



 **SEASONS**  
OF TRAVERSE MOUNTAIN

440 Units  
Silicon Slopes Multifamily  
Investment Opportunity

4200 North Seasons View Drive  
Lehi, Utah

 **CUSHMAN &  
WAKEFIELD**

# SEASONS OF TRAVERSE MOUNTAIN AT A GLANCE

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## THREE REASONS TO INVEST:

### 1. Embedded Mark-to-Market Rent Upside and Executable Value-Add:

- In-place rents average \$1,444/month vs. \$1,676/month at nearby comps
- No current concessions vs. 4-12 weeks free at nearby competitors
- Clear upside through rent growth and targeted unit upgrades

### 2. Irreplaceable Traverse Mountain Location & Amenity Base:

- Located on Traverse Mountain with panoramic mountain, valley, and Utah Lake views
- Immediate access to 1.0M SF of existing retail
- Additional 430K SF of retail under construction nearby

### 3. Long-Term Demand Drivers:

- Gateway location to Silicon Slopes, a 150,000+ job employment base
- Lehi supports 48,000 jobs, with projected 13% growth through 2030
- Rising homeownership costs support continued renter demand

# OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Seasons of Traverse Mountain (the "Property"), a 440-unit multifamily community located in Lehi, Utah, one of the most dynamic residential and employment markets in northern Utah County.

Situated within the highly amenitized Traverse Mountain community, the Property offers residents a differentiated lifestyle defined by panoramic views, immediate access to approximately 1.0 million square feet of existing retail, with an additional 430,000 square feet currently under construction.

Positioned at the gateway to Silicon Slopes, the Property benefits from direct proximity to one of the strongest employment corridors in the Mountain West, supported by a 48,000-job base, 20% job growth since 2020, 13% projected growth through 2030, and a median tech salary of \$153,000.

Seasons of Traverse Mountain also offers a compelling value-add opportunity, with current average rents of \$1,444 per month (\$1.60 psf), well below nearby competing communities averaging \$1,676 per month (\$1.70 psf) while currently offering no concessions.

Lastly, the Property is offered either free and clear of debt or with accretive assumable financing, including a \$54.2 million loan balance, a 2.72% interest-only rate, and more than five years of remaining term. The lender has also indicated a willingness to recapitalize the loan and offer a blended rate.

Combined with limited near-term supply, strong resident demographics, and deep-rooted multifamily fundamentals, the Property offers the opportunity to drive future rent growth, NOI expansion, and continued asset appreciation.



Multifamily  
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## ASSET SUMMARY

Name:	Seasons of Traverse Mountain	
Address:	4200 North Seasons View Drive Lehi, Utah	
Site Details:	66:411:0005:	26.62 acres
Zoning:	PC	
Unit Mix:	1 BR / 1 BA (709 sf avg):	170 units
	2 BR / 2 BA (994 sf avg):	220 units
	3 BR / 2 BA (1,185 sf avg):	50 units
	Total (905 sf avg):	440 units
Age:	2014	
Parking:	Garage*:	439 spaces
	Uncovered:	587 spaces
	Total:	1,026 spaces
	(2.33/unit ratio)	

*\*There are 51 two-car garages included, contributing to 102 parking spaces*

## INVESTMENT HIGHLIGHTS

Sales Price:	Contact brokers
Pro Forma NOI:	\$6,226,782 (Year 1 - unrenovated) \$7,961,327 (Year 4 - renovated)
Average Monthly Rent:	In-Place: \$1,444 (\$1.60 psf) (April 2026)
Occupancy:	94.8%

## ASSUMABLE DEBT TERMS\*

Outstanding Balance:	\$54,225,000 (April 2026)
Interest Rate:	2.72% Annually (Interest-Only)
Maturity Date:	09/10/2031
Transfer Fee:	1.00%

*\*Contact brokers to discuss possible layered financing structures.*

# UNMATCHED VIEWS

View of Utah Lake and the Entire Utah Valley



View of Mount Timpanogos and the Wasatch Range



# PROJECT VICINITY

Imagery: Google Earth/  
Landsat/Copernicus

Salt Lake  
City

30 minutes to  
Salt Lake City



Lehi

25 minutes to  
Provo



Provo

Utah  
Lake



Multifamily  
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# SILICON SLOPES - THE UTAH COUNTY TECH MACHINE

Silicon Slopes has emerged as Utah County's premier innovation corridor, drawing talent from across the Wasatch Front and creating one of the deepest labor pools in the region. With access to graduates and professionals from institutions such as the University of Utah and Brigham Young University, the area continues to attract top-tier employers seeking the best talent in the market. This concentration of highly skilled workers and institutional talent pipelines supports sustained job growth, strong incomes, and long-term apartment demand.

## SEASONS OF TRAVERSE MOUNTAIN RESIDENT DEMOGRAPHICS

**\$75,000**

Average Household  
Income

**35 YEARS**

Average Age  
(approx.)



- **Lehi Employment Base:** 48,000 jobs
  - **Job Growth:** 20% since 2020; 13% projected through 2030
  - **20% of Jobs are in Tech**
  - **Median Tech Salary:** \$153,000
  - **Adobe:** 2,300 employees in Lehi
  - **Young Living:** 1,200 employees in Lehi
  - **DigiCert:** 1,000 employees in Lehi
  - **Entrata:** 1,000 employees in Utah
- Source: Company websites, Census.gov

# MINUTES FROM DESTINATION RETAIL

Seasons of Traverse Mountain is positioned within a rapidly maturing retail hub where destination shopping, restaurants, entertainment, and everyday services come together to create one of the most compelling live-work-play environments in northern Utah County. The surrounding retail corridor is also home to some of the highest-performing retail in the state, reinforcing the area's strength as both a regional draw and a highly convenient amenity base for residents.

## SEASONS OF TRAVERSE MOUNTAIN IS SURROUNDED BY RETAIL

**1MM SF**  
Existing

**430K SF**  
Under Construction



FUTURE



AMERICAN EAGLE



TSUNAMI RESTAURANT & SUSHI BAR



crumbl cookies



zumiez



FIVE GUYS



### The Outlets at Traverse Mountain

\$34mm annual sales, 380k transactions, 348k customers

- Coach - #1 in Utah; Top 17% nationwide
- American Eagle - #1 in Utah; Top 17% nationwide
- Journeys - #2 in Utah; Top 11% nationwide
- Zumiez - #3 in Utah; Top 23% nationwide



### Future Shops at Skyview

- To include 300k+ sf of retail
- Completion within two years

The Outlets at Traverse Mountain

The Terrace at Traverse Mountain

The Ridge

### The Ridge

- Chick-fil-A - #6 in Utah; Top 16% nationwide

### Future Collective at Morning Vista

- Whole Foods-anchored (35k sf)
- 70k sf of Multi-Tenant Retail
- 30k sf of Additional Pad Sites

### Jimmy John's

- #4 in Utah; Top 10% nationwide

Center Pointe Shopping Center



Multifamily Investment Opportunity

# UNPARALLELED ACCESS TO OUTDOOR RECREATION

## IMMEDIATELY ACCESSIBLE TO OUTDOOR RECREATION OPPORTUNITIES

Seasons of Traverse Mountain is uniquely positioned at the intersection of suburban convenience and outdoor recreation. Residents benefit from access to the Traverse Mountain trail system and Lehi's broader network of parks and trails, along with convenient access to American Fork Canyon and Provo Canyon, where major regional destinations include Timpanogos Cave National Monument, Bridal Veil Falls, Deer Creek Reservoir, and the Mount Timpanogos hiking corridor. The Property is also near several of Utah County's premier golf destinations, including Thanksgiving Point Golf Club, The Links at Sleepy Ridge, and TalonsCove, while winter recreation is anchored by regional access to Alta, Snowbird, Brighton, and Solitude in the Cottonwoods. This combination of hiking, canyon recreation, golf, and skiing supports a highly differentiated lifestyle offering within one of Utah County's most desirable residential locations.

Imagery: Google Earth/  
Landsat/Copernicus



## Exclusive Advisors

### Kip Paul

Vice Chairman - Investment Sales  
801-303-5555  
kip.paul@cushwake.com

### Kevin Donner

Vice Chairman - CM Investment Sales  
732-669-2091  
kevin.donner@cushwake.com

### Michael King

Senior Director - Investment Sales  
801-303-5421  
michael.king@cushwake.com

### JT Redd

Director - Investment Sales  
801-303-5569  
jt.redd@cushwake.com

### James Hunsinger

Associate - Investment Sales  
801-303-5449  
james.hunsinger@cushwake.com

### Katie Gavin

Associate - CM Investment Sales  
213-629-6503  
katie.gavin@cushwake.com

## Equity, Debt & Structured Finance

### Keith Padien

Executive Managing Director - Capital Markets  
415-658-3618  
keith.padien@cushwake.com

### Craig Branton

Vice Chairman - Capital Markets  
303-589-7638  
craig.branton@cushwakegreyc.com

### Mark Root

Managing Director - Capital Markets  
415-439-3058  
mark.root@cushwake.com

### Rob Rubano

Executive Vice Chairman - Capital Markets  
310-595-2225  
rob.rubano@cushwake.com

## Multifamily Asset Services

### Thomas Klaess

Managing Director  
303-218-3270  
thomas.klaess@cushwake.com

### Kaley Schaap

Director  
303-590-5794  
kaley.schaap@cushwake.com



170 South Main Street, Suite 1600, Salt Lake City, Utah 84101  
801-322-2000 [www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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