

THE SHOPS AT SKY VIEW

Timpanogos Hwy & Center St. | Lehi, Utah



Gardner



PLUMB
HOLDINGS



LANDMARK
PROPERTY & DEVELOPMENT

Project Overview

100 Acre Mixed-Use Development in the Heart of Silicon Slopes

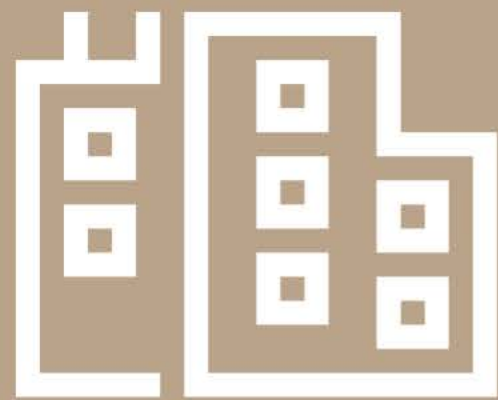
Timpanogos Hwy & Center St. Lehi, UT

 **320,000 SF** Retail

 **308** Residential Units

 **316,000 SF** Class A Office





30 MILLION+

square feet of real estate
development



\$4.3 BILLION+

in construction costs



\$300M+

in retail development



\$500 MILLION+

in multifamily
communities



\$2.2 BILLION+

in office development



\$1 BILLION+

in industrial development

UTAH



Ranked **#1 in Best Economic Outlook** for 17th Year in a Row (2024, incorporating 15 economic variables)

One of the top States in cumulative growth percentage of 26% between 2010-2024, representing 731,000 people

Current **state population of 3.5 M people**

Projecting **212,000 population growth** by 2029

Utah average **HH Income is \$124,234**

Utah has the **youngest average age** in the Nation at 32.2

The State of Utah **added an estimated 40,300 jobs** (a 2.3% increase) from August of 2023 to August of 2024

Over the past 5 years, Utah has **added 149,222 housing units** (2020-2024)

TOURISM

LM

World-Renowned Ski Resorts

6 world class ski resorts within a 30-minute radius of Downtown Salt Lake City and **10 resorts** within 1 hour.

Utah's ski industry set new records in 2022-2023 for skier days, at **7.1 M** and set the 2nd record in 2023-2024 season at **6.7 M**.

Salt Lake City, UT will host the XXVII Olympic and Paralympic Games 2034



15.1 M annual tourists spending \$11.9 B
(Food & Beverage, Retail)

12.8 M annual Inbound flight passengers
\$5.1 B new international airport completed phase II in 2023

SILICON SLOPES

Utah has been one of the fastest-growing states for tech jobs in the nation since 2008, referred to as the next “Silicon Valley”, and an flourishing technology hub.

Utah ranked **#1 Hottest Job Market** in the US by the Wall Street Journal - April 2024

In 2024, there are **over 1,000 companies** within the Silicon Slopes ecosystem (Adobe)

Average Utah annual software and IT industry salary is **\$122,823, 113.9% above the \$57,414 average in other industries**

The STEM industry accounts **11.6% of private jobs in Utah County**, compared in 9.6% in Salt Lake County

Top Tech Employers

 Entrata	Lehi	2,300+ employees
 Texas Instrument	Lehi	1,900+ employees
 Adobe	Lehi	2,000+ employees
 Oracle	Lehi	350+ employees
 Bamboo HR	Lehi	1,500+ employees
 Vivint Inc.	Orem	2,000+ employees
 Qualtrics	Provo	1,200+ employees



Lehi & Northern Utah County Housing Growth

Northern Utah County Housing growth

🏠 **60,533 units** entitled

Equating to an additional 208,800 residents
(based on an average HH size of 3.45)

Lehi Trade Area Housing Growth

🏠 **15,528 units** entitled

Equating to an additional 49,500 residents
(based on an average HH size of 3.19)



Trade Area Demographics

Based on the 2029 20-Minute Drive Time

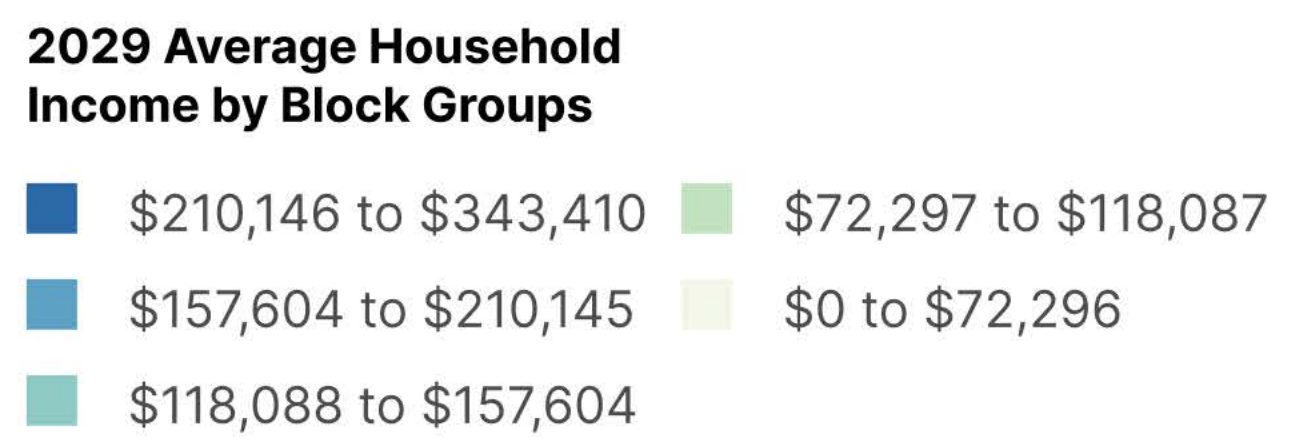
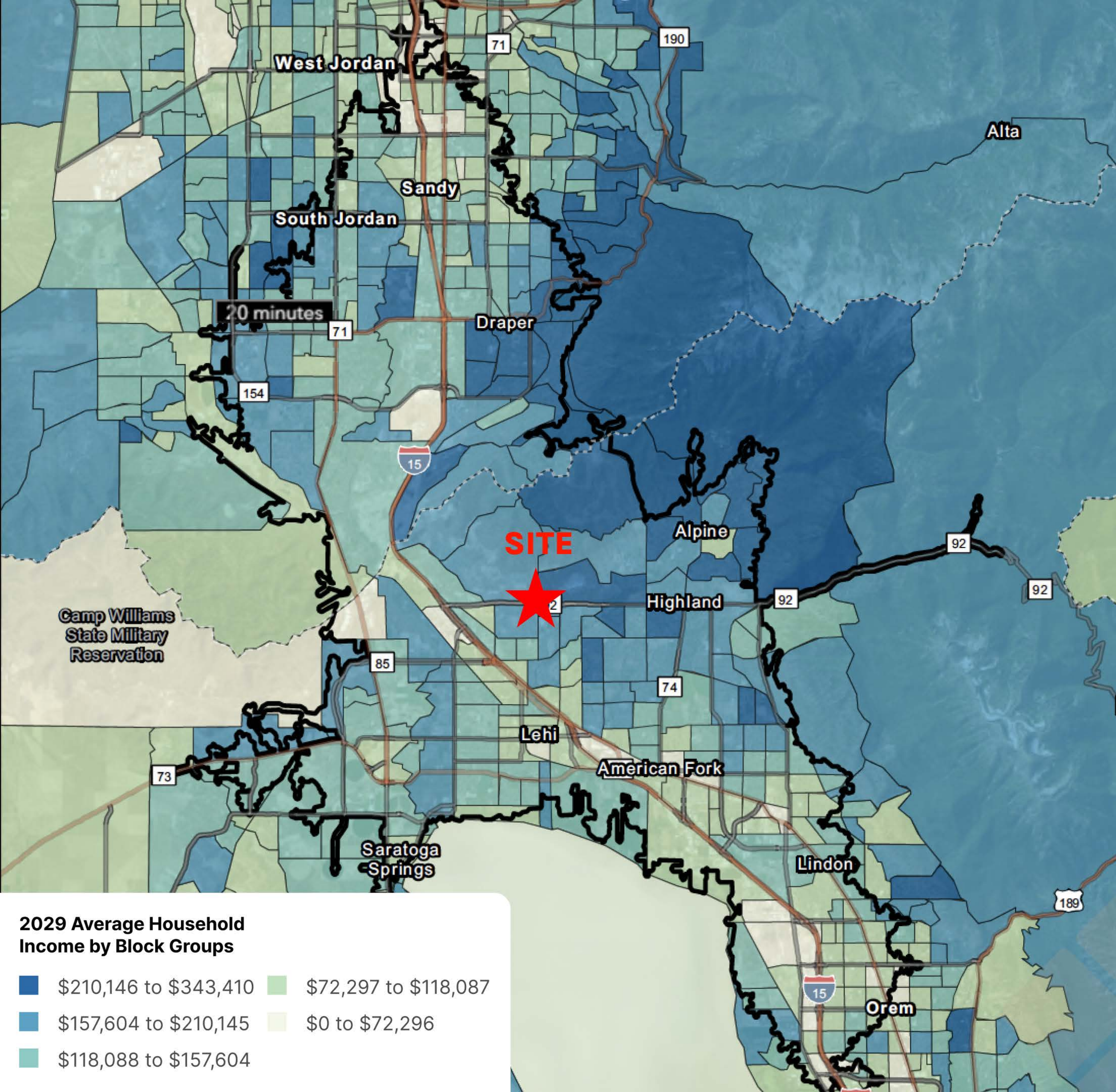
Population - 542,665

Households - 168,857

Average HH Size - 3.18

Average HH Income - \$170,634

Median HH income - \$132,870



LEHI

Home to Major Private and Public Investment

\$11 B

Expansion of Texas Instruments (TI) facility, adding 800 new jobs

\$600 M

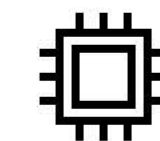
IHC's Primary Childrens Hospital completed in 2024
~1,000 jobs to Lehi

5,000+

residential units planned or under construction



Located at the gateway to Utah county
+180,900 ADT along I-15



Epicenter of Silicon Slopes

(Adobe, Ancestry.com, Weave, Vivint, Entrata, Purple, etc)

5.4M SF of office in Lehi

27,000 office employees



Directly adjacent to highest income communities of Utah County

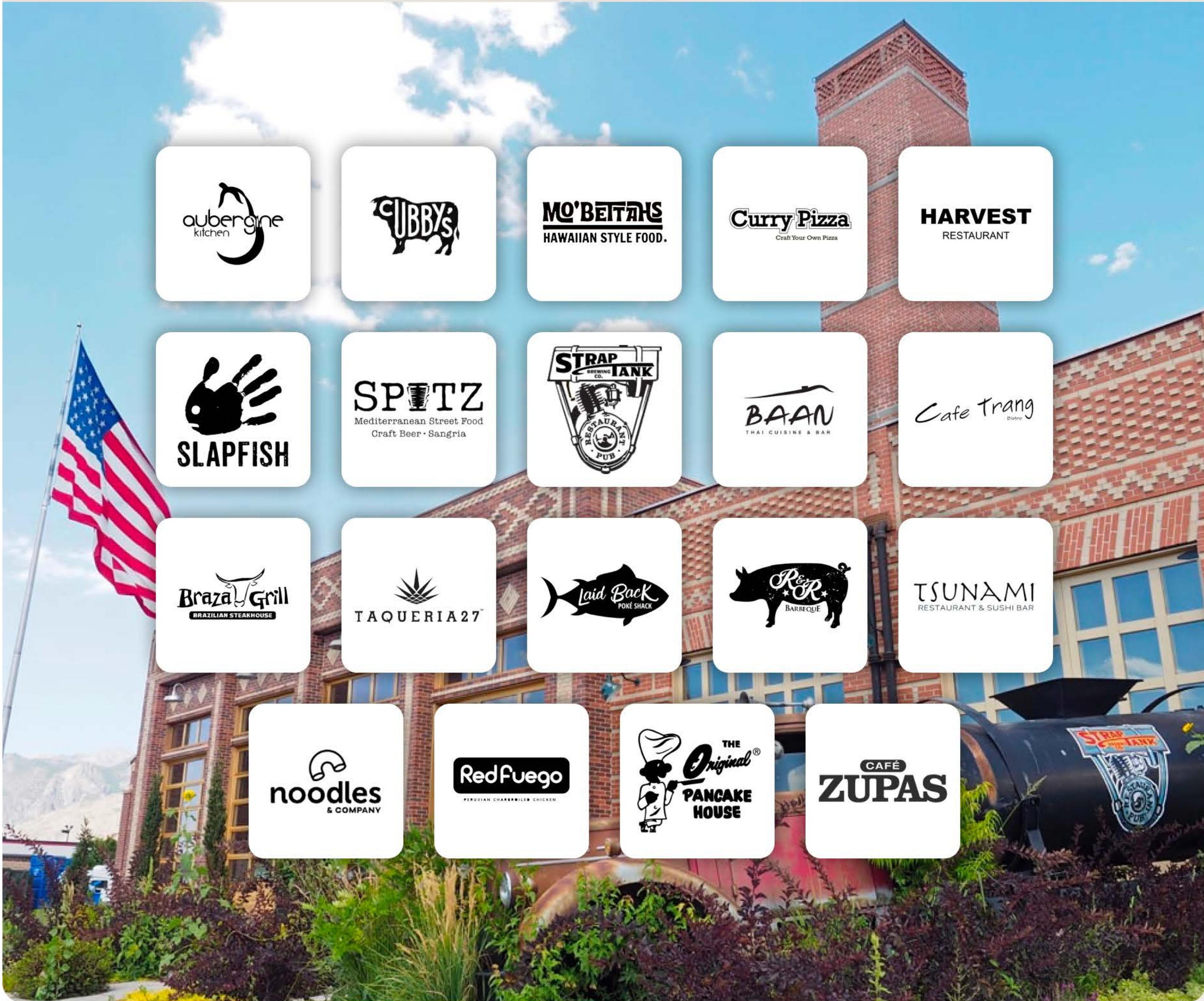
\$3.2 M Alpine, Median Home Sale Price

\$925 K Highland, Median Home Sale Price

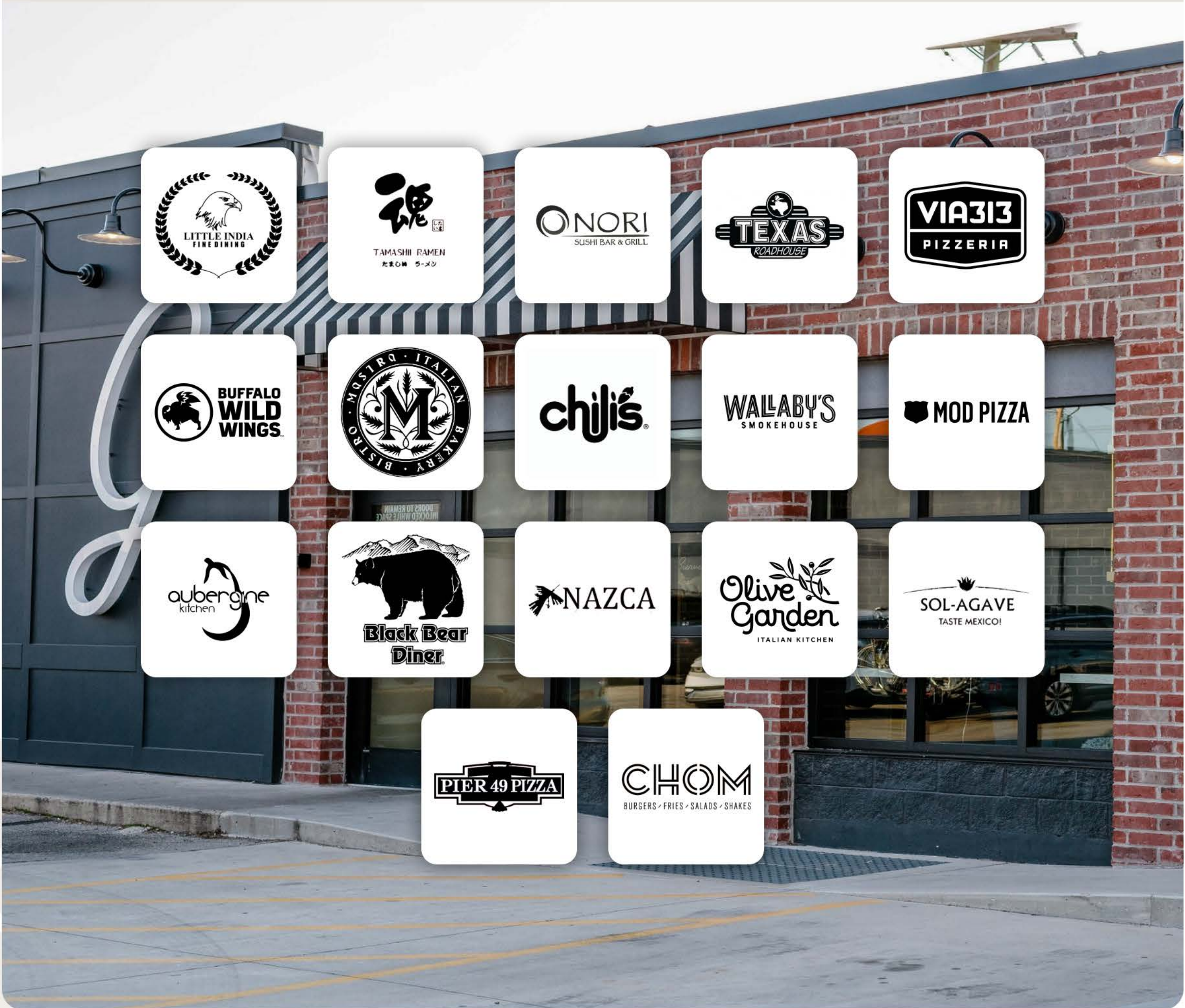
\$600 K Lehi, Median Home Sale Price

Food & Beverage Landscape

Lehi

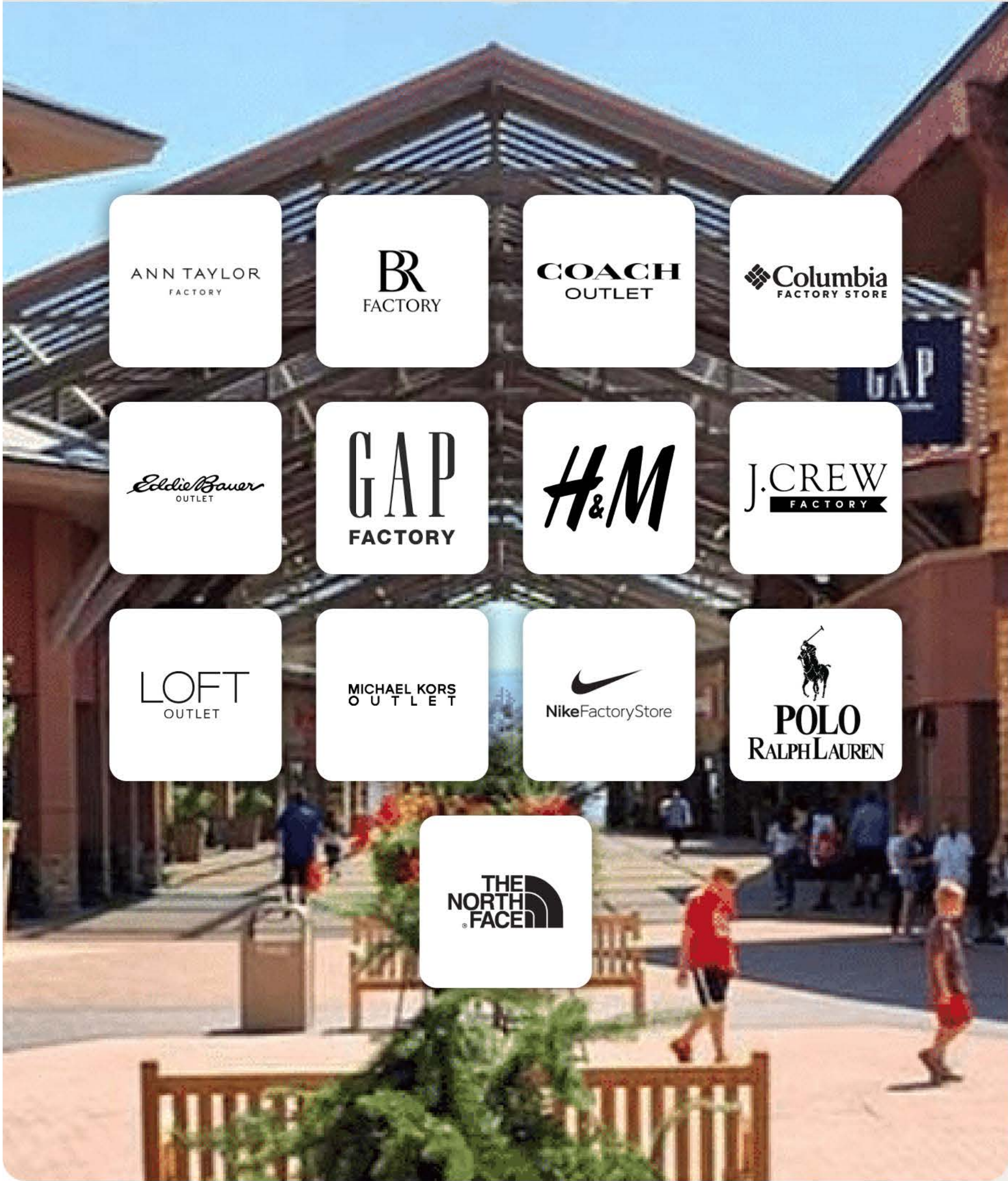


American Fork



Retail Landscape

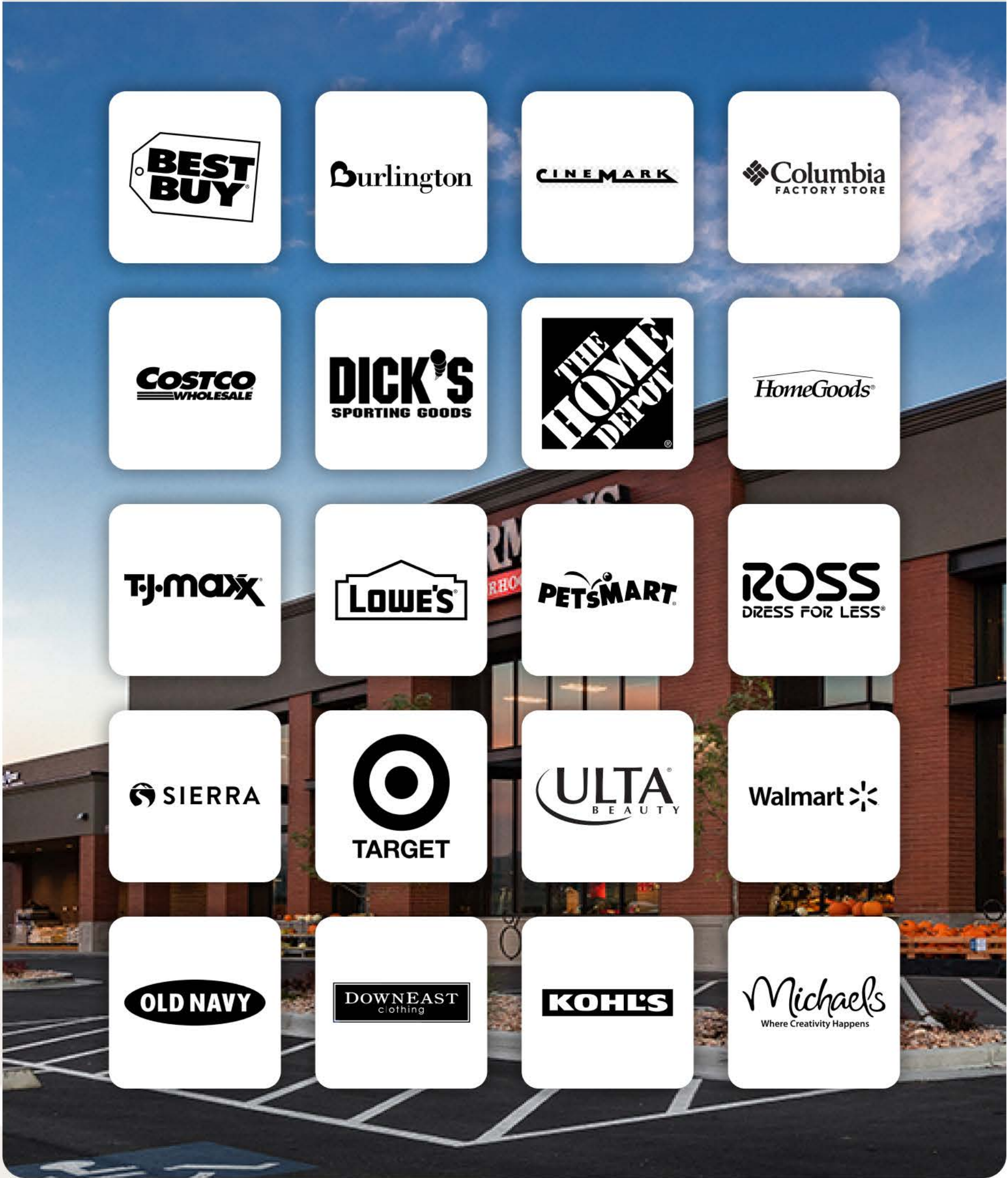
THE OUTLETS AT TRAVERSE MOUNTAIN



GREATER LEHI



THE MEADOWS AT AMERICAN FORK



Premier Retail Trade Area Comparison



20 Minute Drive Time

	2024				2029			
	POP	# HH's	Avg HH inc	#HH \$100K+	POP	# HH's	Avg HH inc	#HH \$100K+
The Shops at Sky View Lehi, UT	512,922	155,628	\$147,490	91,865	542,665	168,857	\$170,634	115,750
Avalon Alpharetta, GA	488,256	188,162	\$177,578	118,630	498,653	194,732	\$203,439	137,970
Kierland Commons Scottsdale, AZ	506,286	225,219	\$148,432	116,472	518,049	234,941	\$170,681	139,559
Southpark Mall Charlotte, NC	470,831	211,529	\$135,506	95,685	506,228	231,822	\$153,980	120,603
Mall at Green Hills Nashville, TN	420,352	182,973	\$128,346	72,181	454,352	202,289	\$146,257	93,545
The Summit Birmingham, AL	379,440	159,765	\$121,566	60,972	409,926	174,335	\$129,994	69,725

Merchandising Vision

Unique-to-market retail and restaurant collection appealing to:

Greater Lehi Residents

Working Professional

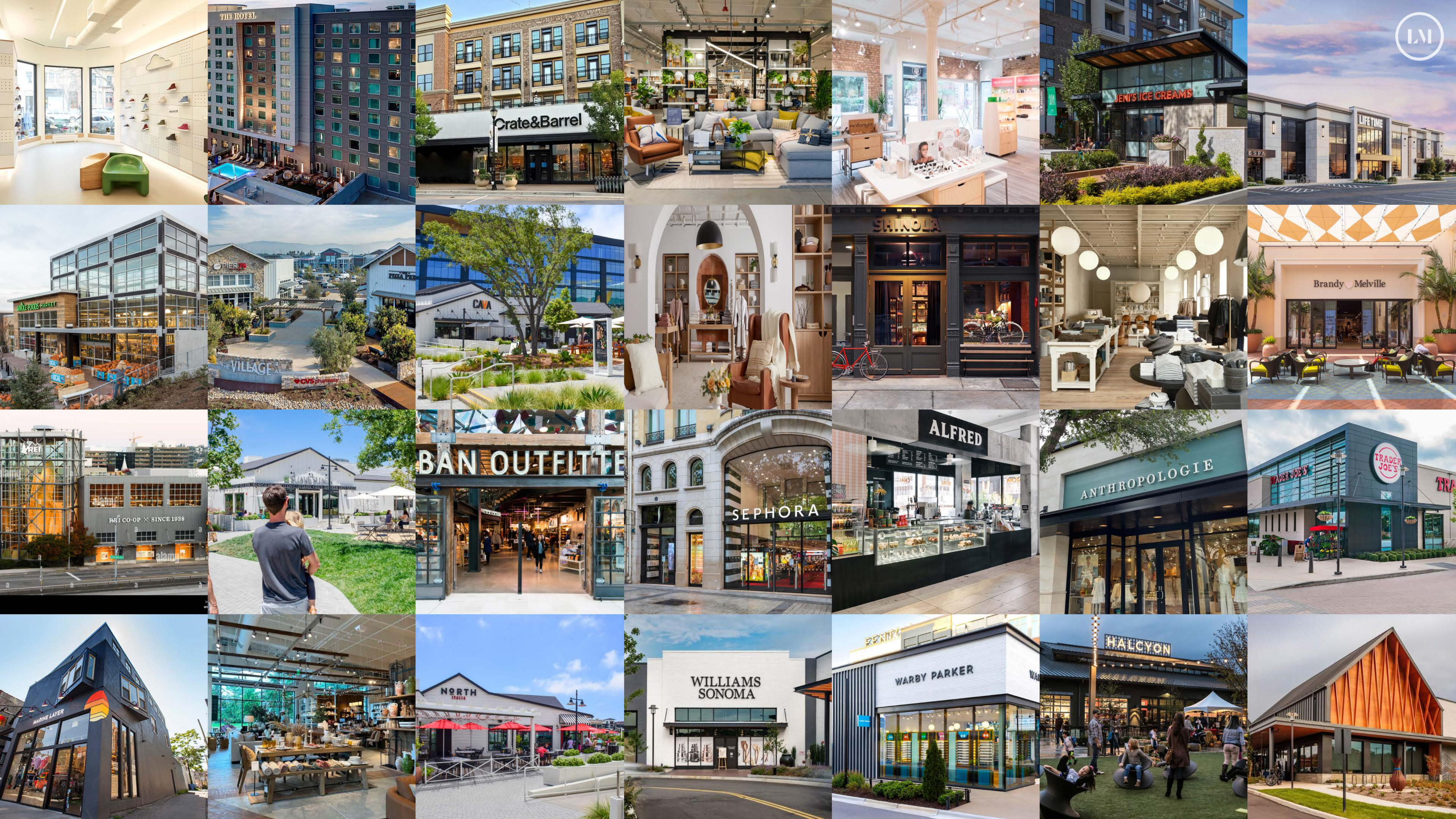
Business Traveler

Entertainment Customers

Tourist

Family Gatherings





SITE SUMMARY

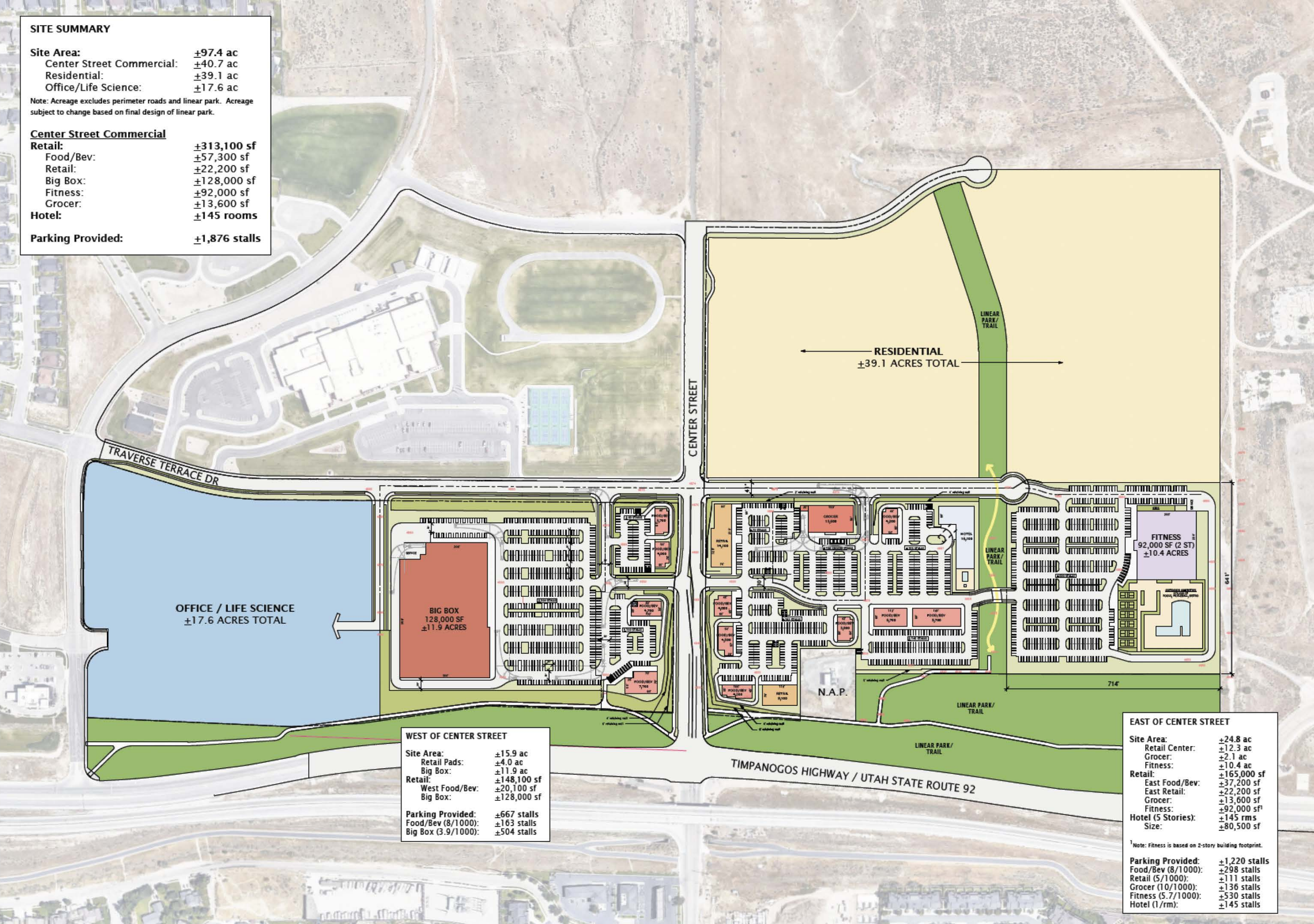
Site Area: ±97.4 ac
Center Street Commercial: ±40.7 ac
Residential: ±39.1 ac
Office/Life Science: ±17.6 ac

Note: Acreage excludes perimeter roads and linear park. Acreage subject to change based on final design of linear park.

Center Street Commercial

Retail: ±313,100 sf
Food/Bev: ±57,300 sf
Retail: ±22,200 sf
Big Box: ±128,000 sf
Fitness: ±92,000 sf
Grocer: ±13,600 sf
Hotel: ±145 rooms

Parking Provided: ±1,876 stalls



WEST OF CENTER STREET

Site Area: ±15.9 ac
Retail Pads: ±4.0 ac
Big Box: ±11.9 ac
Retail: ±148,100 sf
West Food/Bev: ±20,100 sf
Big Box: ±128,000 sf

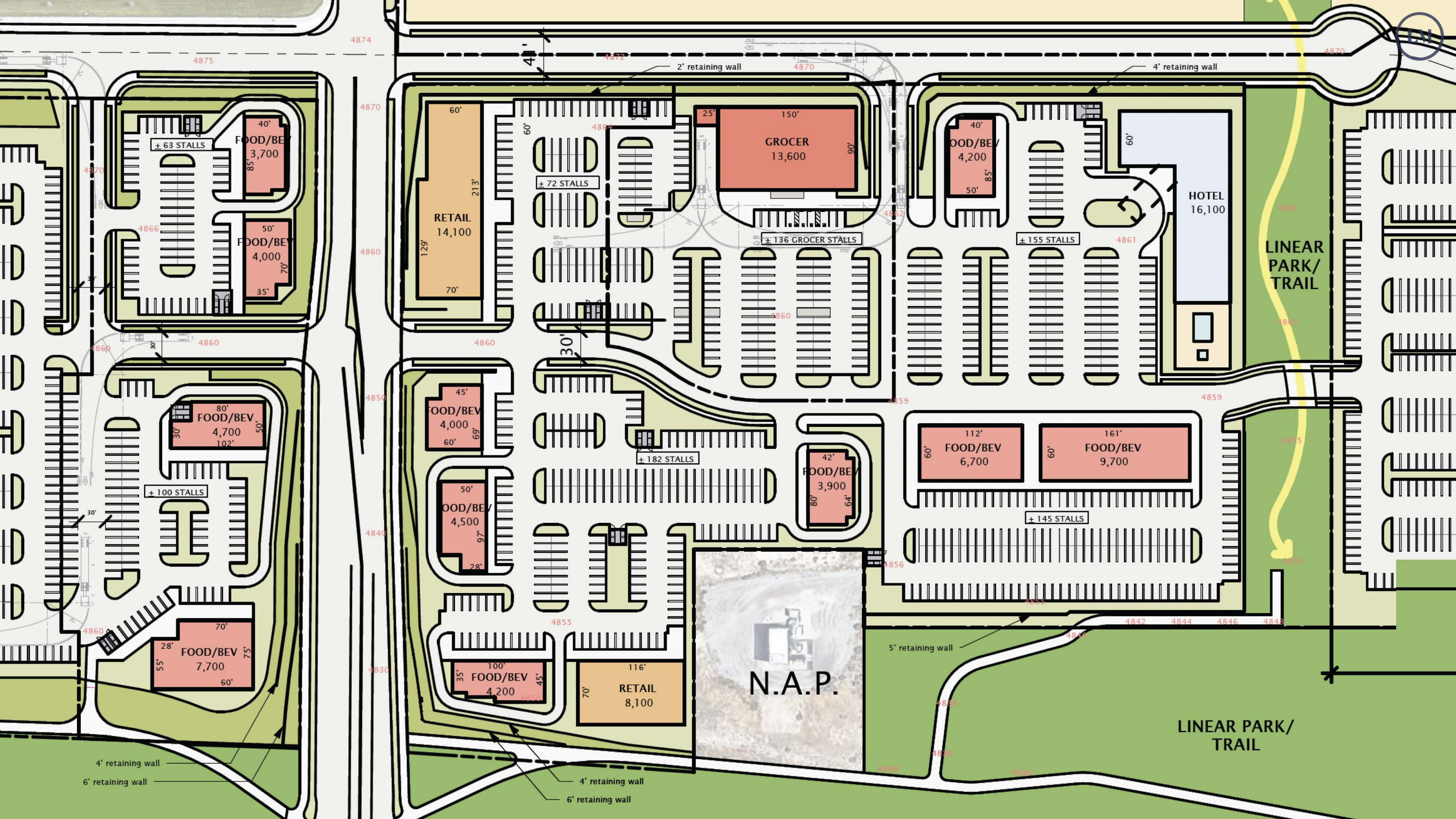
Parking Provided: ±667 stalls
Food/Bev (8/1000): ±163 stalls
Big Box (3.9/1000): ±504 stalls

EAST OF CENTER STREET

Site Area: ±24.8 ac
Retail Center: ±12.3 ac
Grocer: ±2.1 ac
Fitness: ±10.4 ac
Retail: ±165,000 sf
East Food/Bev: ±37,200 sf
East Retail: ±22,200 sf
Grocer: ±13,600 sf
Fitness: ±92,000 sf¹
Hotel (5 Stories): ±145 rms
Size: ±80,500 sf

¹ Note: Fitness is based on 2-story building footprint.

Parking Provided: ±1,220 stalls
Food/Bev (8/1000): ±298 stalls
Retail (5/1000): ±111 stalls
Grocer (10/1000): ±136 stalls
Fitness (5.7/1000): ±530 stalls
Hotel (1/rm): ±145 stalls



The Shops at Sky View



Gardner



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