



REDWOOD RD.

AADT: 12,000



For Lease

Jacob Ranch Marketplace

1900 S Redwood Road
Saratoga Springs, UT

Property Info

- Retail buildings to be delivered Fall 2025
- Rapidly-growing area with an estimated population growth of 28.8% by 2029
- Excellent visibility and access from Redwood Rd
- Mid-box, pads, and shop space available for lease
- Tenants Include:



Contact:

Zach Beaudry

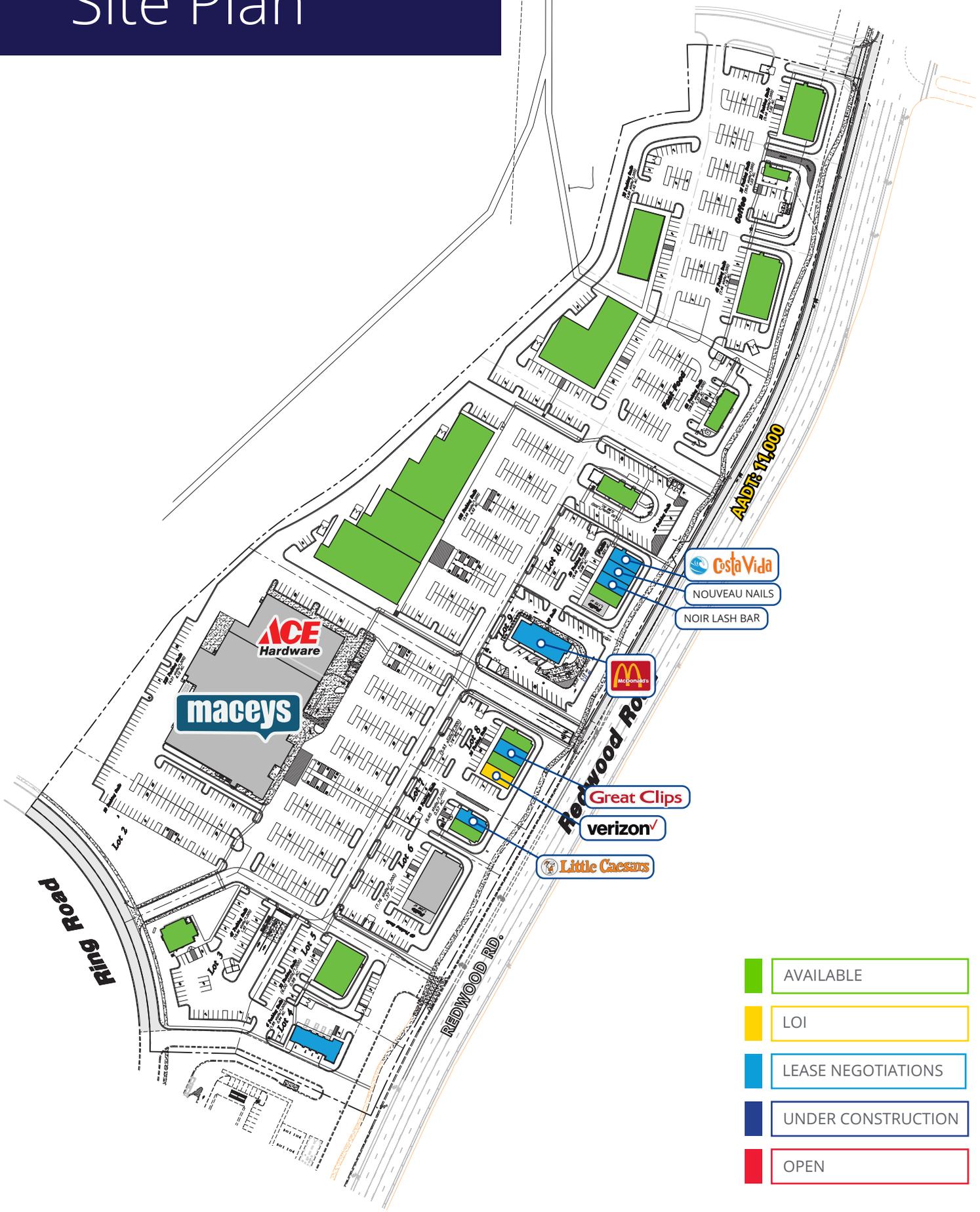
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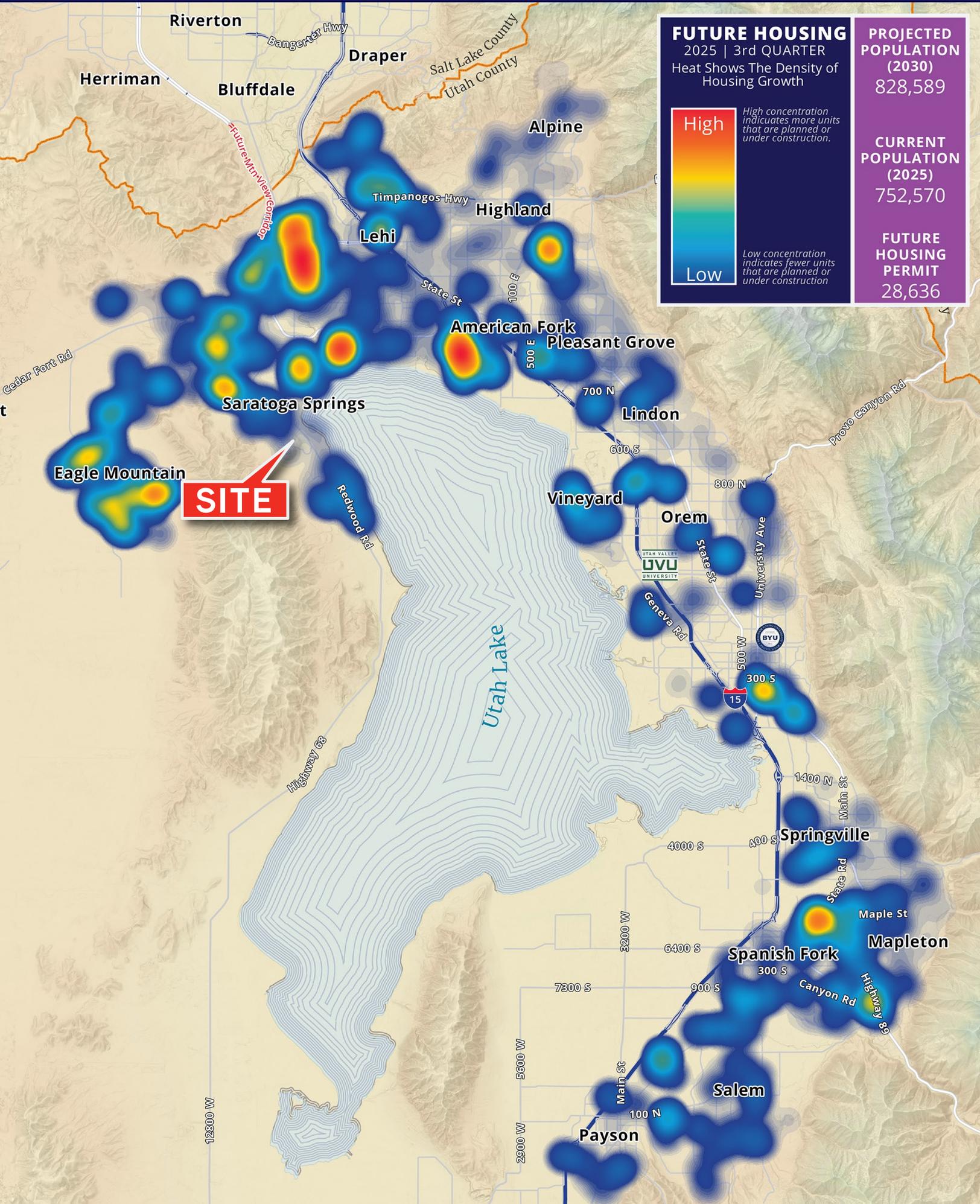
Demographics	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated	7,379	7,180	127,249
2030 Projected	9,505	56,095	146,490
Households			
2025 Estimated	1,709	11,452	32,872
2030 Projected	2,216	13,915	38,606
Income			
2025 Median HHI	\$126,335	\$128,465	\$125,166
2025 Average HHI	\$141,129	\$150,571	\$145,931
2025 Per Capita	\$33,242	\$37,218	\$37,711

Site Plan



- AVAILABLE
- LOI
- LEASE NEGOTIATIONS
- UNDER CONSTRUCTION
- OPEN

Future Housing Map



FUTURE HOUSING
 2025 | 3rd QUARTER
 Heat Shows The Density of Housing Growth

High
 High concentration indicates more units that are planned or under construction.

Low
 Low concentration indicates fewer units that are planned or under construction.

PROJECTED POPULATION (2030)	828,589
CURRENT POPULATION (2025)	752,570
FUTURE HOUSING PERMIT	28,636

SITE

UTAH VALLEY
 UNIVERSITY

BYU

Payson

Salem

Spanish Fork

Mapleton

Springville

Orem

Vineyard

Lindon

American Fork
 Pleasant Grove

Lehi

Highland

Alpine

Bluffdale

Draper

Riverton

Herriman

Saratoga Springs

Eagle Mountain

Utah Lake

Highway 63

Redwood Rd

State St

Timpanogos Hwy

Future Mountain Parkway

100 E

500 E

700 N

600 S

800 N

State St

University Ave

500 W

300 S

1400 N

Main St

4000 S

800 S

Maple St

300 S

Canyon Rd

Highway 89

7300 S

900 S

3200 W

6400 S

5600 W

2900 W

Main St

100 N

12800 W

Salt Lake County
 Utah County

t

Cedar Fort Rd

Provo Canyon Rd

4

