



## MARKETING PROFILE

# UNIVERSITY PLACE

575 E UNIVERSITY PARKWAY | OREM, UT

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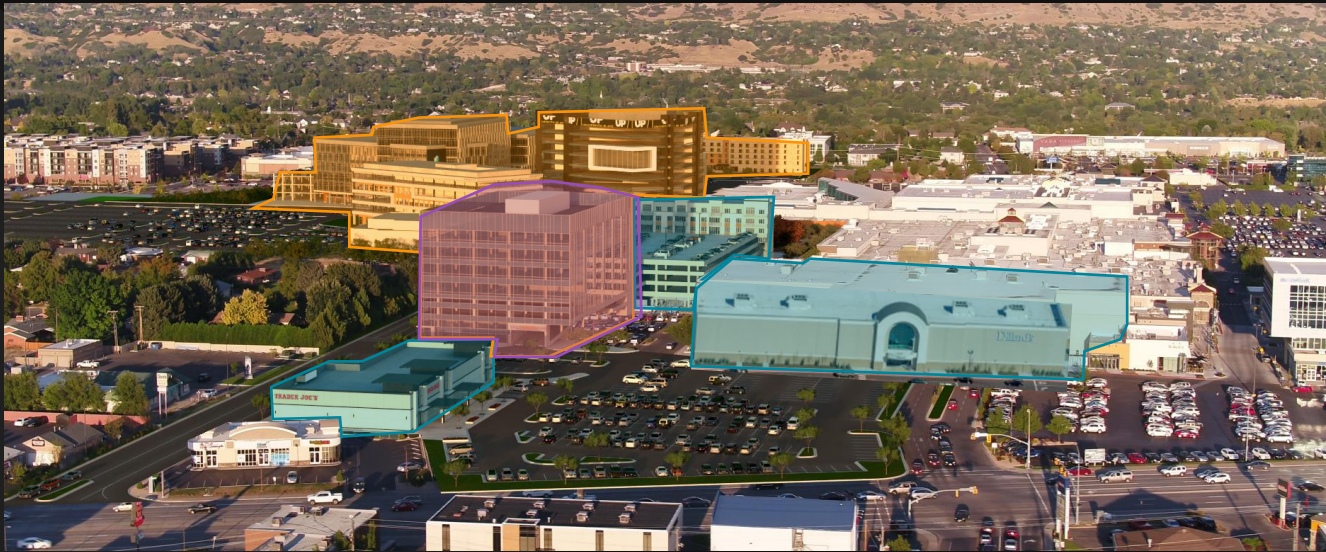


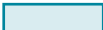



# A BUSTLING COMMERCIAL HUB BECOMING A CITY CENTER



	Existing	Planned
Retail (SF)	1,000k	+200k
Office (SF)	212k	+600-900k
Residential (units)	677	+500-750
Hotel (keys)	---	+130
Structured Parking	1,000	+3,000

# IT'S ONLY UP FROM HERE



New	
Under Construction	
Redevelopment	
Future	



# THE EPICENTER OF THE YOUNGEST AND 2<sup>ND</sup> FASTEST GROWING STATE

## MARKET DYNAMICS

- State of Utah
  - 2<sup>nd</sup> Fastest growing state in America
  - Youngest state in America
- Utah County
  - Highest birth rate in America
  - Projected to grow by 1 million people over next 40 years
- Orem-Provo
  - #1 Best Performing City <sup>(1)</sup>
  - #1 City for Job Growth<sup>(2)</sup>
  - #1 City for Tech Employment<sup>(2)</sup>



DEMOGRAPHICS	10-MIN	20-MIN	30-MIN
Population	343,557	643,739	718,755
Households	99,327	110,373	175,016
Average HH Income	\$82,482	\$85,102	\$90,378
TRAFFIC	State Street	University	Total
AADT	47,000	57,000	104,000

(1) The Milken Institute

(2) Forbes

(3) US News

# AN ECOSYSTEM OF LIVE-WORK-SHOP-PLAY



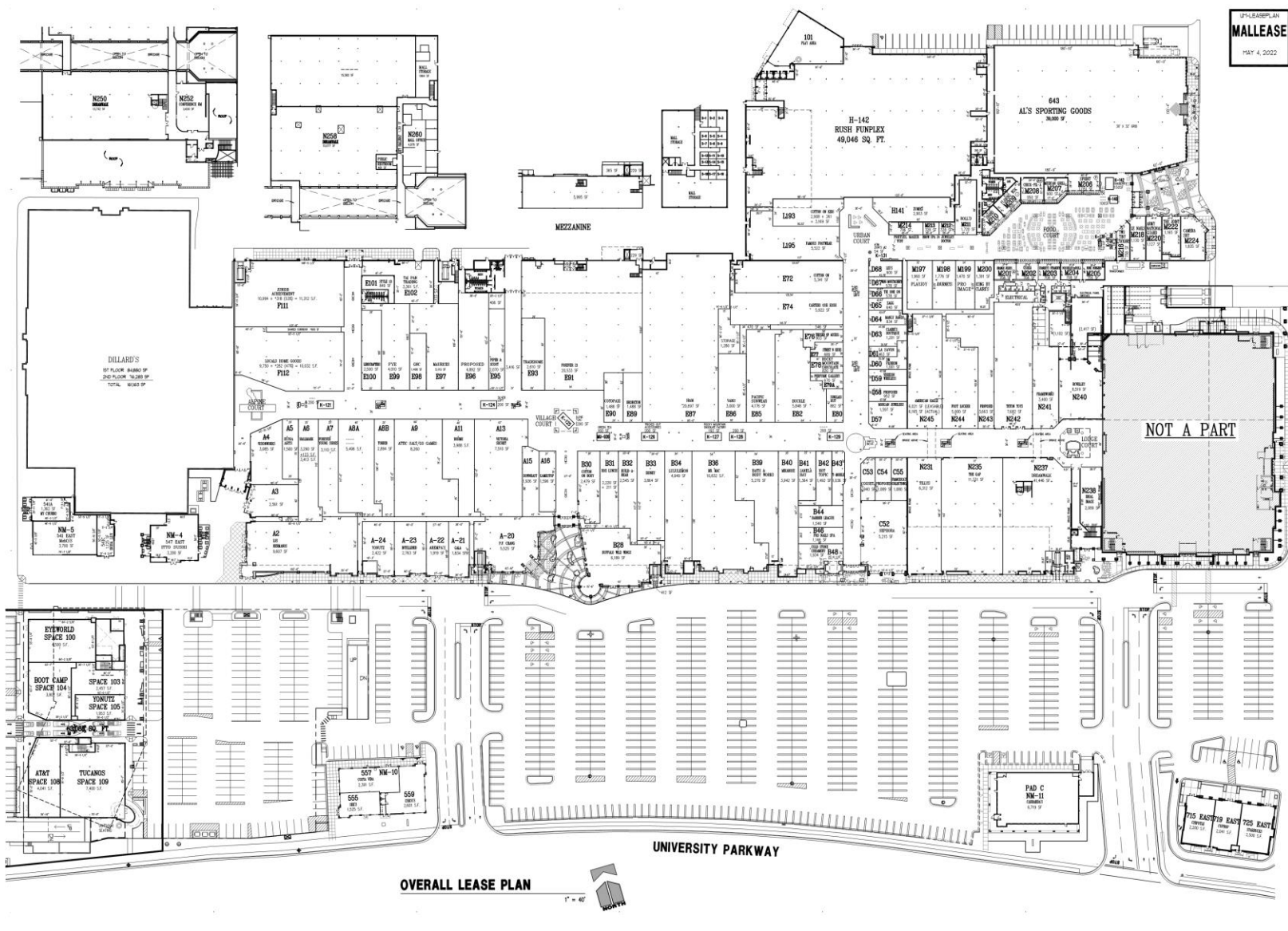


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# LEASING PLAN

PLEASE PLAN  
MALLESE  
MAY 4, 2022



OVERALL LEASE PLAN



# SITE PLAN

