
 1,600 SF, 1,600 SF, 1,600 SF, 1,250 & 1,250 SF

SALE



RIVERTON SELF STORAGE

4258 W 13400 S
Riverton, UT
Sale
49,861 SF



FREMONT

1935 S Fremont Dr
Salt Lake City, UT
Sale
35,601 SF



ACE AUTOMOTIVE WAREHOUSE

47 E 700 S
Salt Lake City, UT
Sale
22,874 SF



CARRIAGE HOUSE CABINETS

1658 S 580 E
American Fork, UT
Sale
21,445 SF



1409 W PARK ST

Livingston, MT
Sale
15,660 SF



CARRIAGE HOUSE CABINETS

1216 S 1580 W
Orem, UT
Sale
13,930 SF



1780 W SEQUOIA VISTA CIRCLE
Salt Lake City, UT
Sale
10,345 SF



8731 S SANDY PKWY
Sandy, UT
Sale
7,144 SF



SADDLEBACK POINT
13863 S 2700 W
Bluffdale, UT
Sale
6,000 SF



1155 S RICHARDS ST
Salt Lake City, UT
Sale
3,600 SF

INDUSTRIAL

OFFICE

In-office work may have moved to remote work in 2020, but that didn't stop the growth of projects and companies looking toward the future. Tech companies continue to migrate into Utah's valley and remain the strongest in growth along the valley. Mountain West Commercial has also been able to support the life sciences sector which has been an upcoming and fast-growing industry over the past few years; one notable project in this sector has been The Gateway in downtown Salt Lake City. We were able to support clients across the state close on sales or lease agreements including: Salt Lake Legal Defender and Salt Lake Regional Medical Center in downtown Salt Lake City, Utah, Mountain Medical Arts building in Murray, Utah, Quail Orthopedic Center in Las Vegas, Nevada, and Gabb Wireless in American Fork, Utah within the Younique building to name a few. Our agents worked hard to support our clients during this trying year, whether they were a start-up, an established company, or an institutional user.

THE MILL AT DRY CREEK

175 W Canyon Crest

Alpine, UT

Lease

266 SF



LEASE



YOUNG LIVING/ELITE BUSINESS RESOURCE

3125 N Executive Pkwy
Lehi, UT
Lease
19,633 SF



IVY HALL & GIGG

4692 N 300 W
Provo, UT
Lease
17,297 SF & 4,643 SF



COMPREHENSIVE INTERVENTIONAL CARE CENTERS

5343 S Woodrow St
Murray, UT
Lease
16,084 SF



GABB WIRELESS

4101 N Thanksgiving Way
Lehi, UT
Lease
15,705 SF



BRIO ENERGY

350 S 400 W
Lindon, UT
Lease
9,393 SF



WICP W OREM

2578 W 600 N
Lindon, UT
Lease
7,400 SF



CANYON GATE OFFICE PLAZA

1145 E 800 N
Orem, UT
Lease
7,343 SF



VISIONARY HOMES

2086 W Grove Pkwy
Pleasant Grove, UT
Lease
5,440 SF



SHINE SOLAR

2100 W Pleasant Grove Blvd
Pleasant Grove, UT
Lease
5,420 SF



BEINSARO 720

330 E 1750 N
Vineyard, UT
Lease
4,702 SF



JKR WINDOWS

13961 S Minuteman Dr
Draper, UT
Lease
4,494 SF



WERN STATE BEHAVIORAL AND PSYCHIATRIC INC & FARMERS INSURANCE

3910 Pecos Mcleod
Las Vegas, NV
Lease: 4,300 SF & 742 SF



MAXHEALTH EASTERN
8475 S Eastern Ave Ste. 102
Las Vegas, NV
Lease
4,164 SF



HOME WORX UTILITY CONCIERGE
2600 W Executive Pkwy
Lehi, UT
Lease
4,094 SF



UTAH BEHAVIOR SERVICES
525 S 850 E
Lehi, UT
Lease
4,000 SF



PINEHURST OFFICE CONDO
502 W 800 N, Ste. C101
Orem, UT
Lease
3,909 SF



PRO SHIELD PEST SOLUTIONS
898 N 1200 W
Orem, UT
Lease
3,708 SF



CHRYSALIS UTAH, LLC
7533 S Center View Court
West Jordan, UT
Lease
3,627 SF



PRECISION CONCRETE

1815 S State St
Orem, UT
Lease
3,553 SF



2639 SAINT JOHNS AVE

Billings, MT
Lease
3,250 SF



2940 W MAPLE LOOP DR, STE. 101

Lehi, UT
Lease
3,247 SF



OVERLAND & MILLER WADE

3200 W Clubhouse Dr
Lehi, UT
Lease
3,179 SF & 1,748 SF



SOLGEN POWER

487 E 1000 S
Pleasant Grove, UT
Lease
3,100 SF



SELA HEALTH

2989 W Maple Loop
Lehi, UT
Lease
3,050 SF

OFFICE



PLENA DATA & STE. 3

313 S 740 E
 American Fork, UT
 Lease
 2,900 SF & 2,100 SF



VALLEY VIEW INSURANCE & REVITY

315 S 500 E
 American Fork, UT
 Lease
 2,709 SF & 1,791 SF



MULTIFAMILY MINDSET

2230 N 1200 E
 Lehi, UT
 Lease
 2,656 SF



ONE ENERGY

199 N 290 W
 Lindon, UT
 Lease
 2,598 SF



MMI-JS, LLC DBA RETAIL CHANNEL PARTNERS & LECATE DESIGN, LLC

3900 S Wasatch Blvd
 Salt Lake City, UT
 Lease: 2,553 SF & 2,090 SF



CSC PHYSICAL THERAPY, ALTIUS HOME SOLUTIONS, INC., STE. A 204, & TRAVERSE HEALTH, LLC

2183 W Main St
 Lehi, UT
 Lease: 2,422 SF, 1,153 SF, 990 SF & 990 SF



MAXHEALTH CENTER

600 S Rancho Dr.
Las Vegas, NV
Lease
2,388 SF



SUMMIT DENTAL ACADEMY, LLC

230 W 400 S
Salt Lake City, UT
Lease
2,344 SF



MY TURN PEDIATRIC SPEECH THERAPY

8860 Spring Mountain
Las Vegas, NV
Lease
2,313 SF



OVATION

51-71 W University Pkwy
Orem, UT
Lease
2,291 SF



COCO BEAUTY SPA

477-483 W 30 N
American Fork, UT
Lease
2,000 SF & 900 SF



PRECISION JOINTCARE

12842 S 3600 W
Riverton, UT
Lease
2,152 SF

OFFICE



2520 N COUNTRY CLUB COURT

2520 N University Ave
Provo, UT
Lease
1944 SF, 300 SF, & 261 SF



CADEN BRADBURY

11142 N Highland Blvd
Highland, UT
Lease
1,500 SF



JAMES G PARKER INSURANCE

3601 N University Ave
Provo, UT
Lease
1,456 SF



RED WILLOW COUNSELING & STRENGTHS INC

181 N 290 W
Lindon, UT
Lease
1,440 SF & 1,440 SF



1545 W 200 S, STE. 500

Lindon, UT
Lease
1,306 SF



CAPTIVEAIRE

63 S 300 E
St. George, UT
Lease
1,282 SF



THE LOOK MED SPA
7500-7588 W Sahara Ave
Las Vegas, NV
Lease
1,250 SF



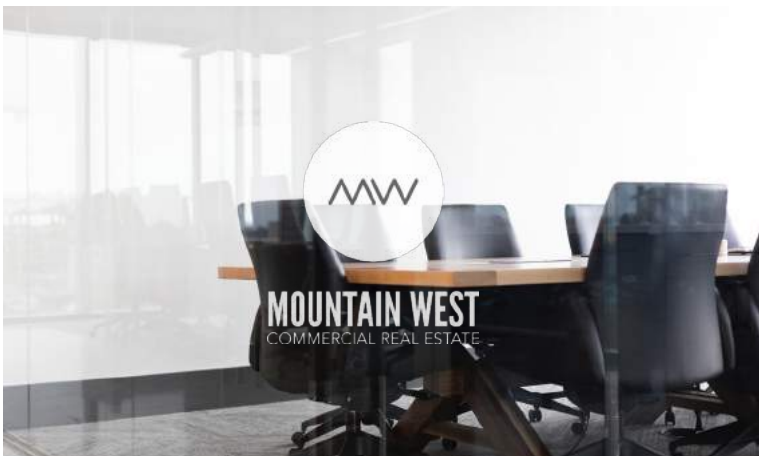
**COMERS, INSTITUTE FOR COGNITIVE THERAPY, STE. 2,
ADO, INSTITUTE FOR COGNITIVE THERAPY, & STE. 4**
871-889, 900 S Orem Blvd
Orem, UT
Lease: 1,177, 1,008, 975, 720, 432, 326 & 240 SF



NEW BEGINNINGS COUNSELING GROUP
3300 N Running Creek Way
Lehi, UT
Lease
1,099 SF



UNIVERSITY OF GRAPPLING
581-585 W 1600 N
Orem, UT
Lease
1,026 SF



SUGARHOUSE CENTER FOR HEALING, PLLC
2022 S 2100 E
Salt Lake City, UT
Lease
971 SF



ALPINE SQUARE OFFICE CONDOS
377-396 E 60 S
American Fork, UT
Lease
960 SF

OFFICE



**SCOTT BERRY & CASEY LEVINE, RAINBOW HELPERS,
VICTORIA K INSURANCE, & DORKKNIGHT MARKETING**
5852 S Pecos Rd
Las Vegas, NV
Lease: 949 SF, 531 SF, 284 SF & 279 SF



EATON ALLIANCE
175 W Canyon Crest
Alpine, UT
Lease
266 SF

SALE



644 GRAND AVE
Billings, MT
Sale
12,090 SF



DANVILLE SERVICES OF UTAH BUILDING
1455 W 820 N
Provo, UT
Sale
10,530 SF



818 STEWART
Las Vegas, NV
Sale
9,148 SF



240 E CENTER ST
Provo, UT
Sale
5,125 SF



SUMMIT HOME LOANS

375 N Main St
Kaysville, UT
Sale
3,834 SF



320 W RIVER PARK DR STE. 245

Provo, UT
Sale
3,423



WILLOW PARK CENTER

2183 W Main St
Lehi, UT
Sale
2,821 SF & 2,540 SF



2200 E 4500 S, UNIT 2

Holladay, UT
Sale
1,029 SF



3850 S WASHINGTON BLVD

South Ogden, UT
Sale
872 SF

OFFICE

**RIMROCK RD -
GLYNN ABBEY**

Rimrock Rd
Billings, MT
Sale
0.544 AC



LAND

As Utah's economy continues to grow and remain strong; we as a company are seeing growth in land purchases around the Wasatch Front as people continue to migrate from varying western states. In the last two years, we have seen year over year growth in land transactions particularly in the retail sector of our business. In 2020, we completed 74 transactions with notable projects in Saratoga Springs, Ogden, and downtown Salt Lake's North Temple area.

We continue to bring value to our clients by our extensive knowledge in zoning, entitlements, and ground-up development services needed to complete these land transactions.



SALE

2370-2380 S HOMESTEAD RD

Pahrump, NV

Sale

40,946.4 AC

WILLIAMSON FARMS: WOODSIDE HOMES

APN 13-043-0115 and APN 13-043-0121

American Fork, UT

Sale

26.02 AC

SALEM RESIDENTIAL LAND

1635 N 770 W

Salem, UT

Sale

17.18

2178 W 500 N

Springville, UT

Sale

12.37

DIAMOND PARKING

1925 W N Temple St

Salt Lake City, UT

Sale

8.41

491 N JOHN GLENN RD LOT 7

Salt Lake City, UT

Sale

7.6

WILLIAMSON FARMS INDUSTRIAL LAND

Utah County Tax Parcel Ste. 13:060:0062

American Fork, UT

Sale

6.15

SPRING POINTE COMMERCIAL LOTS

752 N 2250 W

Springville, UT

Sale

3.98

CYPRUS FEDERAL CREDIT UNION

7228 S Campus View Dr

West Jordan, UT

Sale

3.77

4150 S RIVERDALE RD

Riverdale, UT

Sale

2.05

215 S 2200 W

Springville, UT

Sale

2 AC

7271 S CAMPUS VIEW DR

West Jordan, UT

Sale

1.82 AC

ZOO DR HOTEL LOT

Zoo Dr

Billings, MT

Sale

1.677 AC



2230 W & 2210 W 1150 N

Springville, UT

Sale

16.67



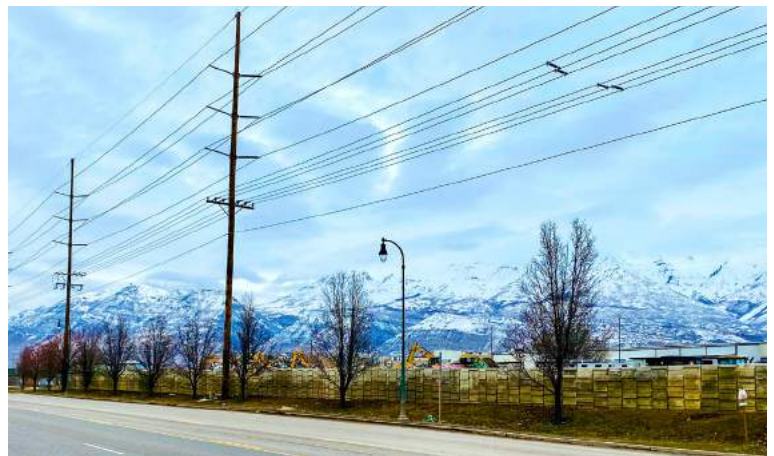
SARATOGA CROSSING - PHASE 4

947 N Redwood Rd

Saratoga Springs, UT

Sale

6.318



520 N GENEVA RD

Orem, UT

Sale

3.15



FORT PIERCE INDUSTRIAL PARK

St. George, UT
Sale

2.19 AC, 1.56 AC, 1.51 AC, 1.27 AC, 1.27 AC, 1.214 AC,
1.185 AC, 1.155 AC, 1.133 AC, 1.093, & 1.08 AC



HEBER CITY RETAIL DEVELOPMENT

1131 S Main St
Heber City, UT
Sale
2.01



MULTI-FAMILY LAND/FLOWER PATCH

2961 S Washington Blvd
Ogden, UT
Sale
1.87 AC

604 S 24TH ST

Billings, MT
Sale
1.45 AC

7-ELEVEN

3985 W 1820 S
Salt Lake City, UT
Sale
1.43 AC

PORT OF CLARKSTON LAND

820 PORT DR
Clarkston, WA
Sale
1.35 AC

685 N 2000 W

Marriott-Slaterville, UT
Sale
1.05 AC

MOUNTAIN AMERICA CREDIT UNION

W Chinden Blvd & Ten Mile Rd
Meridian, ID
Sale
1.05 AC

ARBY'S FILLMORE LAND

NWC of Park Ave & 1000 S
Fillmore, UT
Sale
1 AC

7-ELEVEN

5600 W 4700 S
West Valley City, UT
Sale
0.994 AC

144 E 2580 S

St. George, UT
Sale
0.96 AC

7-ELEVEN

12482 S 5600 W
Herriman, UT
Sale
0.958 AC

QUICK QUACK CAR WASH

3000 E Mall Dr
St. George, UT
Sale
0.94 AC

MISTER CAR WASH

4627 W 13400 S
Riverton, UT
Sale
0.94 AC

7-ELEVEN

3488 S 8400 W
Magna, UT
Sale
0.93 AC



MISTER CARWASH, SLIM CHICKENS, TACO BELL, & JIFFY LUBE

5253 W Anthem Park Blvd

Herriman, UT

Sale

1.09 AC, 0.816 AC, 0.816 AC & 0.486 AC



MOUNTAIN AMERICA CREDIT UNION

7200 S 700 W

Midvale, UT

Sale

0.878 AC



DEL TACO

898 S 2550 E

Spanish Fork, UT

Sale

0.688 AC

MISTER MUFFLER, WASATCH CREST PROPERTY MANAGEMENT, LLC, & ADVANCED MEDICAL SPACE

533 W 14600 S

Bluffdale, UT

Sale

0.9 AC, 0.88 AC, & 0.65 AC

606 DEPOT ST

Clearfield, UT

Sale

0.89 AC

CLIFF'S CAR WASH

3690 S Riverdale Rd

South Ogden, UT

Sale

0.81 AC

KFC

4655 S Pioneer Rd

St. George, UT

Sale

0.78 AC

7-ELEVEN

2291 N University Pkwy

Provo, UT

Sale

0.75 AC

5377 W DAYBREAK PKWY

South Jordan, UT

Sale

0.56 AC

7-ELEVEN

5696 W 3500 S

West Valley City, UT

Sale

0.43 AC

64 N 900 W

American Fork, UT

Sale

0.35 AC



7-ELEVEN

5419 S 4015 W

Taylorsville, UT

Sale

0.67 AC



GLYNN ABBEY - LOT 6

Rimrock Rd
Billings, MT
Sale
0.544 AC



WITHERS LAND

12986 S 1300 W
Riverton, UT
Sale
0.41 AC



VENTANA LOT 23

230 N 1680 E St
Washington, UT
Sale
0.28 AC

GROUND LEASE

TAGG N GO

Pioneer Dr & Rachel Dr
Santa Clara, UT
Ground Lease
1.149 AC

QUICK QUACK

4000 W 13400 S
Riverton, UT
Ground Lease
1.08 AC

QUICK QUACK

5565 S 900 E
Murray, UT
Ground Lease
1.01 AC

RAISING CANES

3330 S 5600 W
West Valley City, UT
Ground Lease
1 AC

KRISPY KREME

3500 S 5600 W
West Valley City, UT
Ground Lease
0.98 AC

TACO BELL

1287 E Draper Pkwy
Draper, UT
Ground Lease
0.78 AC

DUTCH BROS.

300 W Riverdale Rd
Riverdale, UT
Ground Lease
0.66 AC

SWIG

7020 S 700 W
Midvale, UT
Ground Lease
0.65 AC

ZIGGI'S COFFEE

5253 W Anthem Park Blvd
Herriman, UT
Ground Lease
0.35 AC

Multifamily has become a growing part of our business at Mountain West Commercial. 2020 saw growth overall in multifamily units and remained strong particularly in downtown Salt Lake City. We still are seeing many people migrate from other more expensive states and renting has been popular for those that move here, particularly downtown. We have been able to offer services to local and national owners of multifamily housing, student housing, institutional assets, affordable housing, assisted living, and transitional housing developments for special needs populations. Our expertise in investment consulting has provided clients with income protection and growth strategies, advisement on property management audits, property performance turnarounds, and portfolio building has helped support their growth goals forward.





1333 N 27TH ST
Billings, MT
Sale
5,494 SF



TRANSACTIONS NOT PICTURED

1094 LINCOLN LN
Billings, MT
Sale
35,512 SF

STATS IN-DEPTH

TOTAL TRANSACTIONS

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Total Transactions	130	126	130	116	94	109	213	181
Total Investment Sales	11	10	13	13	10	6	16	18
Total Retail Deals	84	82	91	69	60	61	98	98
Total Industrial Deals	3	11	5	10	3	19	23	16
Total Land Deals	19	12	13	14	12	10	26	26
Total Office Deals	9	10	7	8	5	10	47	18

INVESTMENT

	Q1	Q2	Q3	Q4	Year End 2020
SF Sold	431,194	51,456	220,964	159,782	863,396
\$ Sold	\$69,775,766	\$15,154,168	\$60,821,318	\$62,475,160	\$208,226,412
Average PSF	\$390.79	\$395.01	\$533.06	\$688.43	\$537.95

RETAIL LEASES

	Q1	Q2	Q3	Q4	Year End 2020
# of Leases	39	41	59	65	204
Leased SF	284,115	339,891	242,594	255,309	1,121,909
Average PSF	\$23.78	\$21.65	\$24.65	\$25.66	\$24.21

RETAIL OWNER/USER SALES

	Q1	Q2	Q3	Q4	Year End 2020
Total Sales	7	9	15	11	42
Total SF Sold	168,656	50,163	248,907	268,758	736,484
Total \$ Sold	\$14,465,000	\$8,969,022	\$24,270,000	\$33,737,688	\$81,441,710

INDUSTRIAL LEASES

	Q1	Q2	Q3	Q4	Year End 2020
SF Leased	9,561	363,165	80,349	85,826	538,901
Average \$/SF/Month	\$0.81	\$0.69	\$0.87	\$0.78	\$0.78

INDUSTRIAL SALES

	Year End 2020
SF Sold	242,854
\$ Sold	\$24,639,341.00
Average PSF	\$114.72

OFFICE LEASES

	Year End 2020
Avg Lease Rate	\$17.05
Total SF Leased	180,860
# of Transactions	57

OFFICE SALES

	Year End 2020
Avg PSF	\$170.55
SF Sold	30,174
# of Transactions	8
Total \$ Sold	\$4,366,915.00

OFFICE LEASES

	Class A	Class B	Class C
Avg Lease Rate	\$21.30	\$17.15	\$13.11
Total SF Leased	47,835	92,525	9,330
# of Transactions	5	38	6

GROUND LEASES

	Year End 2020
Transactions	10
Total AC Leased	7.979
Average Annual Rate	\$72,102.48

LAND SALES

	Q1	Q2	Q3	Q4	Year End 2020
Total AC Sold	19.63	7.566	48.263	75.047	150.506
Total \$ Sold	\$10,397,469.57	\$10,309,600.00	\$16,827,239.32	\$35,459,833.25	\$72,994,142.14
Average PAC	\$651,159.41	\$1,317,433.46	\$542,489.77	\$598,439.05	\$687,645.38
Average \$/Land SF	\$14.95	\$30.24	\$12.45	\$13.74	\$15.79
Total Transactions	9	8	22	17	56



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONTACT

MTNWEST.COM

312 E S Temple, Salt Lake City, UT 84111
(801) 456-8800

241 W Charleston Blvd, Ste. 103, Las Vegas, NV 89102
(703) 374-0220

2223 Montana Ave, Ste. 203, Billings, MT 59101
(406) 839-2981

221 25th St, Ogden, UT 84401
(801) 456-8800

335 E St. George Blvd, St. George, UT 84770
(435) 656-5500

2015 W Grove Pkwy, Ste. J, Pleasant Grove, UT 84062
(385) 233-9140

