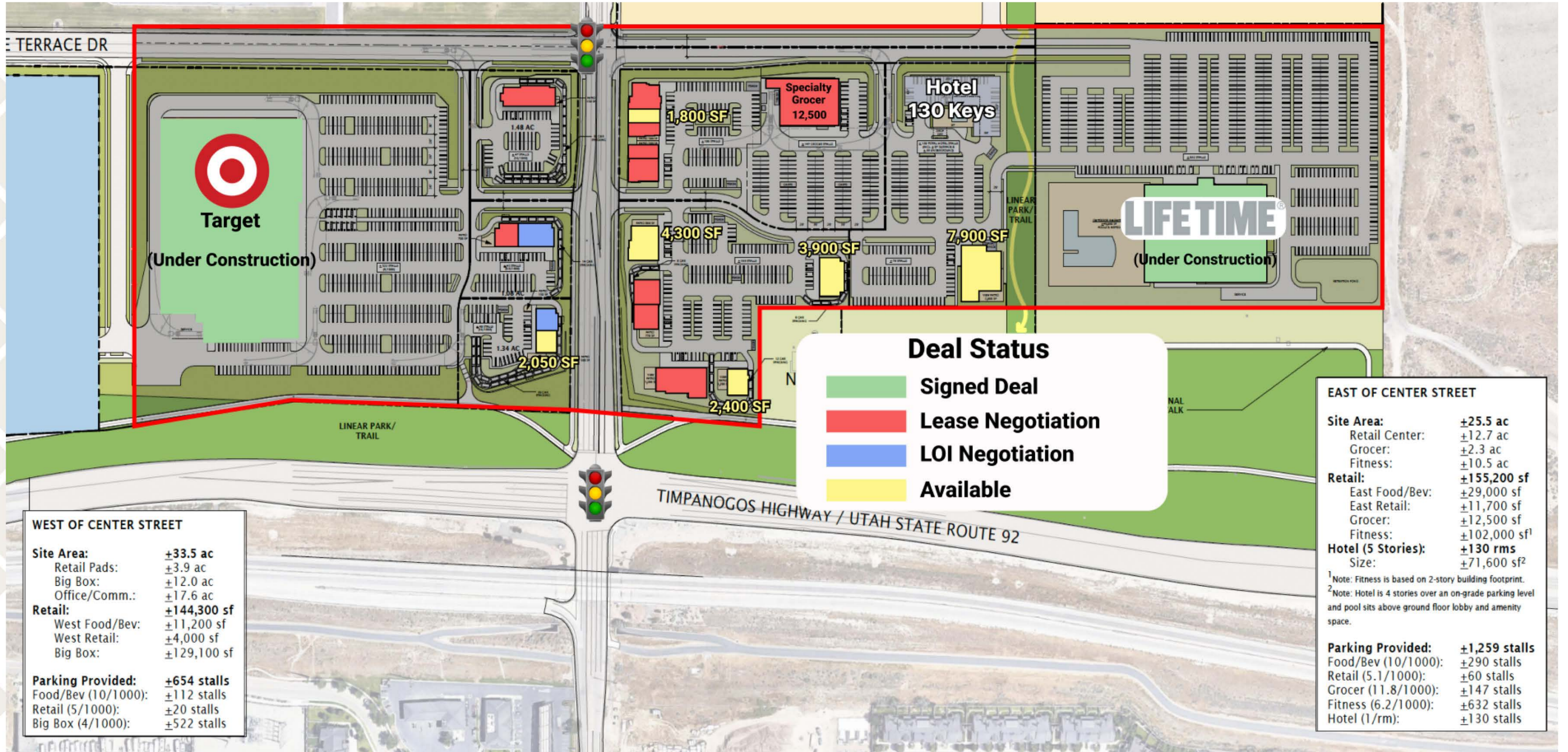


THE SHOPS AT SKYY VIEW

Timpanogos Hwy & Center St. | Lehi, Utah



The Shops at Sky View - Leasing Plan



Project Design



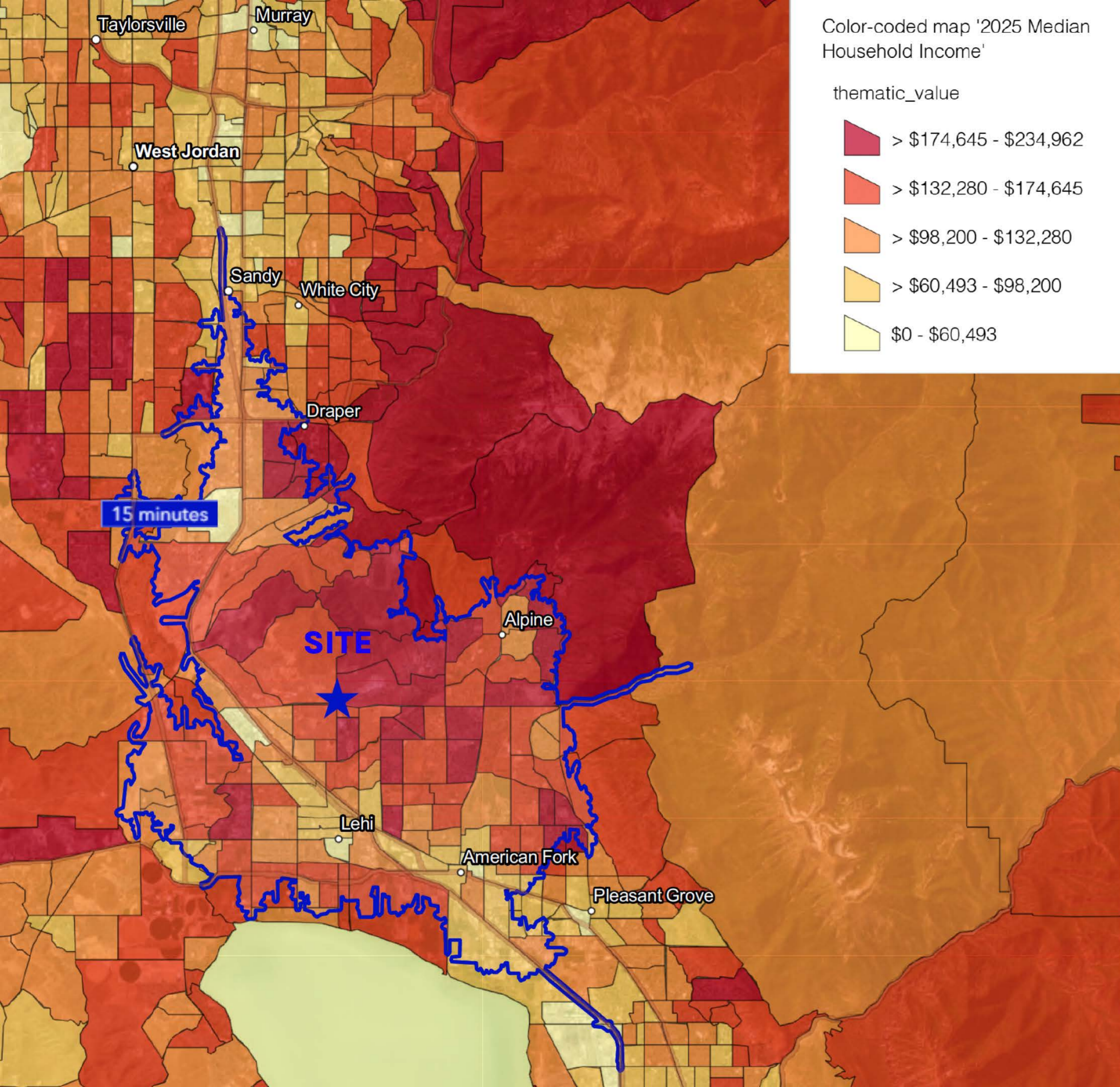
Active Site Development - January 2026



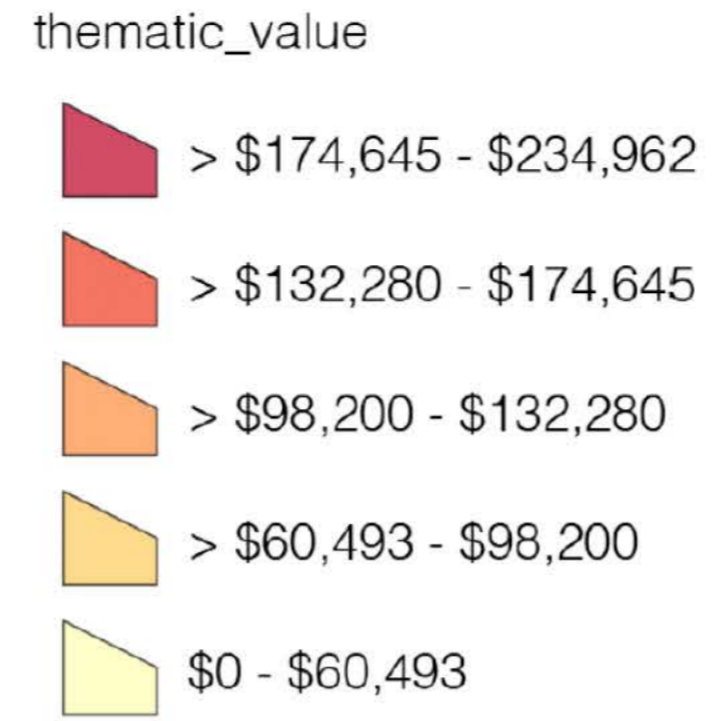
Traverse Terrace

Center St.

Timpanogos Hwy



Color-coded map '2025 Median Household Income'



Trade Area Demographics

Based on the 2025 15-Minute Drive Time

 **Population - 237,865**

 **Households - 69,951**

 **Average HH Size - 3.35**

 **Average HH Income - \$167,004**

 **Median HH income - \$133,436**



Lehi & Northern Utah County Housing Growth

Northern Utah County Housing Growth

🏠 **62,000+ units** entitled

Equating to an additional 213,900+ 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)



Merchandising Vision

- **Unique-to-market retail and restaurant collection**
- **Community gathering**
- **Employment node**
- **Best in class offering**



SITE SUMMARY

Site Area:	+97.4 ac
Center Street West:	+33.5 ac
Center Street East:	+25.5 ac
Residential:	+38.4 ac

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

Center Street Commercial	
Retail:	+299,500 sf
Food/Bev:	+40,200 sf
Retail:	+15,700 sf
Big Box:	+129,100 sf
Fitness:	+102,000 sf
Grocer:	+12,500 sf
Hotel:	+130 rooms
Parking Provided:	+1,913 stalls



← RESIDENTIAL: 307 DU
±38.4 ACRES TOTAL →

OFFICE / COMMERCIAL
±17.6 ACRES TOTAL

Target
(Under Construction)

Specialty Grocer
12,500

Hotel
130 Keys

LIFETIME
(Under Construction)

Deal Status

- Signed Deal
- Lease Negotiation
- LOI Negotiation
- Available

WEST OF CENTER STREET

Site Area:	+33.5 ac
Retail Pads:	+3.9 ac
Big Box:	+12.0 ac
Office/Comm.:	+17.6 ac
Retail:	+144,300 sf
West Food/Bev:	+11,200 sf
West Retail:	+4,000 sf
Big Box:	+129,100 sf
Parking Provided:	+654 stalls
Food/Bev (10/1000):	+112 stalls
Retail (5/1000):	+20 stalls
Big Box (4/1000):	+522 stalls

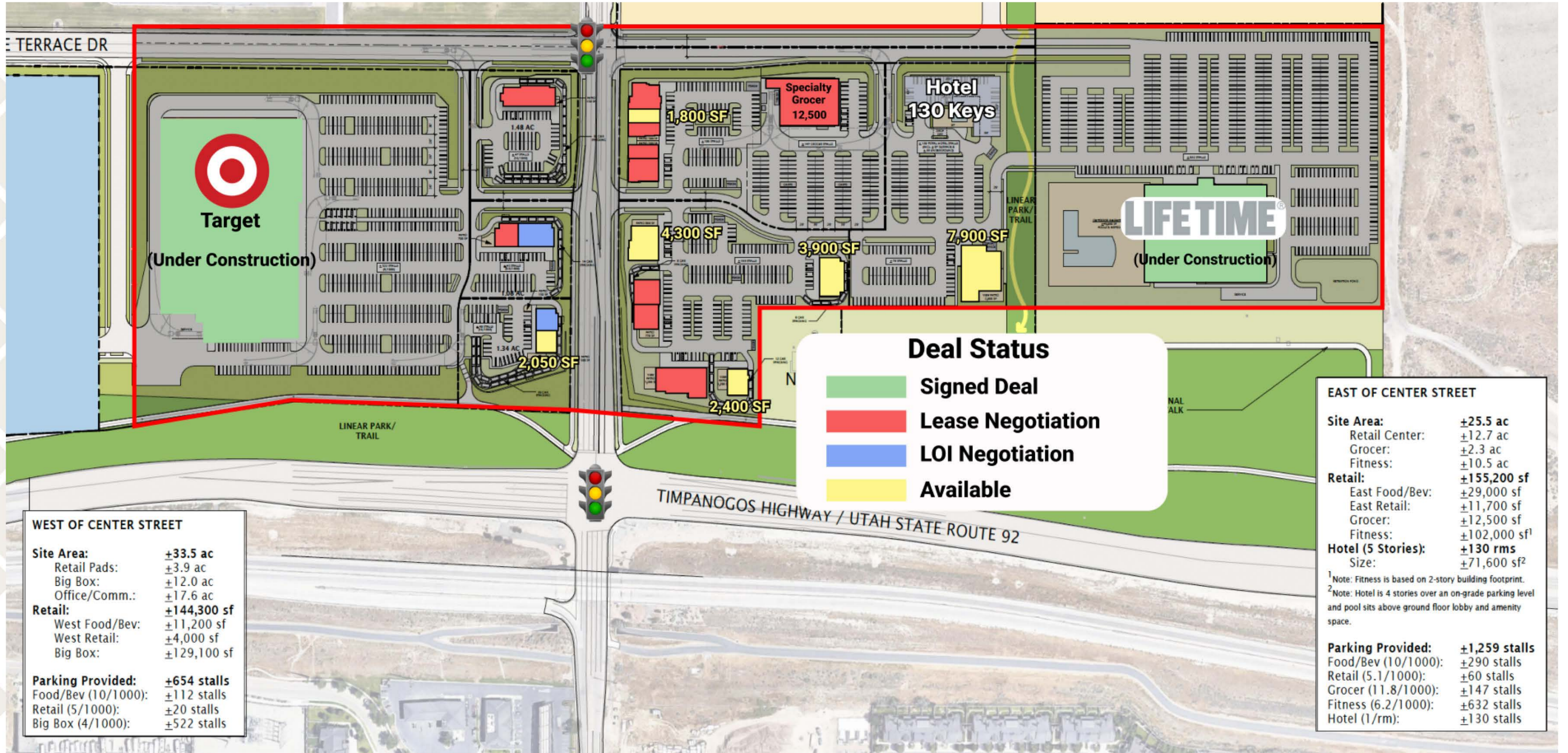
EAST OF CENTER STREET

Site Area:	+25.5 ac
Retail Center:	+12.7 ac
Grocer:	+2.3 ac
Fitness:	+10.5 ac
Retail:	+155,200 sf
East Food/Bev:	+29,000 sf
East Retail:	+11,700 sf
Grocer:	+12,500 sf
Fitness:	+102,000 sf ¹
Hotel (5 Stories):	+130 rms
Size:	+71,600 sf ²

¹Note: Fitness is based on 2-story building footprint.
²Note: Hotel is 4 stories over an on-grade parking level and pool sits above ground floor lobby and amenity space.

Parking Provided:	+1,259 stalls
Food/Bev (10/1000):	+290 stalls
Retail (5.1/1000):	+60 stalls
Grocer (11.8/1000):	+147 stalls
Fitness (6.2/1000):	+632 stalls
Hotel (1/rm):	+130 stalls

The Shops at Sky View - Leasing Plan



Deal Status

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- LOI Negotiation
- Available

WEST OF CENTER STREET

Site Area:	±33.5 ac
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Hotel (1/rm):	±130 stalls

¹Note: Fitness is based on 2-story building footprint.
²Note: Hotel is 4 stories over an on-grade parking level and pool sits above ground floor lobby and amenity space.

UTAH



Ranked **#1 in Best Economic Outlook** for 18th Year in a Row (2025, incorporating 15 economic variables)

One of the top States in cumulative growth percentage of 28% between 2010-2025, representing 774,000+ people

Current **state population of 3.5 M people**

Projecting **217,500 population growth** by 2030

Utah average **HH Income is \$127,215**

Utah has the **youngest average age** in the Nation at 32.5

The State of Utah **added an estimated 33,600 jobs** (a 1.9% increase) from August of 2024 to August of 2025

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

TOURISM

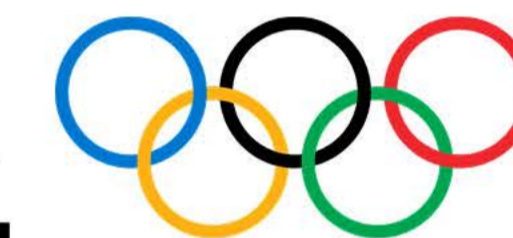


World-Renowned Ski Resorts

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 2024-2025 season at **6.9 M**.

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



15.1 M annual tourists spending \$13.29 B

(Food & Beverage, Retail)

28.3 M annual Inbound flight passengers

\$5.1 B new international airport

Phase 3 (central tunnel & concourse B Plaza) completed Fall 2024

Phase 4 (16 New Concourse B Gates) scheduled completion Fall 2026



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The Shops at Sky View

