



700 North Main Street  
**Heber, Utah**

Proposed Class A Retail  
Ground Lease & Build to Suit Opportunities



# Property Overview

700 North Main Street is a future Class A mixed-use development in Heber, Utah. The property consists of 2.3 acres with prime frontage on Main Street, adjacent to a new Smith's Food & Drug store development. This strategic location offers excellent visibility and accessibility, making it ideal for retail, office, or other commercial uses.

Heber City is located in the Wasatch Back, about 43 miles southeast of Salt Lake City. It combines small-town charm with modern amenities, making it a desirable location for businesses and residents alike.

# The Opportunity

## Ground Lease or Build to Suit

The front section of the property is available for ground lease, ideal for businesses seeking prominent exposure in a high-traffic area. This section is perfect for retail establishments looking to capitalize on the steady flow of customers from the adjacent new Smith's Food & Drug store development.

The rear portion of the property is designated for a mixed-use development, featuring retail spaces on the first floor and office spaces on the upper floors. This layout is designed to foster a dynamic environment that supports both retail and professional activities, catering to the needs of a diverse range of businesses and services.

The strategic location of this property ensures a steady stream of potential customers and clients, making it a prime spot for businesses looking to establish a strong presence in Heber City. The combination of retail and office spaces in the mixed-use development aims to create a bustling hub of activity, enhancing the overall appeal and functionality of the area.



27,000

Average Annual  
Daily Traffic



25,085

Population Density in a  
1 mile radius



\$116k

2024 Median  
Household Income



185'

Site Frontage



C-2

Commercial Zoning



# Proposed Site Plan



**Padsite**  
High visibility pad site for QSR or other high traffic use

**Building 1**  
Class A retail building with grocery anchor frontage

**Building 2**  
Two level office space at the back of the property

Two Mixed Use Buildings  
 $\pm 10,000$  RSF

& One Padsite  
 $\pm 0.75$  Acre

*Two mixed-use retail buildings located at the rear of the site, offering strong leasing potential and consistent foot traffic, supported by proximity to a high-performing grocery anchor that drives daily visits and long-term stability.*

*A highly visible pad site, strategically positioned at the front of the development with direct frontage on a major thoroughfare—ideal for a quick-service restaurant, or otherwise high-profile retail user seeking maximum exposure and easy access.*

# Area Demographics

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	7,225	25,085	34,042
2029 Projected	7,600	29,374	38,885
<b>HOUSEHOLD INCOME</b>			
2024 HH Income	\$115,805	\$133,530	\$145,143
2029 Projected	\$136,448	\$154,381	\$164,915

7,262

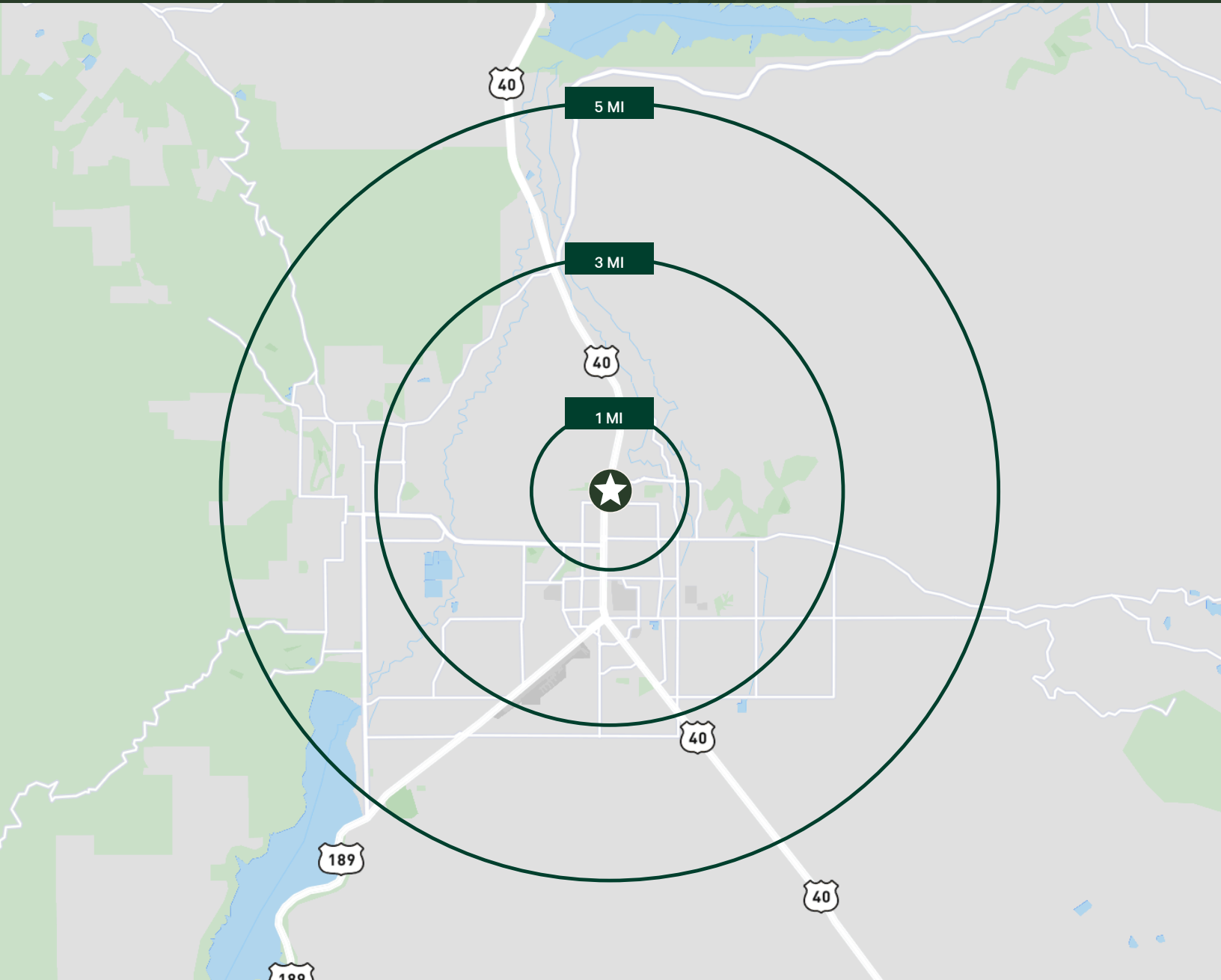
Daytime Population

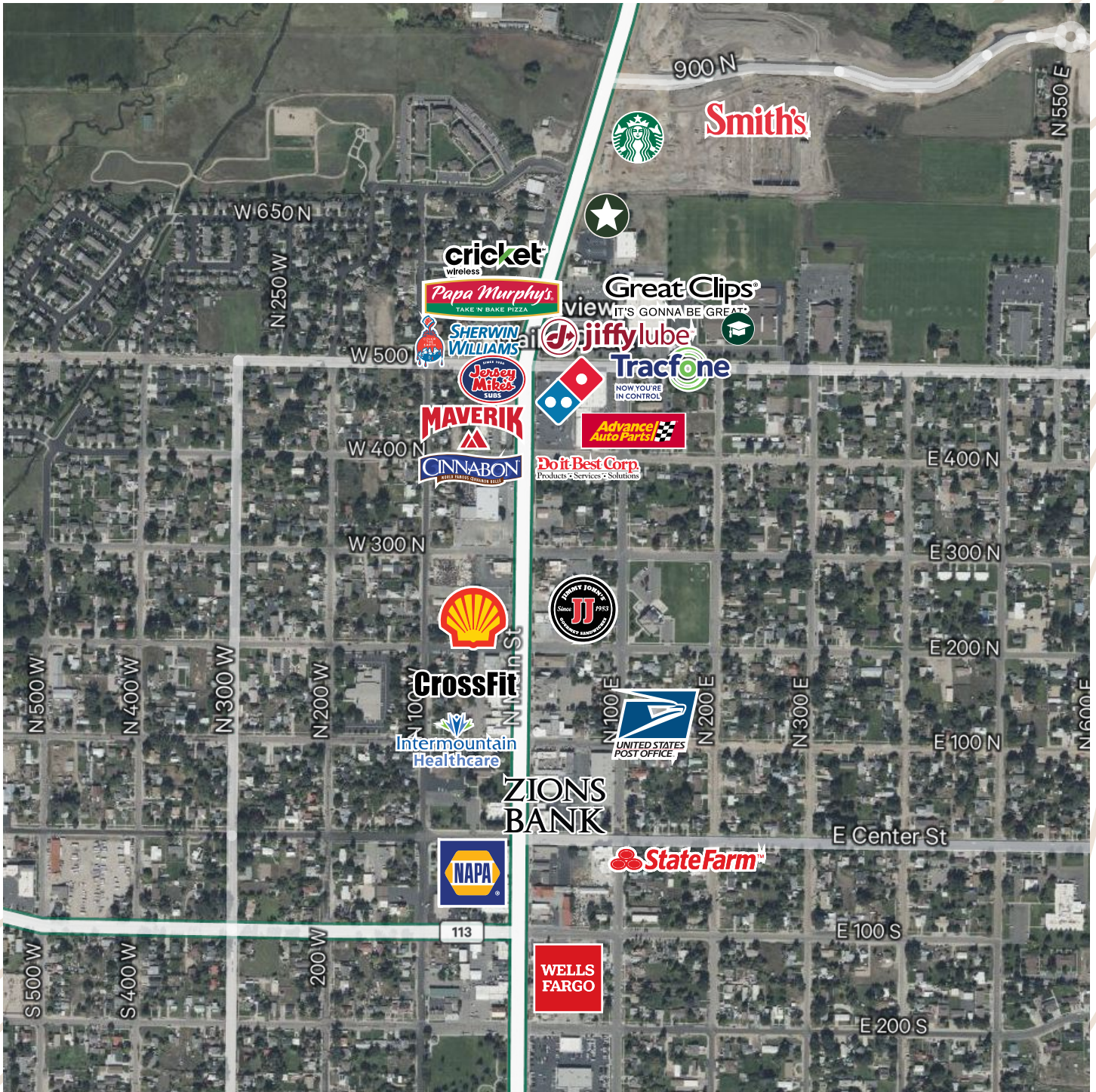
50.3%

College Educated

3.13%

Population Growth Rate





# Amenity Map

A growing area with robust traffic counts and a strong retail presence.

Heber, Utah serves as the entry point to Park City from the south. With its growing population and increasing visibility, retailers would be well positioned for growth here.



# 700 North Main Street

## Heber, Utah

Proposed Class A Retail



### CONTACT US



**Brian Anderson**  
Retail | Vice President  
+1 801 869 8038  
[cbrian.anderson@cbre.com](mailto:cbrian.anderson@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.