

RETAIL/FLEX FOR SALE OR LEASE

PLEASANT VIEW PARK

385 West 2700 North • Pleasant View, Utah 84414

Property Highlights

- Retail/Flex Spaces Available (see page 2)
- Flex/Retail Condos Available for Purchase on Pads B, D, and E - Pricing \$375 PSF
- Visibility/Access From 2700 North
- Delivery Date: 8 Months Following PSA Execution



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PARTNER **XTEAM**
RETAIL ADVISORS



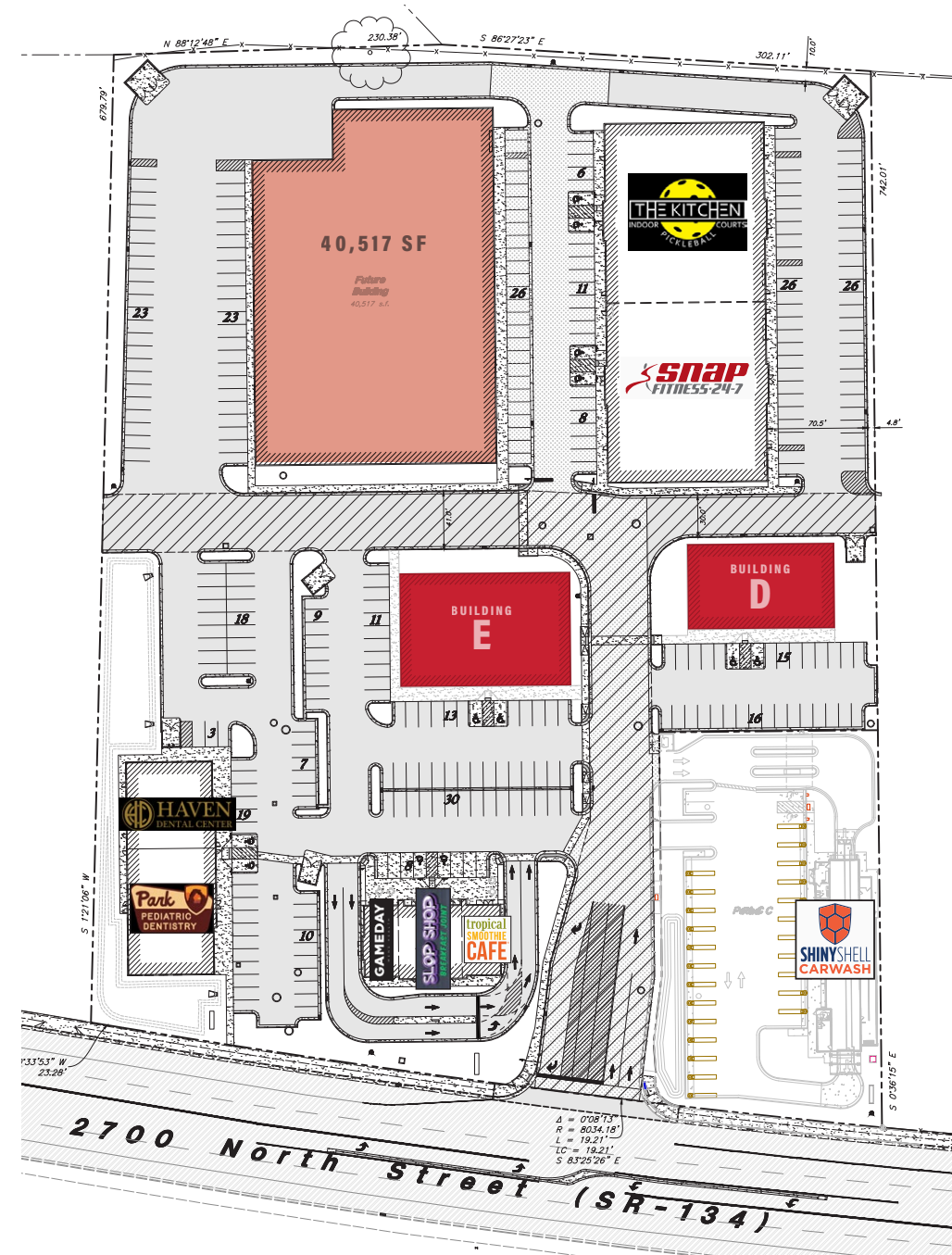
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SPACE	AVAILABLE SIZE	PRICING
BUILDING D	Up to 6,200 SF	Call Agent
BUILDING E	Up to 9,600 SF	Call Agent
FUTURE BUILDING	40,517 SF (Completion TBD)	Call Agent
NNNs		\$4.75 PSF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	8,265	57,587	95,859
2031 PROJECTED POPULATION	8,602	58,897	98,531
2026 HOUSEHOLDS	2,902	19,538	33,562
2026 AVG HH INCOME	\$134,659	\$138,498	\$124,201
2026 BUSINESSES	151	1,171	2,153
2026 DAYTIME POPULATION	759	12,119	24,318



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