



HIGHLAND MAINS

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HIGHLAND MAINS

- Situated on the East Bench of Highland
- Located in the High Income Area of Highland & Alpine in Utah County
- 70% Dining & Restaurant / 30% Shops & Services
- Inspired by and designed by the team that planned the One Paseo project in Del Mar, CA
- Delivering Spaces in Q3 2025



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HIGHLAND MAINS

- SIGNED LOI
- LEASED
- AVAILABLE
- BTS, GROUND LEASE, FOR SALE

SUITE	TENANT	SIZE
F-101	T-Mobile	1,373 SF
F-102	Little Caesars	1,624 SF
F-103	AVAILABLE	1,842 SF
G-101	Yummy Ice Cream Emporium	2,500 SF
G-102	Roxberry	1,000 SF
G-103	AVAILABLE	1,300 SF
H-101	Red Hanger	1,900 SF
H-102	Olive Dog Salons	864 SF
H-103	Sky Nails	1,176 SF



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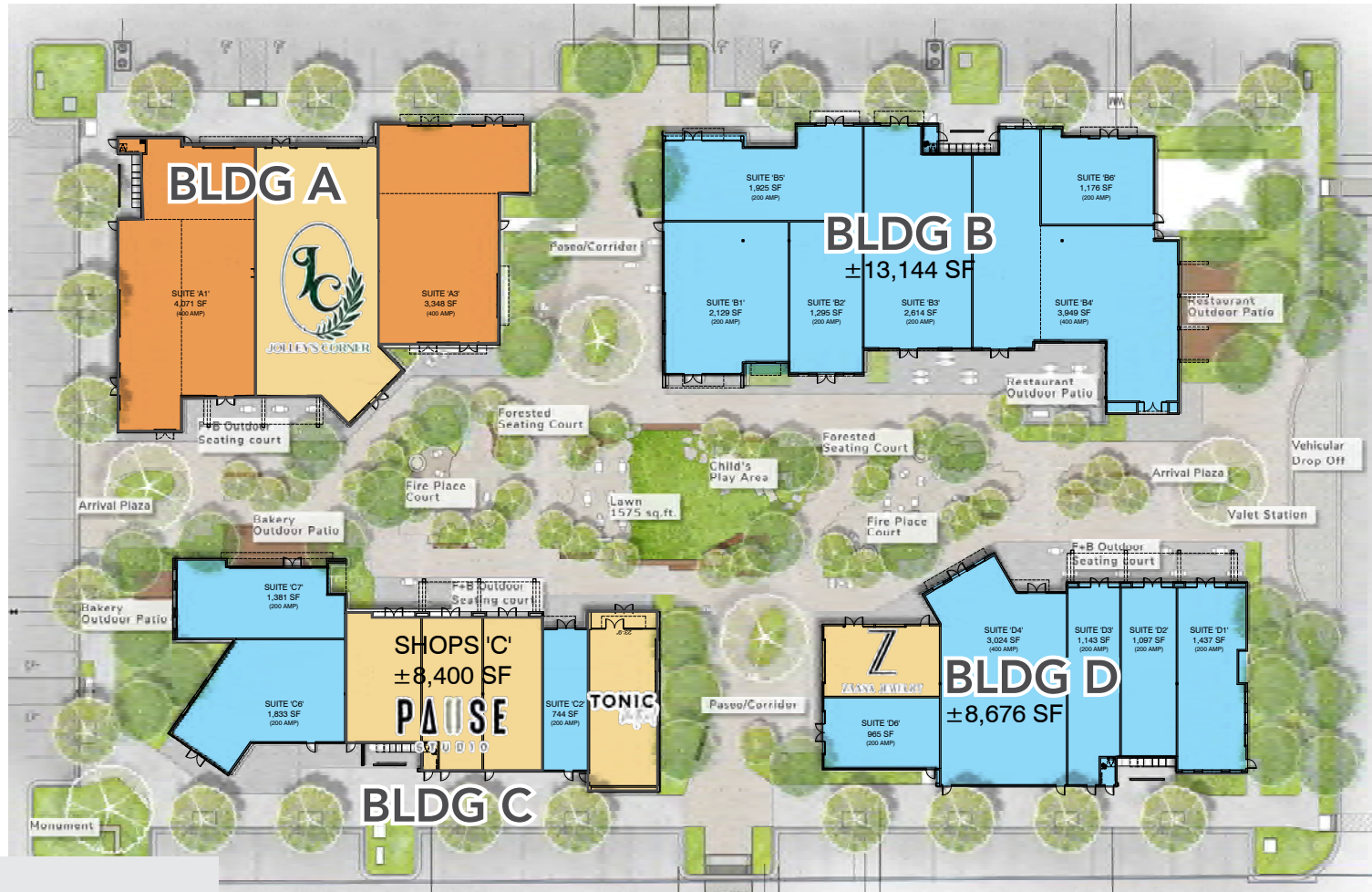
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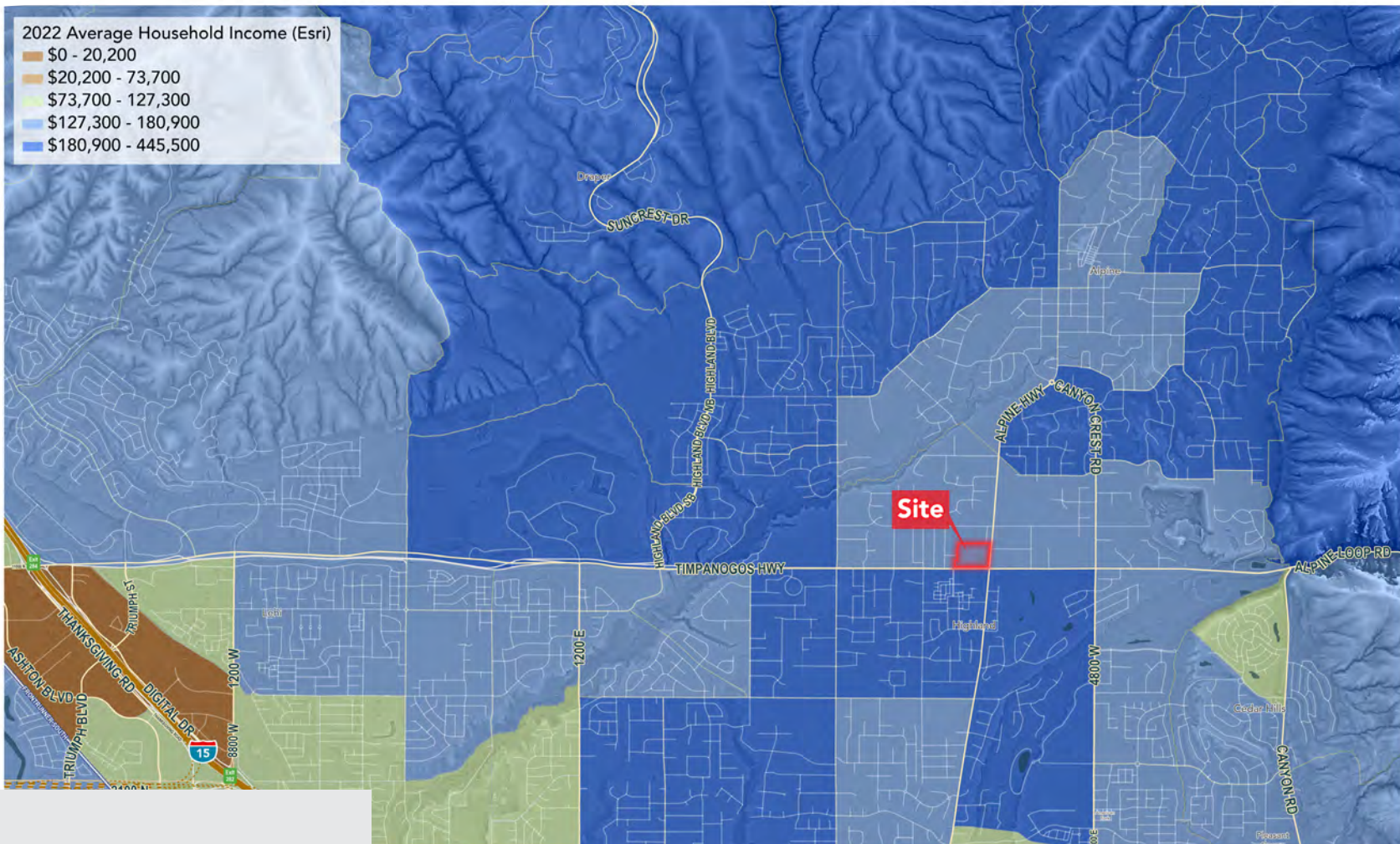
312 East South Temple | Salt Lake City, Utah 84111 | Office 801.456.8800 | www.mwcre.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

MW

FULL SERVICE COMMERCIAL REAL ESTATE

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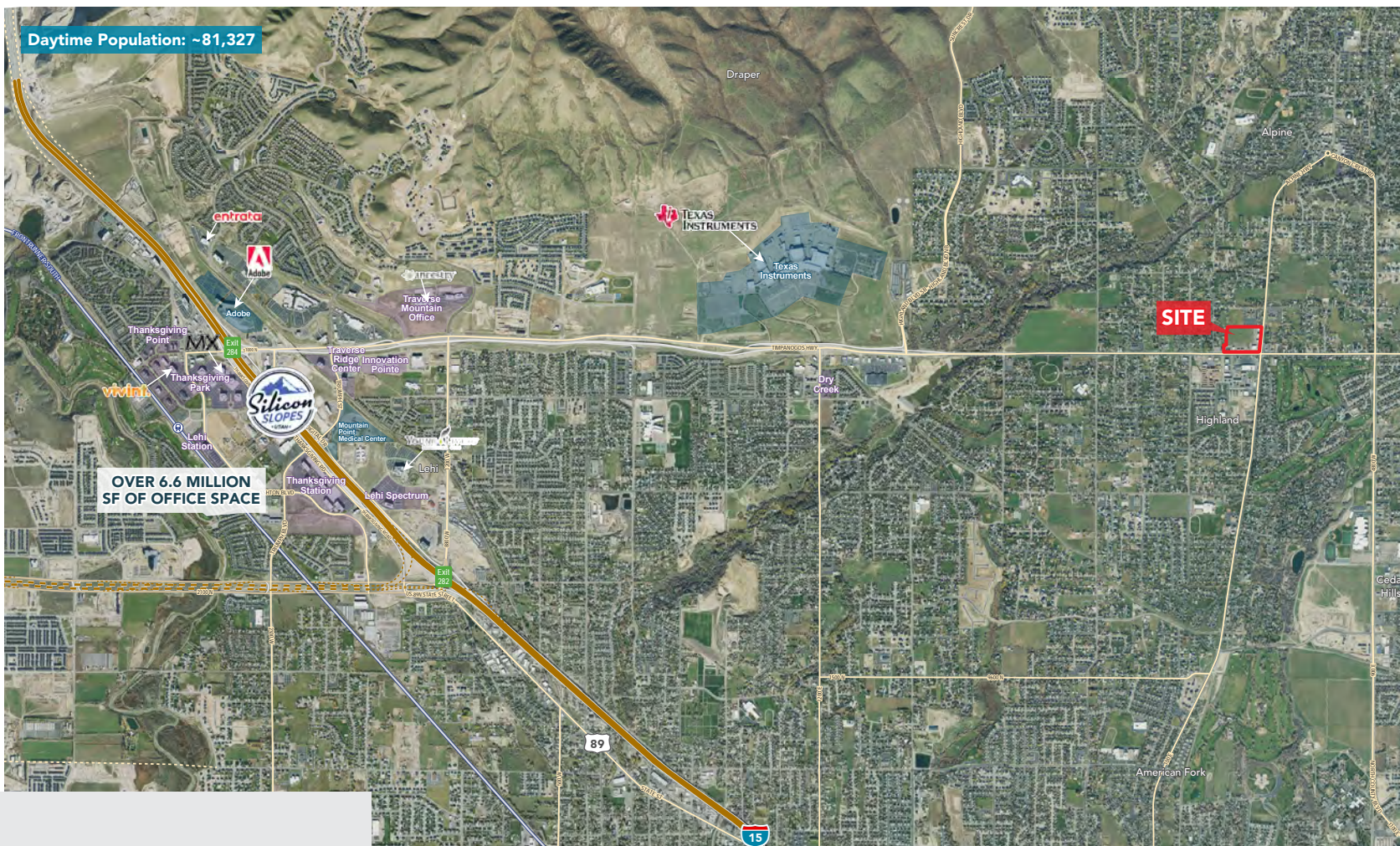
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HIGHLAND MAINS

POPULATION

1 MILE
6,894
2022 EST.
POPULATION

3 MILES
58,099
2022 EST.
POPULATION

5 MILES
140,428
2022 EST.
POPULATION

1 MILE
7,334
2027 EST.
POPULATION

3 MILES
61,756
2027 EST.
POPULATION

5 MILES
153,382
2027 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME

1 MILE
1,749
2022 EST.
HOUSEHOLDS

3 MILES
14,449
2022 EST.
HOUSEHOLDS

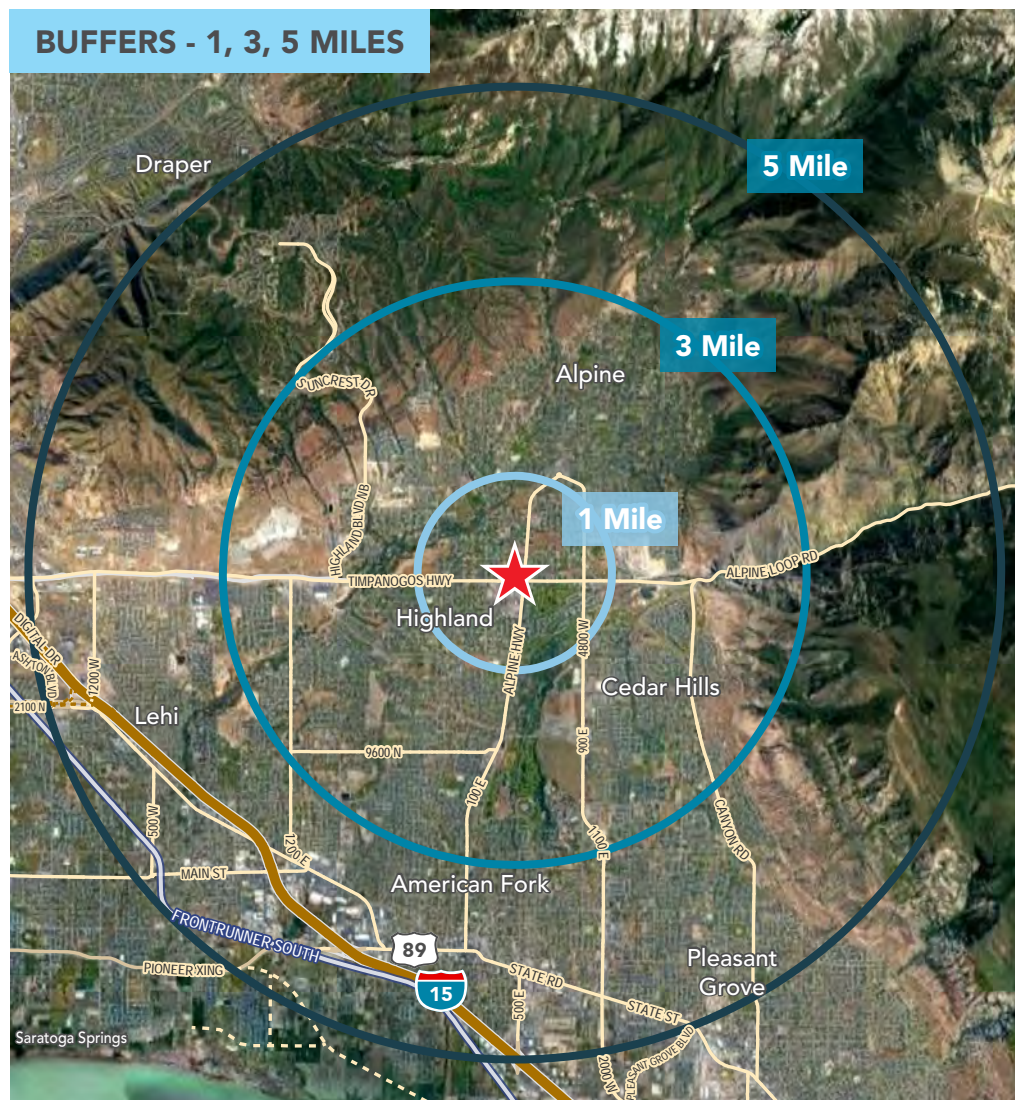
5 MILES
38,242
2022 EST.
HOUSEHOLDS

1 MILE
\$168,143
2022 EST.
INCOME

3 MILES
\$159,544
2022 EST.
INCOME

5 MILES
\$125,529
2022 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



HIGHLAND MAINS

POPULATION

5 MINUTES
24,092
2022 EST.
POPULATION

10 MINUTES
102,110
2022 EST.
POPULATION

20 MINUTES
259,480
2022 EST.
POPULATION

5 MINUTES
26,770
2027 EST.
POPULATION

10 MINUTES
114,325
2027 EST.
POPULATION

20 MINUTES
291,649
2027 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME

5 MINUTES
5,987
2022 EST.
HOUSEHOLDS

10 MINUTES
26,432
2022 EST.
HOUSEHOLDS

20 MINUTES
72,677
2022 EST.
HOUSEHOLDS

5 MINUTES
\$169,067
2022 EST.
INCOME

10 MINUTES
\$142,212
2022 EST.
INCOME

20 MINUTES
\$115,242
2022 EST.
INCOME

BUFFERS - 5, 10, 20 MIN DRIVE TIME

