



Building 2
Available Immediately!

Property Highlights

1,367 - 4,491 SF
Available

Drive Thru: \$50/SF

End Cap: \$45/SF

Inline: \$40/SF

NNN \$7 PSF

- **Available Immediately**
Building 2: Grey shell delivery
Building 8: Grey shell delivery
- **Q3 2026 Delivery**
Building 6 & 7
- Exceptional Current and Projected Residential and Commercial growth
- Pylon Signage Available
- Two Smooth Ingress and Egress Access Points into the Development
- Fastest growing city in the State of Utah

Retail For Lease

Steele Ridge Plaza

227 – 333 E. Crossroads Blvd.
Saratoga Springs, Utah 84043

Brandon Goodman

Vice President

+1 801 828 0349

brandon.goodman@colliers.com

Colliers

Nate Monson

Vice President

+1 925 765 7437

nate.monson@colliers.com

Sage Shepard

Senior Associate

+1 951 893 7415

sage.shepard@colliers.com

Alexis Osmond Richards

Commercial Real Estate Specialist

+1 801 722 9999

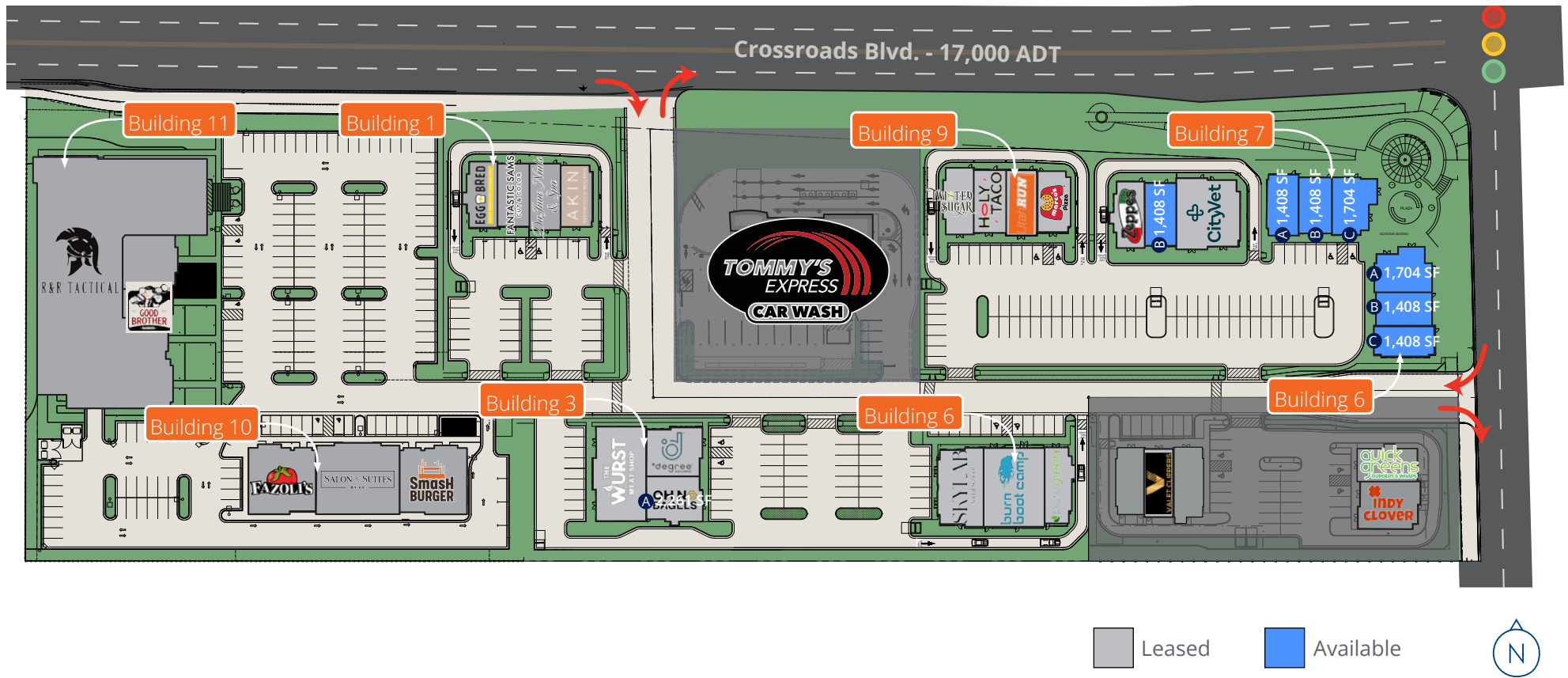
alexis.osmond@utahproperites.com



Steele Ridge Plaza

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Site Plan



Steele Ridge Plaza

June 2026 Construction Updates





Key Points



78k+

Population in 3-Mile
Radius



27.7

Median Age



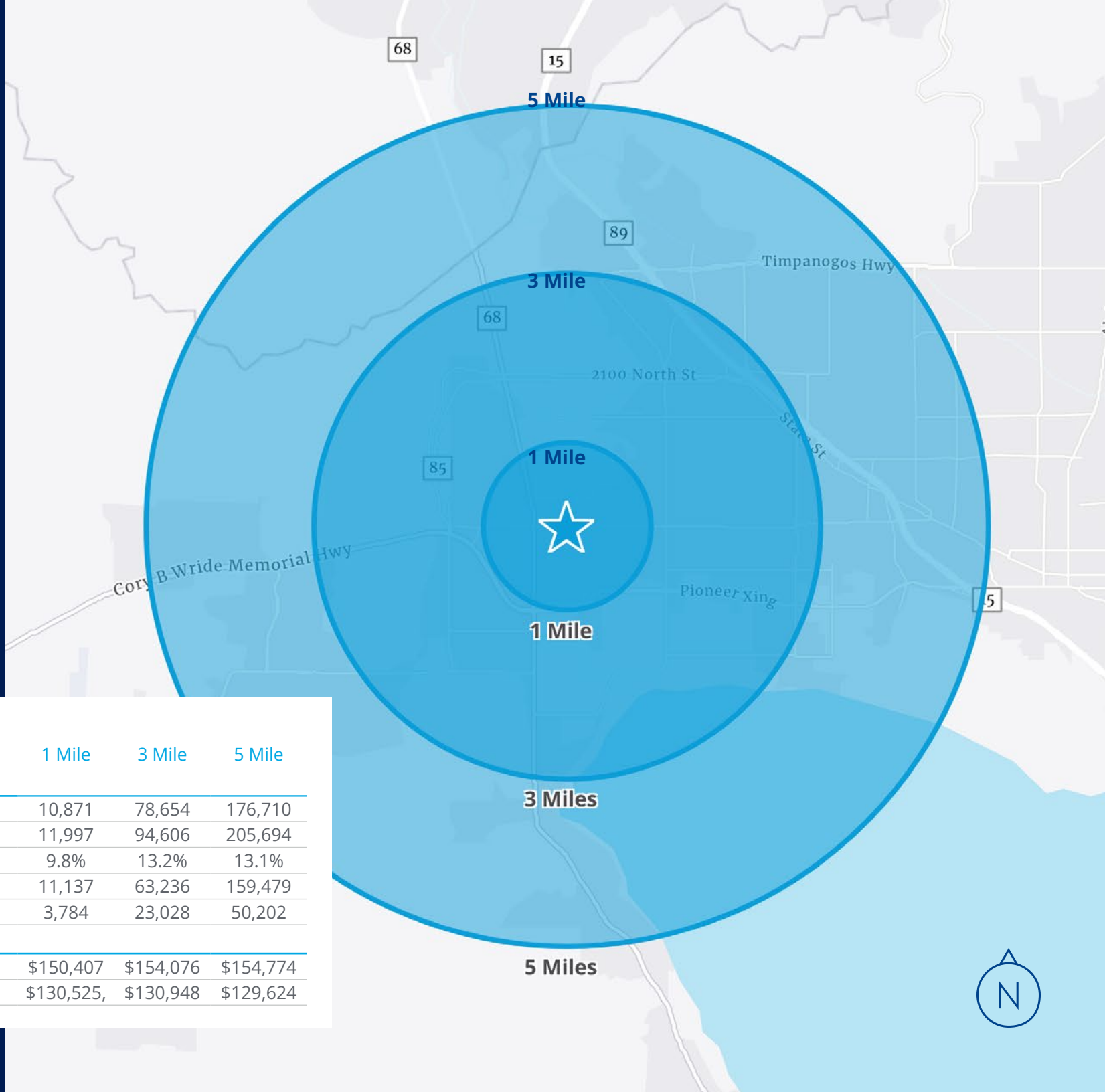
13.2%

Population Growth
by 2030



\$131k

Median Household
Income



2025

Demographics

Population

	1 Mile	3 Mile	5 Mile
Total Population	10,871	78,654	176,710
2030 Projected	11,997	94,606	205,694
2025-30 Annual Growth Rate	9.8%	13.2%	13.1%
Daytime Pop.	11,137	63,236	159,479
Households	3,784	23,028	50,202

Income

Average HHI	\$150,407	\$154,076	\$154,774
Median HHI	\$130,525,	\$130,948	\$129,624

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Contact:

Brandon Goodman

Executive Vice President
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brandon.goodman@colliers.com

Nate Monson

Vice President
+1 925 765 7437
nate.monson@colliers.com



Contact:

Alexis Osmond Richards

Commercial Real Estate Specialist
+1 801 722 9999
alexis.osmond@utahproperites.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

