

THE PEAK AT COMPASS POINT

FOR LEASE



[VIEW PROJECT WEBSITE](#)

PROPERTY DETAILS

2400 N. Main St., Tooele, UT 84074

- Join Smith's Marketplace
- Anchor, Mid-Box & Pad Available
- Drive-Thru Opportunities
- 1/2 Mile From Tooele North High School, Summer 2024
- 1/4 Mile From Deseret Peak LDS Temple
- Huge Master Planned Community
- 3,500+ New Homes Planned
- Single & Multi-Family
- Highly Visible Location on Highway 36 (Main Street)
- Strong Traffic Counts
- Highway 36: 26,139 ADT
- Call For Price

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 5,786
3 MILE » 32,700
5 MILE » 55,539



EST. DAYTIME POPULATION 16+

1 MILE » 2,935
3 MILE » 11,615
5 MILE » 17,444



EST. HOUSEHOLDS

1 MILE » 1,675
3 MILE » 10,474
5 MILE » 17,358



EST. AVERAGE HH INCOME

1 MILE » \$121,852
3 MILE » \$110,063
5 MILE » \$124,301



SCOTT BRADY
sbrady@newmarkmw.com
direct 801.456.8804
[View Profile](#)

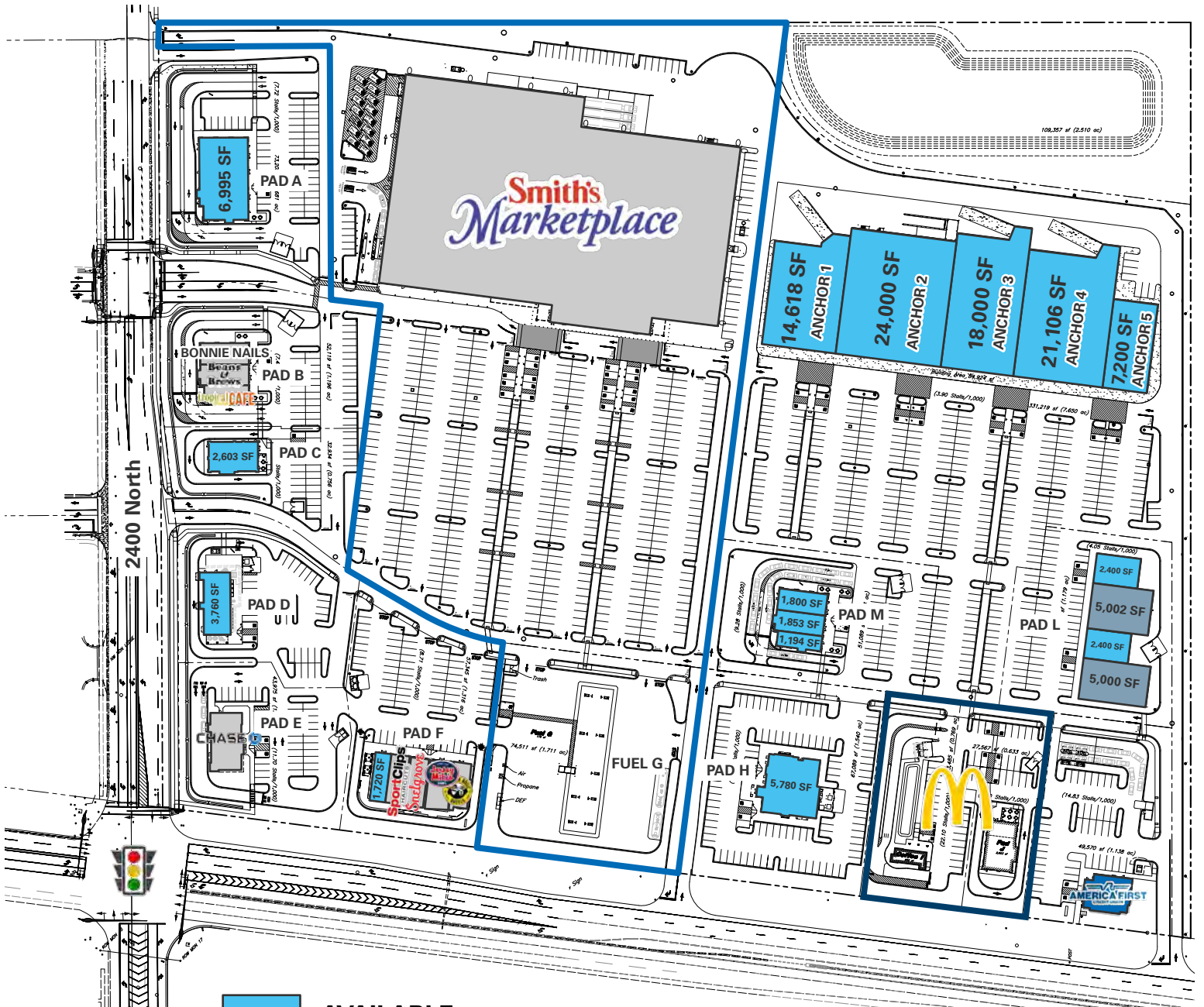
TYLER JONES
tjones@newmarkmw.com
direct 801.456.8817
[View Profile](#)

DEVELOPED BY:



FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

THE PEAK AT COMPASS POINT





[VIEW PROJECT WEBSITE](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

WEST FACING



SOUTH FACING



NORTHWEST FACING



EAST FACING



[VIEW PROJECT WEBSITE](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

**COMPASS POINT
MASTER PLANNED COMMUNITY
UNDER CONSTRUCTION
3,600 HOUSING UNITS
2M COMMERCIAL SF**



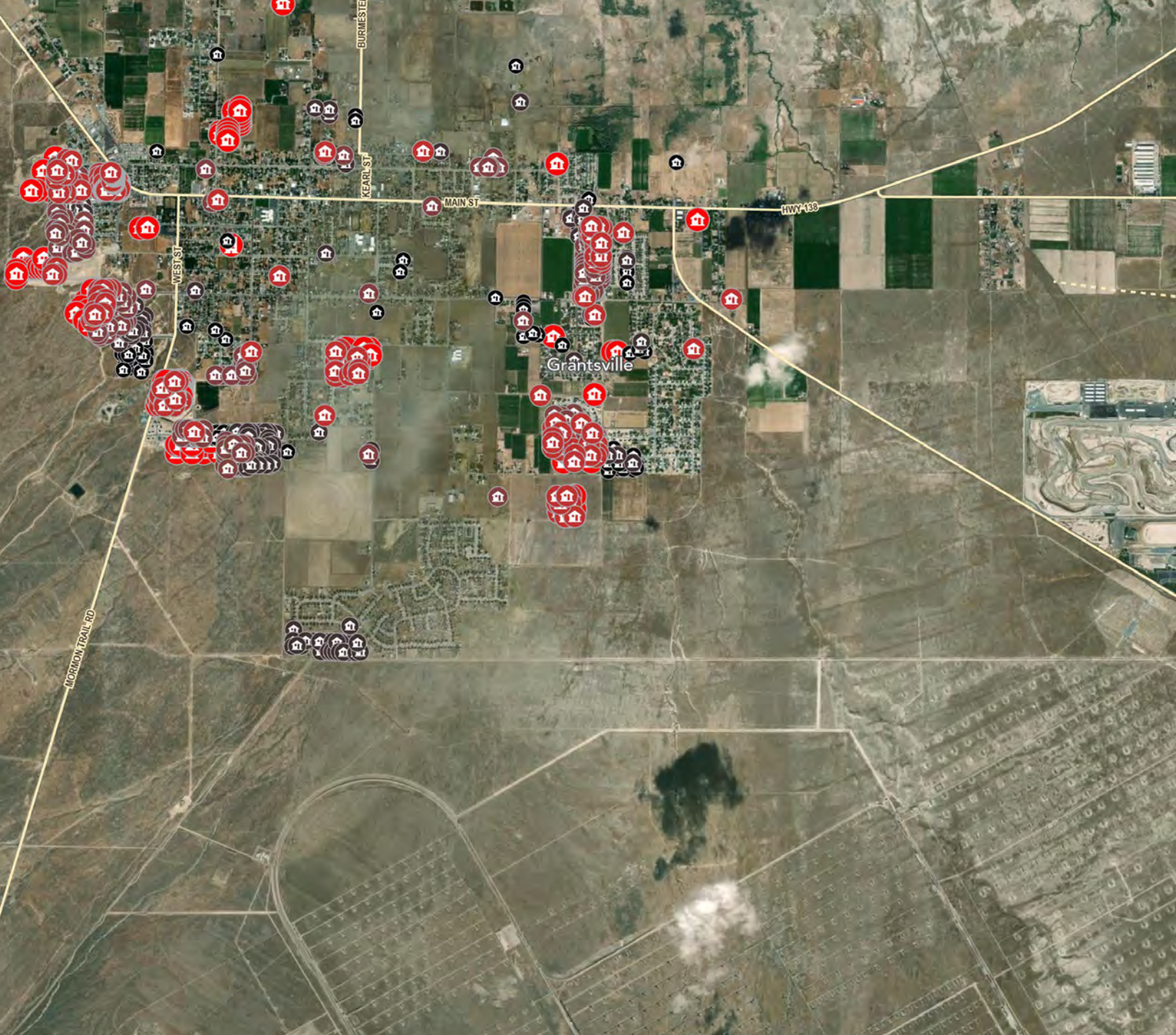


[VIEW PROJECT WEBSITE](#)



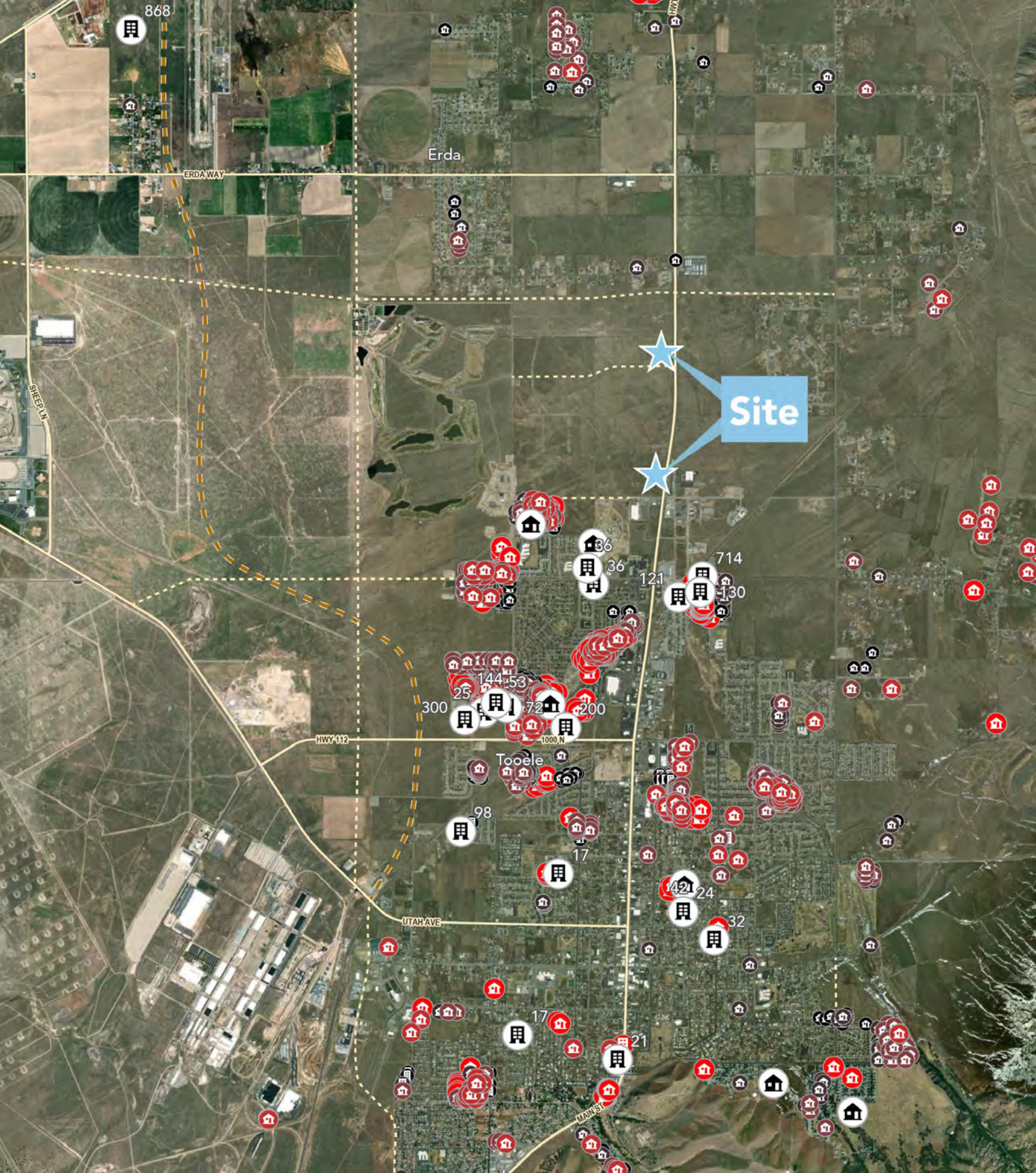
**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



Single Family Permits MultiFamily Permits

 2019 (240)	 2019 (18)
 2020 (375)	 2020 (7)
 2021 (601)	 2021 (9)
 2022 (478)	 2022 (0)
 2023 (462)	 2023 (11)
 Planned Single Family (8)	 Planned Multi Family (20)



[VIEW PROJECT WEBSITE](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

TRADE AREA
2025 POP: 88,790
EST 2030 POP: 99,636

WENDOVER

DRIVE TIMES

- Erda** » 6 minutes
- Lake Point** » 12 minutes
- Grantsville** » 23 minutes
- Stansbury Park** » 8 minutes
- Stockton** » 15 minutes
- Rush Valley** » 26 minutes
- Dugway** » 1 hour 10 minutes
- Vernon** » 40 minutes
- Wendover** » 1 hour 30 minutes



[VIEW PROJECT WEBSITE](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

IN THE NEWS

Click the logo for news item



Sunday Edition: Business is Booming in Tooele



How AI and your cell phone data decide which stores come to Utah



With new shopping center, Tooele's retail growth is just getting started



Utah's growth experienced a 'significant shift' in 2025. These were the fastest-growing counties

Tooele County is projected to be one of the fastest growing areas of the country

SUMMARY OF RETAIL RANKINGS

Macey's

- 3rd Busiest Location in Utah, Highest Sales Per SF

Jack in the Box

- 2nd Busiest Opening in Utah

Smith's Marketplace

- Busiest Opening Day out of all Kroger Stores Nation-wide
- Busiest Opening Week out of all Kroger Stores Nation-wide

Founder's Pointe

- 975K visits over the first 2 months
- Top 5 for Neighborhood Retail Centers in Utah
- Top 50 for Neighborhood Retail Centers in the Nation
- Median HH Income 5% higher than Utah Average

Ross

- 5th Busiest Opening in the Nation

Chili's

- Busiest Opening by Visitor Count in the Nation
- 2nd Busiest Opening Sales in the Nation

Walmart

- Busiest in Northern UT

Source: Placer.ai

Residential growth has averaged 3.4% over the past 10 years.

[VIEW PROJECT WEBSITE](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

THE PEAK AT COMPASS POINT

2022 Total Population

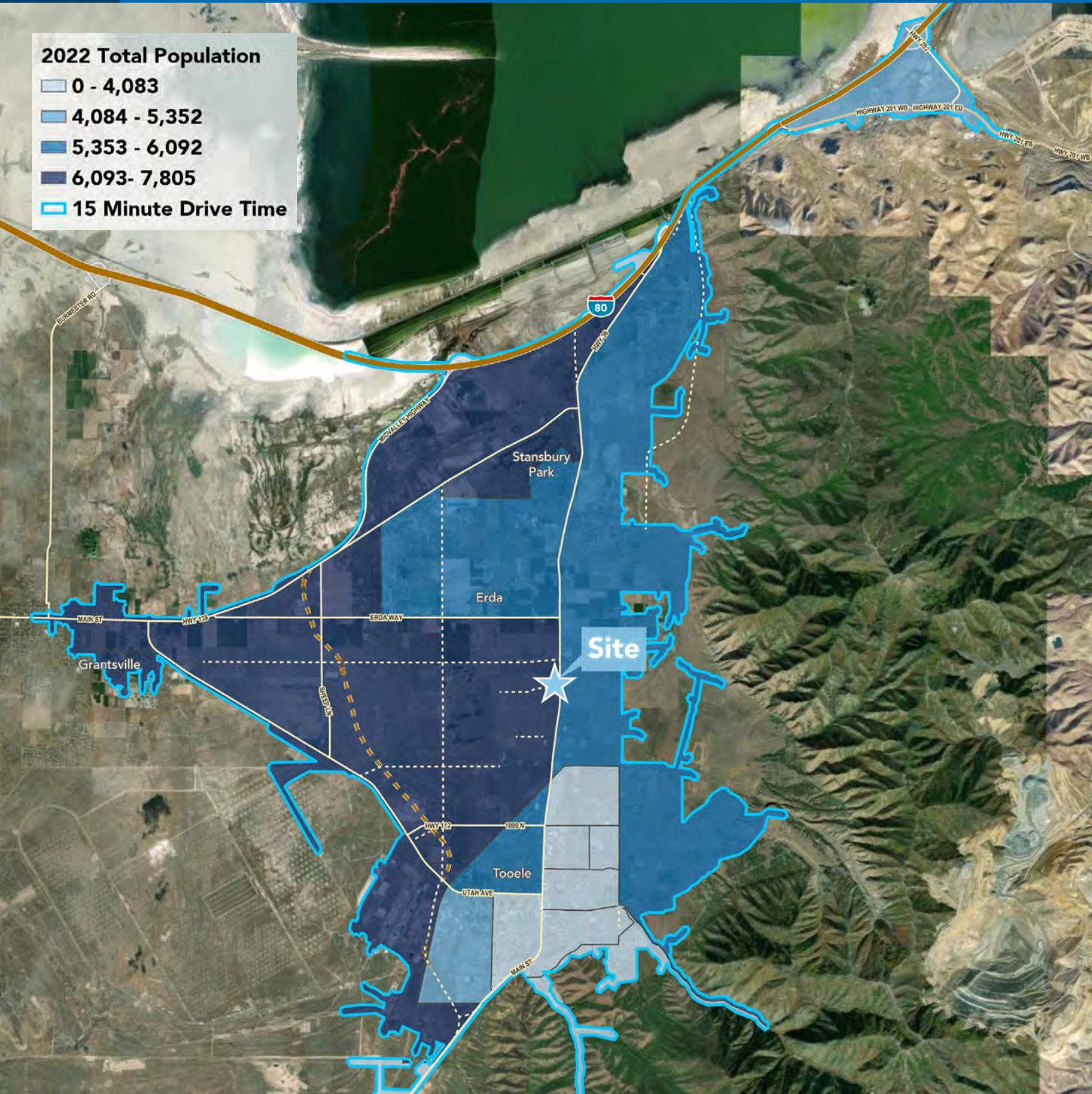
0 - 4,083

4,084 - 5,352

5,353 - 6,092

6,093 - 7,805

15 Minute Drive Time



NEWMARK

MOUNTAIN WEST

SCOTT BRADY

sbrady@newmarkmw.com

direct 801.456.8804

[View Profile](#)

TYLER JONES

tjones@newmarkmw.com

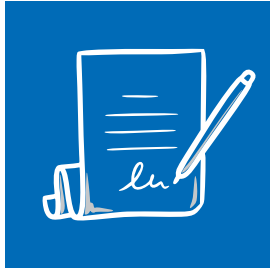
direct 801.456.8817

[View Profile](#)

NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+

TRANSACTIONS COMPLETED



328.2 MILLION

SF TRANSACTED



\$37.5 BILLION

TRANSACTIONS COMPLETED



77K+

ACRES TRANSACTED



49

**STATES WITH
COMPLETED TRANSACTIONS**



\$13.0+ BILLION

INVESTMENT TRANSACTIONS

THE PEAK AT COMPASS POINT

NEWMARK



MOUNTAIN WEST

NEWMARK

 **MOUNTAIN WEST**

SCOTT BRADY
sbrady@newmarkmw.com
direct 801.456.8804
[View Profile](#)

TYLER JONES
tjones@newmarkmw.com
direct 801.456.8817
[View Profile](#)

DEVELOPED BY:



**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com