

# RETAIL FOR LEASE

## VINEYARD GATEWAY PHASE II

145 North Geneva Road | Vineyard, Utah 84059



### Property Highlights

- Multi-Tenant Retail Building with End-Cap Drive-Thru Available
- Available Sizes: 1,292 to 9,700 SF
- End-Cap/Drive-Thru Lease Rate: \$42 PSF
- Inline Space Lease Rate: \$38 PSF
- Estimated NNN \$6.50
- Estimated Delivery: Q3 2026

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PARTNER **XTEAM**  
RETAIL ADVISORS

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## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

	1 MILE	3 MILE	5 MILE
2025 POPULATION	16,842	95,520	192,173
2030 PROJECTED POPULATION	17,716	98,110	195,111
2025 HOUSEHOLDS	5,349	29,842	59,268
2025 AVG HH INCOME	\$122,347	\$114,301	\$120,439
2025 BUSINESSES	646	4,452	9,674
2025 DAYTIME POPULATION	5,451	41,679	92,292



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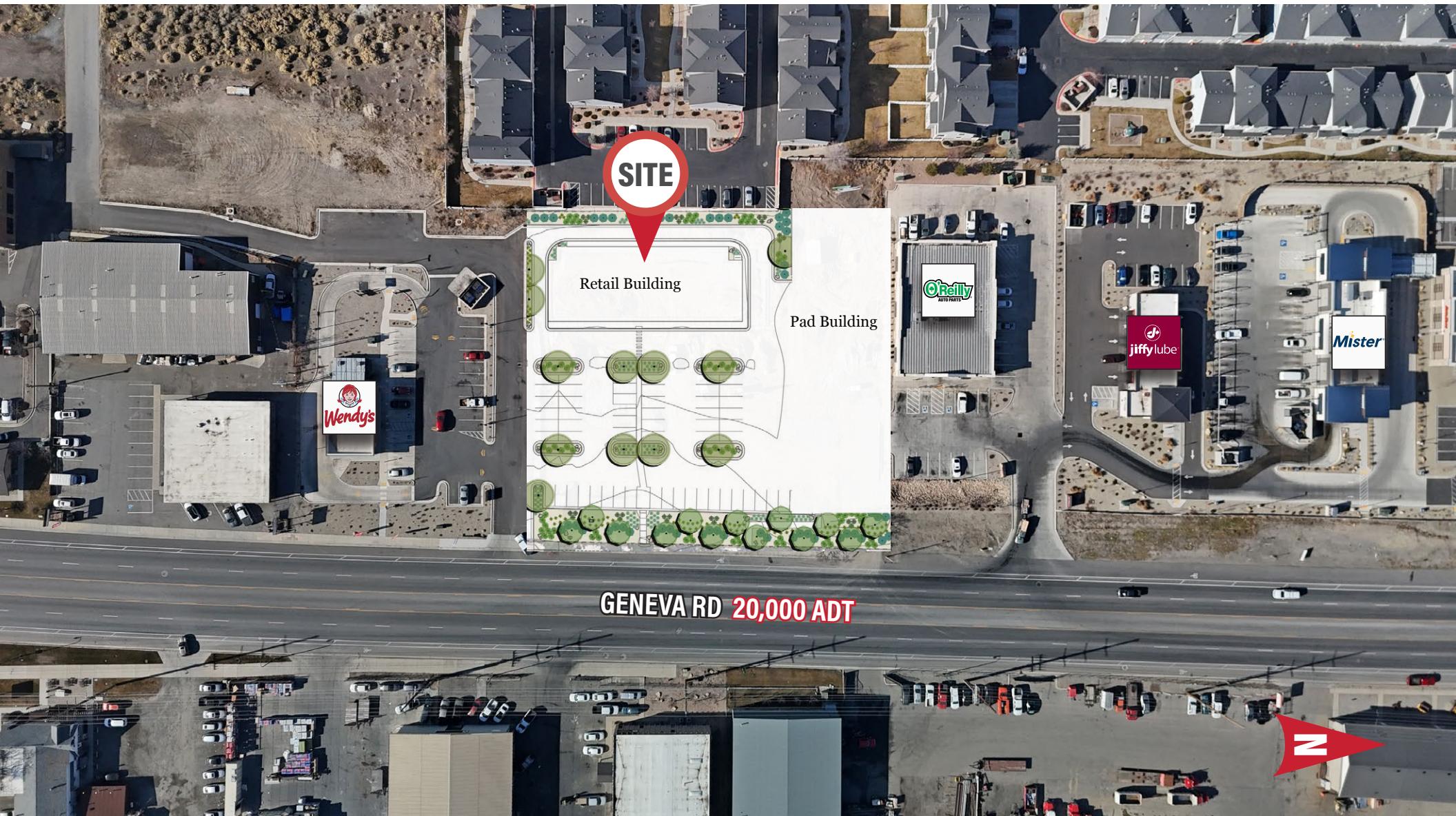
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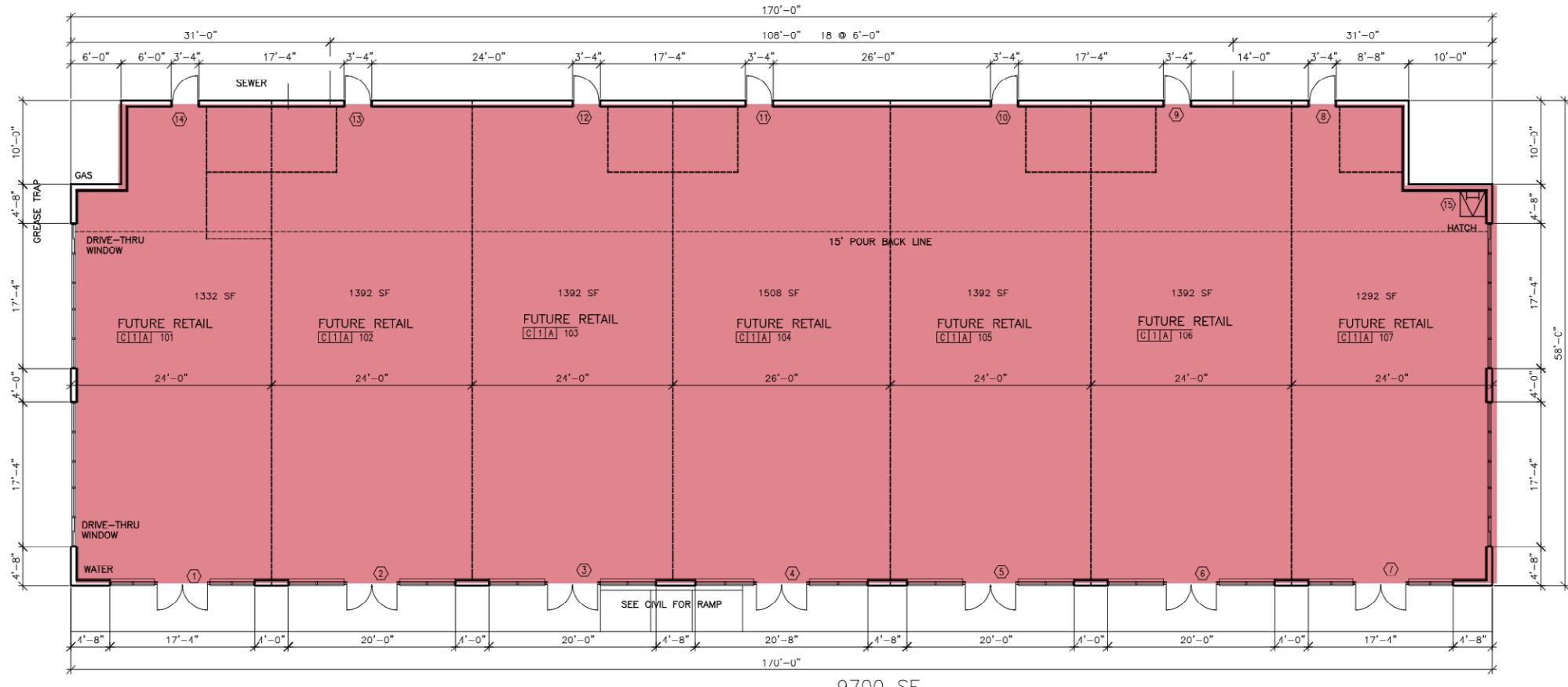
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