



Colliers

1 **HOBBY LOBBY**

2 **SIERRA**

3 **TJ-maxx**

4 **ROSS**
DRESS FOR LESS

5 Bath & Body Works

6 **five BELOW**
ULTA

7 **12,719 SF**

● NOW OPEN

*587 Parking Stalls

**PHASE 2
PRE-LEASING NOW**

AVAILABLE
2,000 - 2,500
SF

LEASE NEGOTIATIONS

ZUPAS

LEASE
NEGOTIATIONS

Founder's Pointe

1000 N. & Main St. (SWC) | Tooele, Utah

- Hobby Lobby, TJ Maxx & Five Below - **NOW OPEN**
- 1,500 - 22,000 SF Available
- Located on the North end of Tooele's retail corridor
- Great exposure along Main Street (30,000 ADT)
- 30 miles west of Salt Lake City
- Projected population growth of Tooele County is 15.2% over the next 5 years (2024 - 2029)
- 95,672+ will people live in Tooele County by 2029

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1000 N. Main Street - Tooele Site Plan



Founder's Pointe

Anchor, Mid Box, Pad & Shop Space
1,500 - 22,000 SF

Tooele County, Utah

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

Demographics

By 2030 Tooele County will have an estimated a population of 85,153 people with a median age of 32.2 and a median household income of \$100,184.

Between 2024 and 2029 the population is expected to grow by nearly 10,000 people, a 11.7% increase, or 2.34% per year.

The median property value in Tooele County is \$534,579, and the homeownership rate is 83.5%. Most people commute by driving alone, and the average commute time is 37 minutes.

Median Age is

32.2

in Tooele County

Projected population growth

11.7%

over the next 5 years
(2024-2029)

Population Demographics (2030)



+95.1k

Population



+29.5k

Households



3.23

Average Household Size

Income Factors (2025)



\$100k

Median Household Income



\$119k

Average Household Income



\$36.7k

Per Capita Income

No dwelling units but a natural attractor of daily users that would frequent local businesses before and after school as well as at lunch periods in addition to frequent after school activities for users and visitors

Very Speculative 600 units
Where this is incumbent on a rezone occurring this number could change drastically depending on what is proposed and what the City Council chooses to approve

Speculative 80 units

Speculative 850 units

Speculative 170 units

Speculative 130 units

Speculative 365 units

Speculative 230 units

74 Units

Very Speculative 340 - 530 units
Where this is incumbent on a rezone occurring this number could change drastically depending on what is proposed and what the City Council chooses to approve

SITE

132 units

74 units

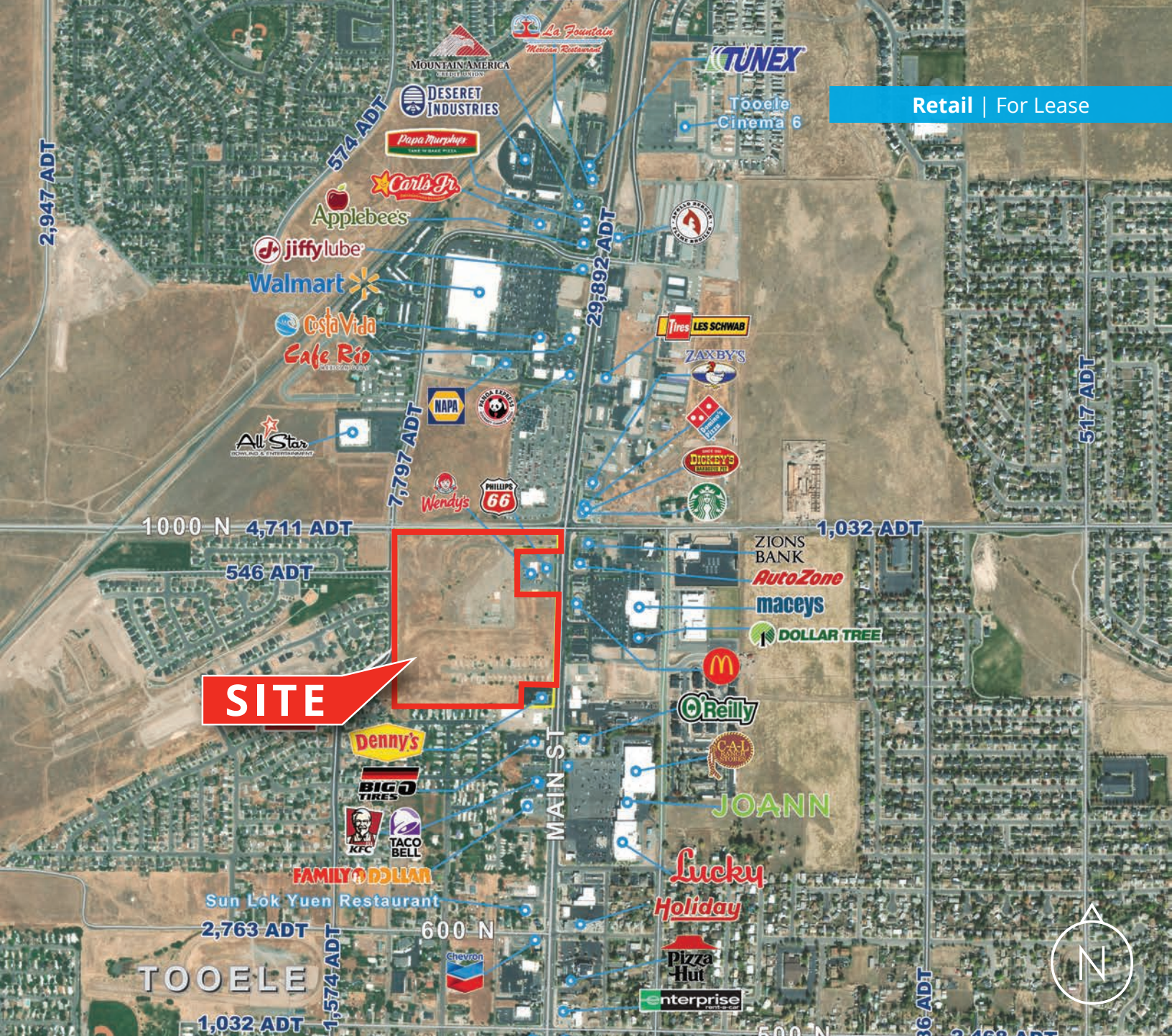
Speculative 30 units

Very Speculative 140 units

84 units

84 units





Retail | For Lease

SITE

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Founder's
P o i n t e

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