



Accelerating success.



Developed by:



For Lease

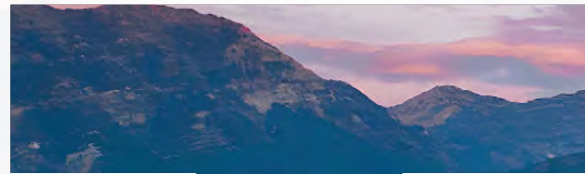


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PLEASANT GROVE BLVD & NORTH
COUNTY BLVD



PROPERTY INFO



KEY POINTS

- Easy access to Interstate I-15
- Major Mixed-Use Development
- High Traffic Counts - 60,000+ ADT
- Located in the Center of UT County
- I-15 Visibility
- Drive thru options available
- 1 Million SF of Office
- 400,000 SF of Retail



**SITE
PLANS**

VALLEY GROVE

PRODUCT LEGEND

- Multi-Story Office
- Single-Story Office
- Flex/R&D
- Pad Sites
- Retail
- Hotel

STATUS

- Available
- Signed Lease / Open



PHASE 1



- Available
- Signed Lease / Open



PHASE 2



- Available
- Signed Lease / Open



PHASE 3



- Available
- Signed Lease / Open



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DEMOGRAPHICS



PLEASANT GROVE DEMOGRAPHICS

Overview

Population

2025 Estimated	37,495
2030 Projected	39,247

Households

2025 Estimated	11,498
2030 Projected	12,316

Income

2025 Median HHI	\$100,700
2025 Average HHI	\$126,800
2025 Per Capita	\$38,895



Median Home Value
\$581,083



Average Household Income
\$126,800



Daytime Population
36,290



Average Household Size
3.25



Average Disposable Income
\$95,859



Average Net Worth
\$1,209,232



Median Net Worth
\$275,773



Median Age
29.8





CONSUMER EXPENDITURES

AVG. ANNUAL SPENDING TOTAL



Annual Budget Expenditures
\$108,009

AVERAGE ANNUAL ENTERTAINMENT & RECREATION SPENDING



Entertainment, Recreation
\$4,419



Sports, Rec, Exercise Equipment
\$288



Books
\$128



Photo Equipment, Supplies
\$74



Toys, Games, Crafts, Hobbies
\$194



TV, Video, Audio
\$1,290

AVERAGE ANNUAL APPAREL SPENDING



Apparel & Services
\$2,713



Men's Apparel
\$525



Women's Apparel
\$916



Children's Apparel
\$400



Infant Apparel (Under 2 Yrs)
\$119



Footwear
\$601



CONSUMER EXPENDITURES

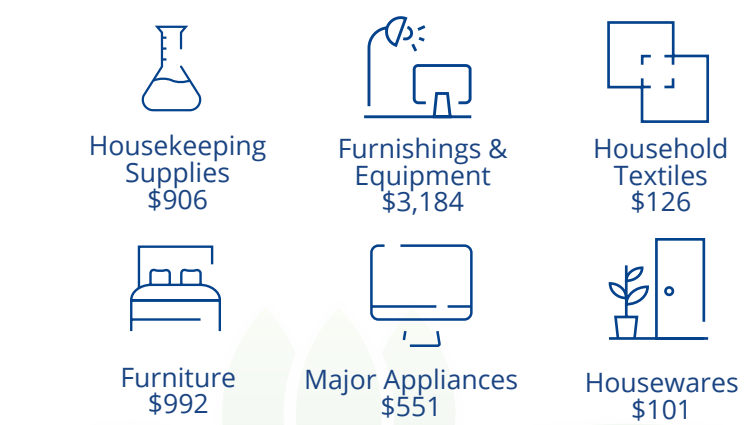
AVG. ANNUAL SPENDING TOTAL

 Retail Goods
\$34,652

AVERAGE ANNUAL FOOD & ALCOHOL SPENDING



AVERAGE ANNUAL HOUSEHOLD GOODS SPENDING



VALLEY GROVE OVERVIEW



VALLEY GROVE

Developed by:
ST. JOHN
PROPERTIES



VALLEY GROVE



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