

FOR LEASE



PROPERTY DETAILS

3995 Quinn's Dr., Park City, UT 84060

- Lease rates starting at \$45.00/SF NNN
- Proposed delivery in Fall 2025
- Signalized corner across from Intermountain Health Park City Hospital
- Exclusive new mixed-use development in Summit County (approximately 300,000+ SF)
- Within 10-minute drive to Main Street Park City
- Easy access, 35 minutes from Salt Lake City International Airport
- Prime location at Park City's east entrance offering unparalleled access to world class ski resorts, boutique shopping and vibrant dining

2025 DEMOS



EST. POPULATION

3 MILE » 11,221
5 MILE » 24,199



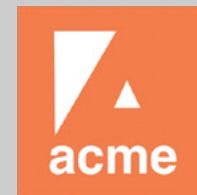
EST. HOUSEHOLDS

3 MILE » 4,608
5 MILE » 9,920



EST. AVERAGE HH INCOME

3 MILE » \$252,237
5 MILE » \$256,516



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NEWMARK



MOUNTAIN WEST

MICHELLE DOONG, CCIM, MRED

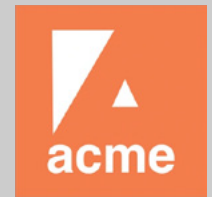
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STUDIO CROSSING AT QUINN'S JUNCTION



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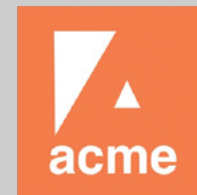
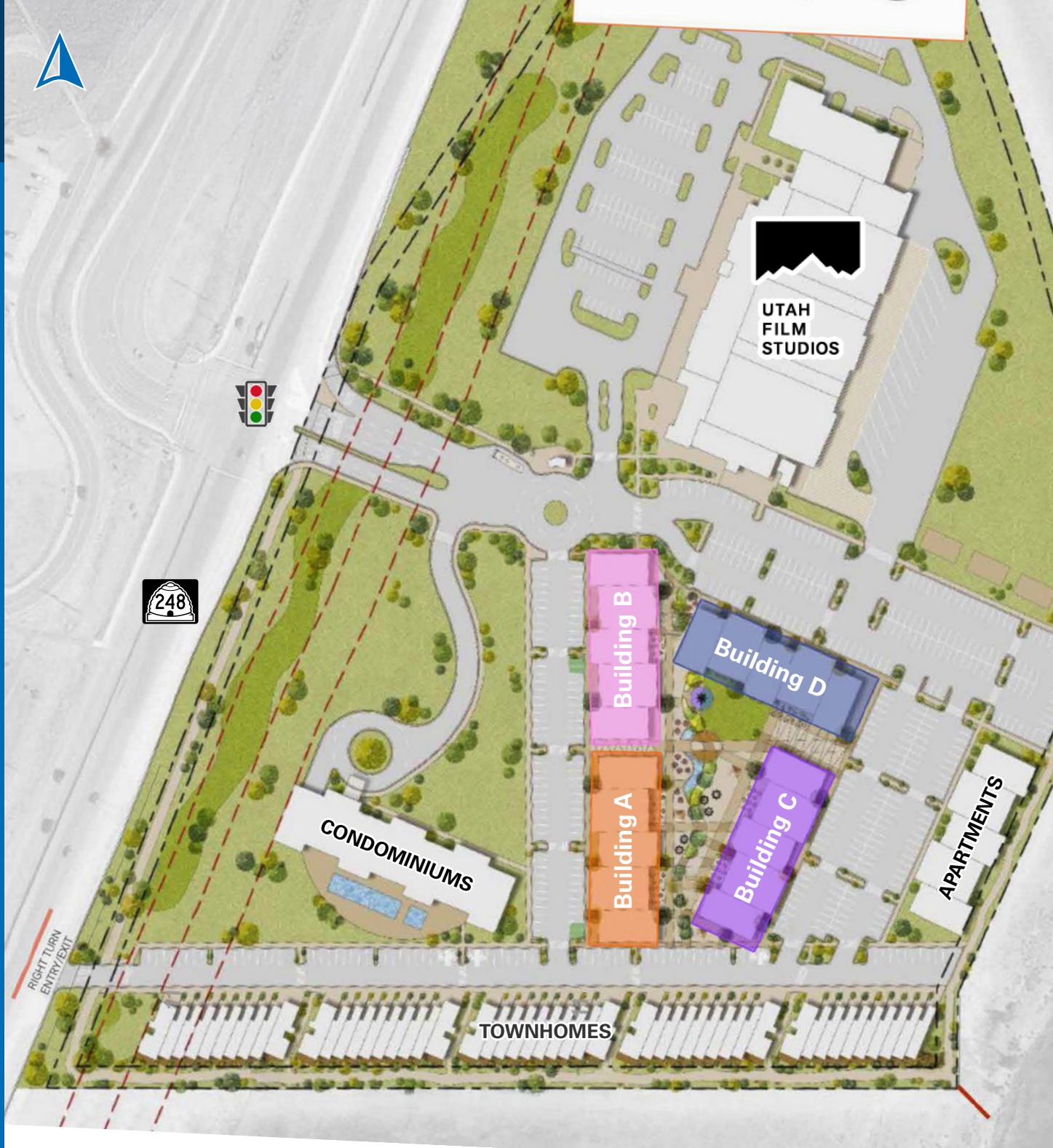
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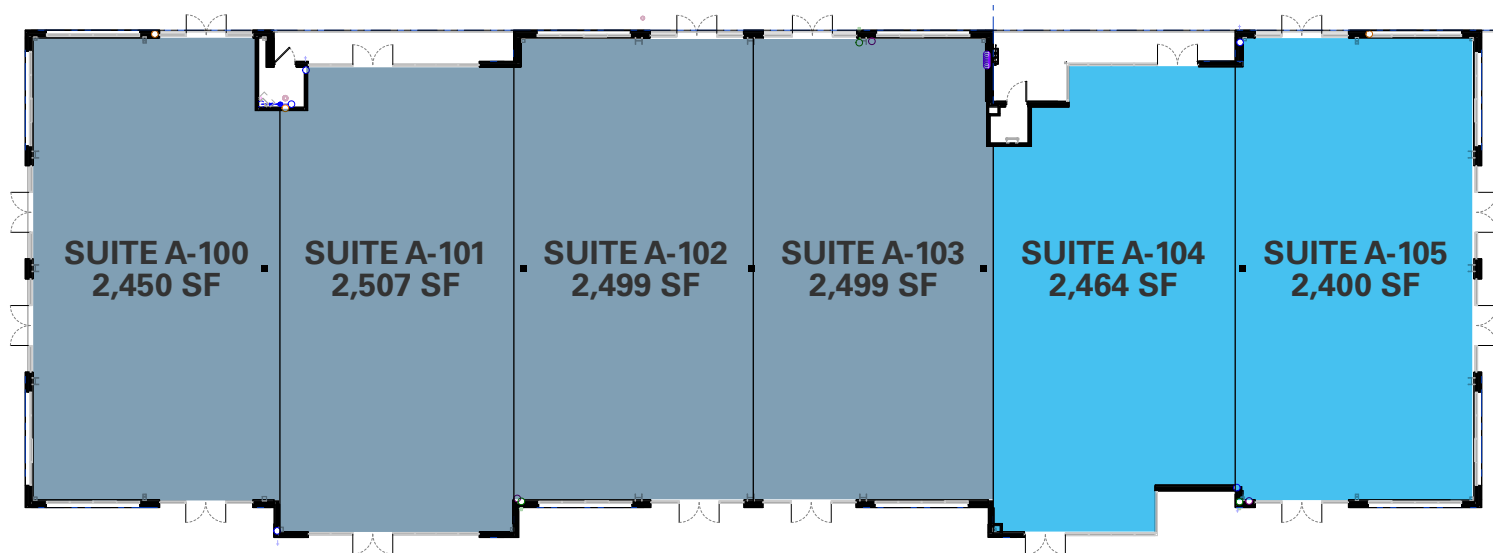
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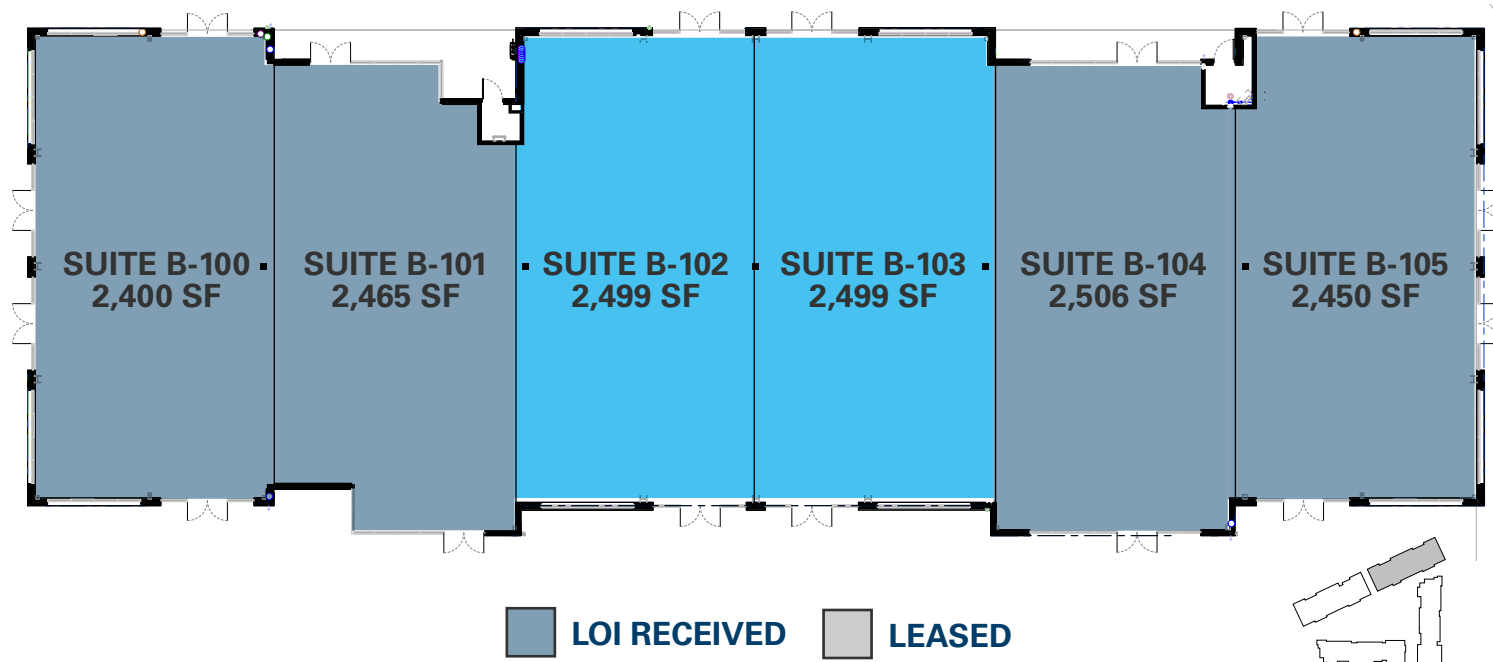
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BUILDING A



BUILDING B



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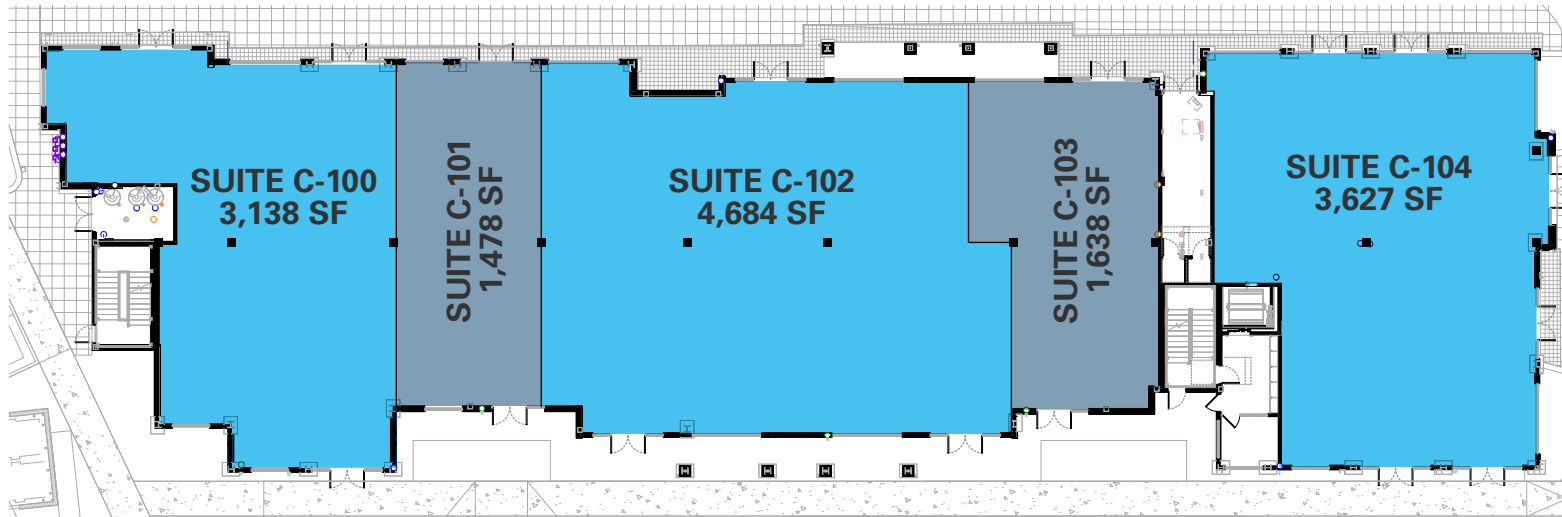
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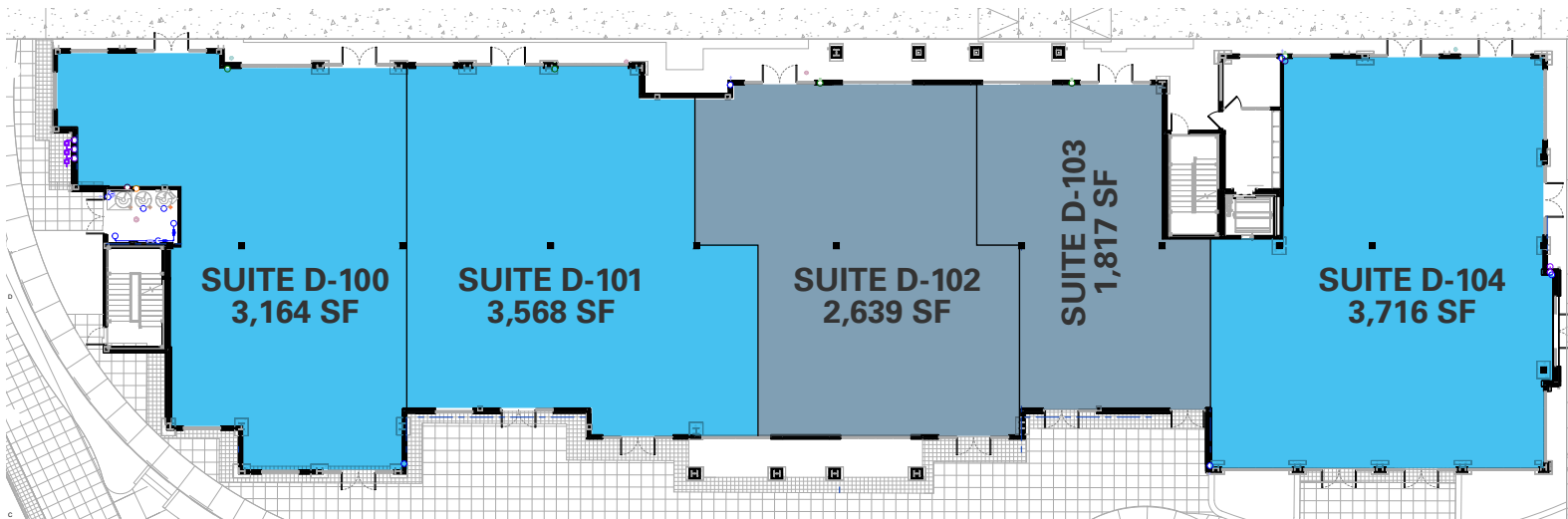
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BUILDING C



BUILDING D



 **LOI RECEIVED**  **LEASED**



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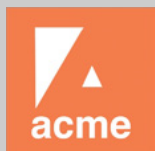
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NEWMARK

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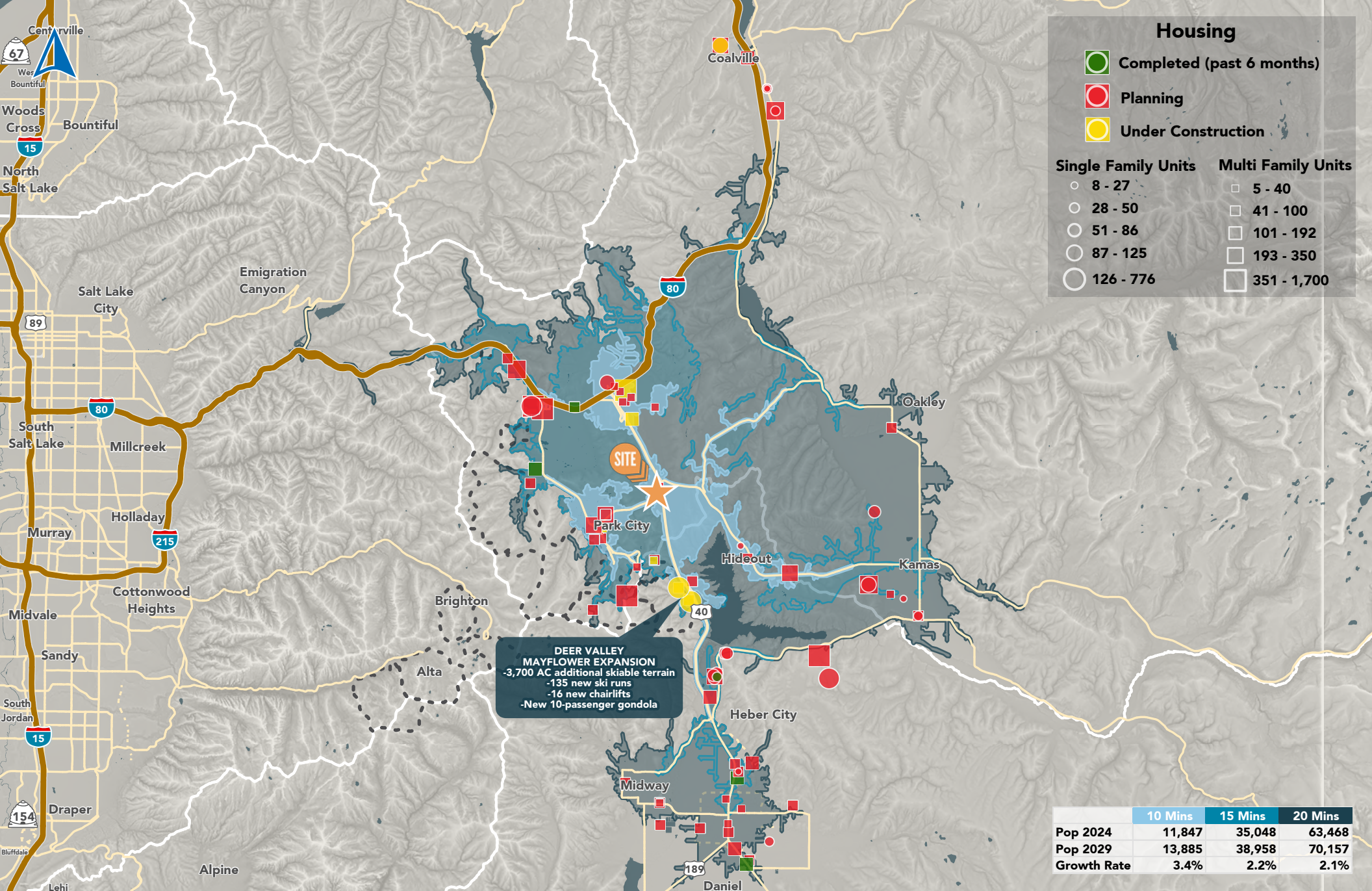
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Housing

● Completed (past 6 months)

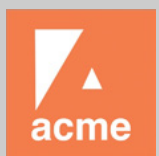
● Planning

● Under Construction

Single Family Units	Multi Family Units
○ 8 - 27	□ 5 - 40
○ 28 - 50	□ 41 - 100
○ 51 - 86	□ 101 - 192
○ 87 - 125	□ 193 - 350
○ 126 - 776	□ 351 - 1,700

**DEER VALLEY
MAYFLOWER EXPANSION**
-3,700 AC additional skiable terrain
-135 new ski runs
-16 new chairlifts
-New 10-passenger gondola

	10 Mins	15 Mins	20 Mins
Pop 2024	11,847	35,048	63,468
Pop 2029	13,885	38,958	70,157
Growth Rate	3.4%	2.2%	2.1%



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WHY PARK CITY

SKIER
DAYS

6.5M

Utah 2024-25 Ski Season
3rd Busiest in Utah's History

SKIER/SNOWBOARDER
SPENDING

\$157

Average 2022-23 Retail/Restaurant
Spend per Day per Skier/Snowboarder

Park City, Utah, isn't just a place to live—it's a place to thrive. Nestled in the Wasatch Mountains, this vibrant community offers more than breathtaking views. With a growing population drawn by top-notch schools and a welcoming atmosphere, Park City's economy is flourishing. The town's blend of outdoor adventure and cultural richness creates a unique quality of life, attracting families and professionals alike. If you're looking for a place where opportunity meets serenity, Park City is calling.

ECONOMIC
STRENGTH

#2

Heber City μSA, UT
(includes Park City)

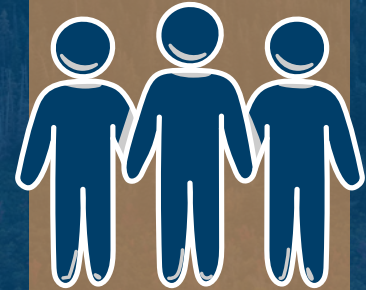
Policom Corp.

μSA Economic Strength Ratings

6.6%

Summit County Taxable Service
Sales Growth 2022-2023

2025 EST.
POPULATION



10,476

Park City, UT

43,249

Summit County, UT

81,229

Heber City, UT μSA



ANNUAL POPULATION
GROWTH (2020-2025)

3.7%

Park City, UT

0.4%

Summit County, UT

1.1%

Heber City, UT μSA

MEDIAN HOUSEHOLD
INCOME (2025)

\$153K

Park City, UT

\$145K

Summit County, UT

\$134K

Heber City, UT μSA

HOUSEHOLDS

4,411

Park City, UT

16,679

Summit County, UT

29,344

Heber City, UT μSA

EMPLOYEES

10,365

Park City, UT

31,399

Summit County, UT

40,689

Heber City, UT μSA

MONTHLY RETAIL
EXPENDITURES (2025)

\$5,485

Park City, UT

\$5,672

Summit County, UT

\$5,539

Heber City, UT μSA