

# THE YARD

VINEYARD RETAIL

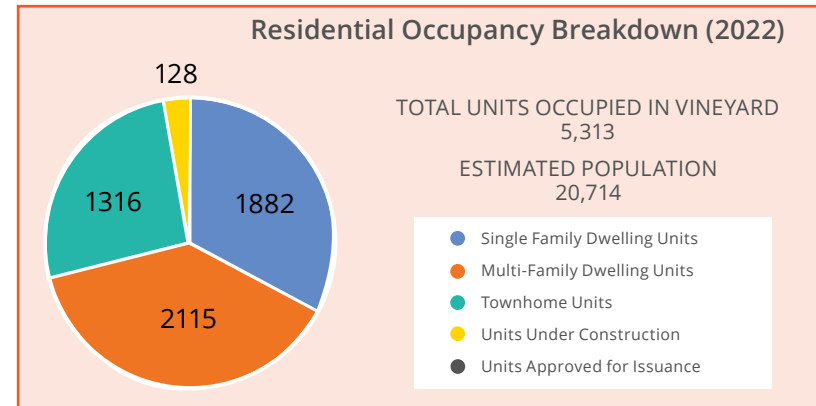


For Lease > Retail



# PROPERTY INFORMATION

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 ESTIMATED	13,944	89,888	182,495
2029 PROJECTED	14,653	90,380	183,505
2024-2029 ANNUAL GROWTH RATE	5.1%	0.5%	0.6%
<b>HOUSEHOLDS</b>			
2024 ESTIMATED	4,369	27,596	56,493
2029 PROJECTED	4,690	28,248	57,958
<b>INCOME</b>			
2024 MEDIUM HHI	\$82,383	\$77,789	\$79,770
2024 AVERAGE HHI	\$112,558	\$109,751	\$113,025



- Anchored by a strong performing Larry H. Miller Megaplex Theater and Top Golf
- Located across the street from the planned UVU expansion
- Easy access to I-15
- One of the fastest growing residential communities in the state of Utah



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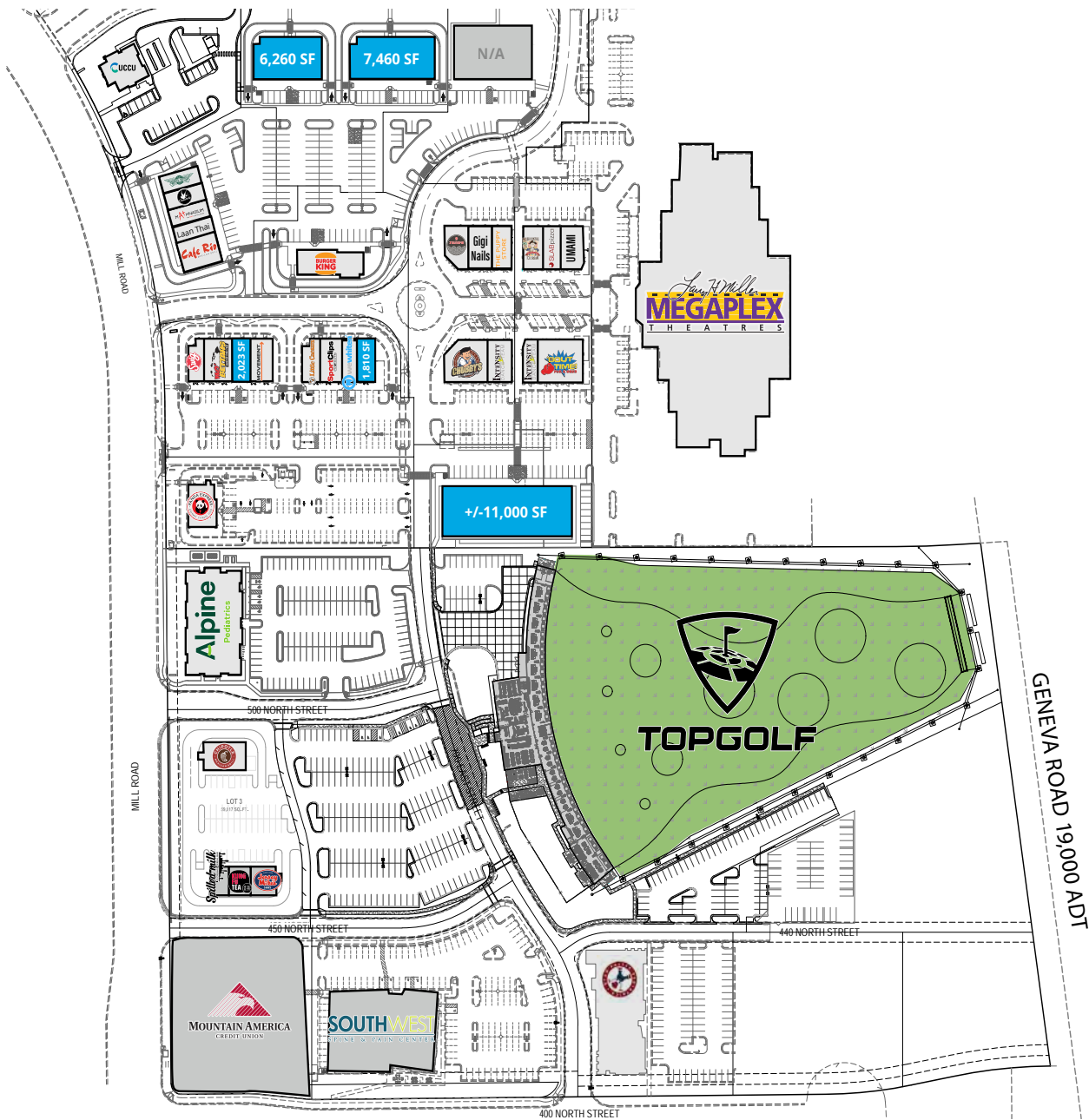




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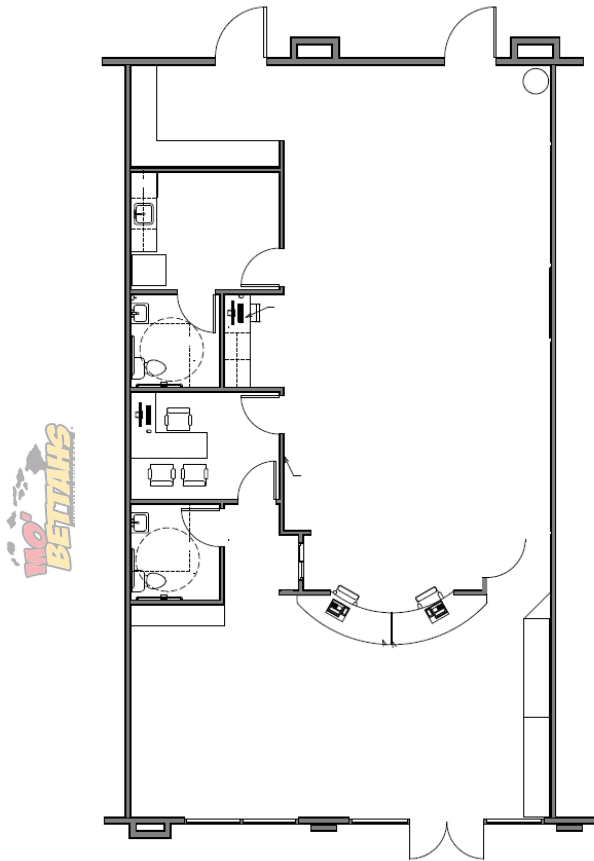
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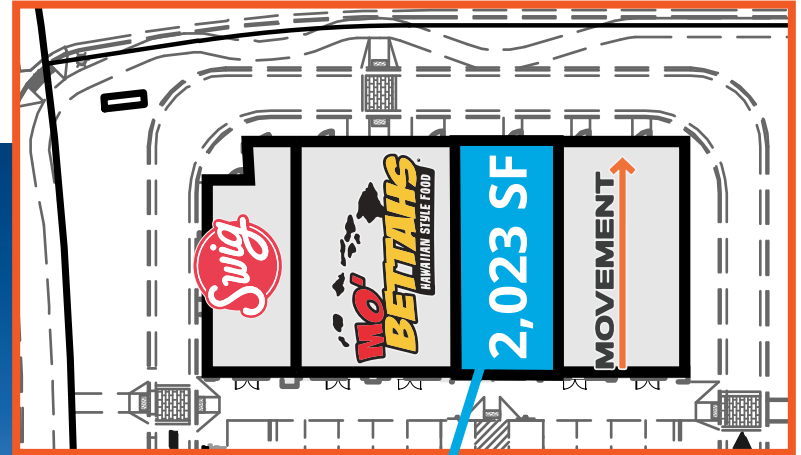
## SPACE INFORMATION

- > 2,023 SF
- > \$9.09 NNN
- > 200 Amp Power
- > TI Negotiable

## FLOOR PLAN



## SITE PLAN



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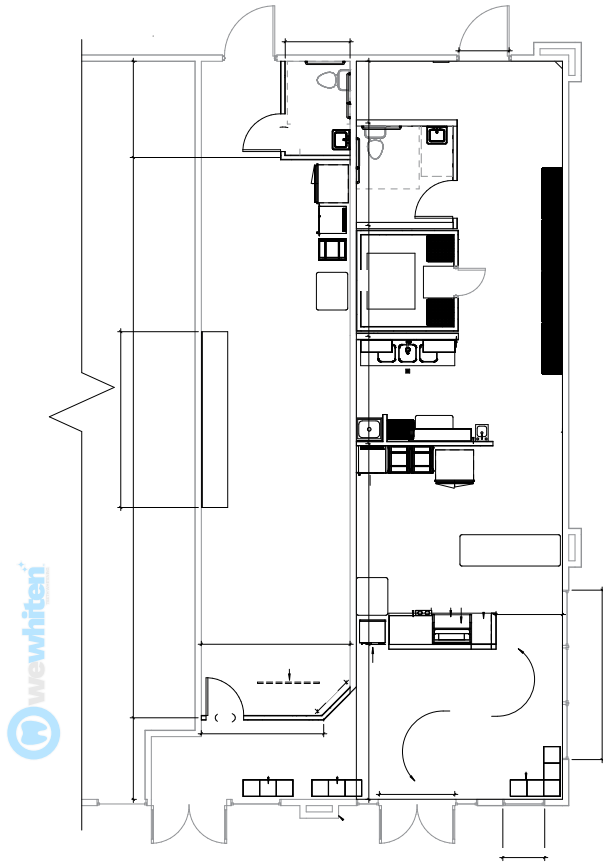
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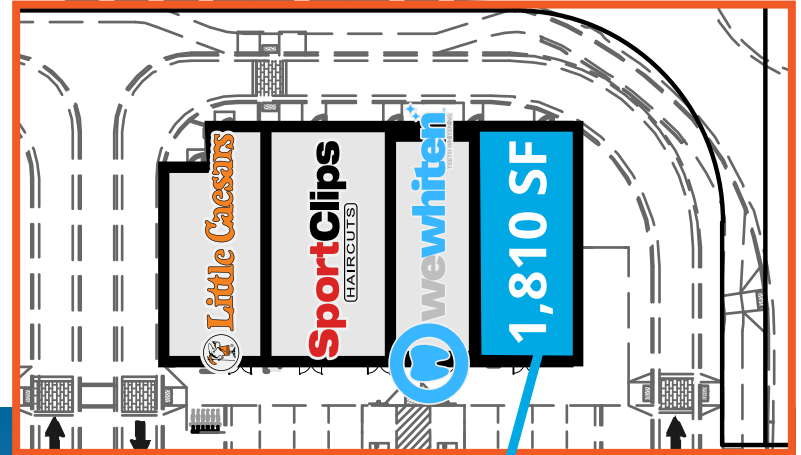
## SPACE INFORMATION

- > 1,810 SF
- > \$9.09 NNN
- > 200 Amp Power
- > TI Negotiable

## FLOOR PLAN



## SITE PLAN



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## NOW OPEN

Topgolf has joined MegaPlex Theaters as a 2nd anchor at the Yard.

**2HR**  
AVERAGE  
VISIT  
LENGTH

**50K**  
AVERAGE  
MONTHLY  
VISITS

OPEN  
**365**  
DAYS  
A YEAR



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