



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



SOUTH JORDAN RETAILS PADS

BUILDINGS A, B, & C

11400 SOUTH 3600 WEST, SOUTH JORDAN, UTAH

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11400 SOUTH 3600 WEST
SOUTH JORDAN, UTAH

PREPARED BY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 115 North State Street, Orem, Utah 84057. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY

BUILDINGS A, B & C

LISTING PRICE
\$13,927,200

CAP RATE
5.70%

ANNUAL RENT
\$793,852.51

NOI
\$793,852.51

CURRENT OCCUPANCY
100%

TOTAL GLA (SF)
23,699 (plus full Great Harvest
basement space)

TOTAL LAND SIZE (ACRES)
2.46

BUILDING A

LISTING PRICE
\$4,945,792

CAP RATE
5.70%

ANNUAL RENT
\$281,910.18

NOI
\$281,910.18

CURRENT OCCUPANCY
100%

TOTAL GLA (SF)
8,463 (plus full Great Harvest
basement space)

TOTAL LAND SIZE (ACRES)
0.79

BUILDING B

LISTING PRICE
\$4,375,081

CAP RATE
5.70%

ANNUAL RENT
\$249,379.62

NOI
\$249,379.62

CURRENT OCCUPANCY
100%

TOTAL GLA (SF)
6,769

TOTAL LAND SIZE (ACRES)
0.9157

BUILDING C

LISTING PRICE
\$4,606,052

CAP RATE
5.70%

ANNUAL RENT
\$262,544.98

NOI
\$262,544.98

CURRENT OCCUPANCY
100%

TOTAL GLA (SF)
8,467

TOTAL LAND SIZE (ACRES)
0.76

INVESTMENT HIGHLIGHTS

BUILDING INFORMATION:

Building A is an 8,463 sq. ft. multi-tenant building completed in 2018. The property is located on 0.79 acres of land that includes sixty (60) parking stalls. Tenants include: Mo Bettah's, Red 88 Asian Bistro & Sushi Bar, Best Spa Nails, and Great Harvest (with full basement, SF not included in GLA and no rent associated with basement space).

Building B is a 6,769 sq. ft. multi-tenant building with a drive-thru completed in 2018. The property is located on 0.9157 acres of land that includes sixty (60) parking stalls. Tenants include: Chipotle, G.O.A.T. Haircuts & Athletic Spa, and Cycle Bar.

Building C is a 8,467 sq. ft. multi-tenant building completed in 2020. The property is located on 0.76 acres of land that includes fifty-five (55) parking stalls. Tenants include: Sergio's Pizza, Hand & Stone Massage, and CareNow Urgent Care.

LOCATION:

Located in South Jordan along 11400 South (31,940 ADT), and is adjacent to The District Shopping Center. South Jordan has been named the 12th fastest-growing cities in the South and West by the U.S. Census Bureau. The current population is 79,539 residents with 24,483 households.

LEASES:

Building A:

Mo Bettah's: expires November 30, 2028, with two (2) five (5) year options

Red 88: expires January 31, 2029, with one (1) five (5) year options

Best Nails Spa: expires May 2, 2029, with two (2) five (5) year options

Great Harvest: expires October 31, 2028, with two (2) five (5) year options

Building B:

Chipotle: expires December 28, 2031, with three (3) five (5) year options

G.O.A.T. Haircuts & Athletic Spa: expires January 27, 2029, with two (2) five (5) year options

Torrent Cycle: expires December 31, 2028, with two (2) five (5) year options

Building C:

Sergio's Pizza: expires August 27, 2031, with two (2) five (5) year options

Hand & Stone Massage: expires October 25, 2031, with two (2) five (5) year options

CareNow Urgent Care: expires September 30, 2031, with two (2) five (5) year options

RENT ROLL BUILDING A

SUITE #	TENANT NAME	SQ. FT.	% GLA	CAM INCOME & RECOVERY METHOD				LEASE TERMS WITH OPTIONS & ESCALATIONS					
				PSF	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
MULTI-TENANT PAD BUILDING A													
A-1	MoBettah's	2,950	34.86%	\$36.21	\$8,901.63	\$106,819.50	NNN	Contract	12/01/18	11/30/19	\$32.92	\$8,092.83	\$97,114.00
									12/01/19	11/30/20	\$32.92	\$8,092.83	\$97,114.00
									12/01/20	11/30/21	\$32.92	\$8,092.83	\$97,114.00
									12/01/21	11/30/22	\$32.92	\$8,092.83	\$97,114.00
									12/01/22	11/30/23	\$32.92	\$8,092.83	\$97,114.00
								Current Year	12/01/23	11/30/24	\$36.21	\$8,901.63	\$106,819.50
									12/01/24	11/30/25	\$36.21	\$8,901.63	\$106,819.50
									12/01/25	11/30/26	\$36.21	\$8,901.63	\$106,819.50
									12/01/26	11/30/27	\$36.21	\$8,901.63	\$106,819.50
									12/01/27	11/30/28	\$36.21	\$8,901.63	\$106,819.50
								Options:	Two (2) Five (5) Year		Increases: 10% every 5 years		
A-2	Red 88 Asian Bistro & Sushi Bar	2,118	25.03%	\$33.12	\$5,845.68	\$70,148.16	NNN	Contract	02/01/19	01/31/20	\$30.00	\$5,295.00	\$63,540.00
									02/01/20	01/31/21	\$30.60	\$5,400.90	\$64,810.80
									02/01/21	01/31/22	\$31.21	\$5,508.57	\$66,102.78
									02/01/22	01/31/23	\$31.83	\$5,618.00	\$67,415.94
									02/01/23	01/31/24	\$32.47	\$5,730.96	\$68,771.46
								Current Year	02/01/24	01/31/25	\$33.12	\$5,845.68	\$70,148.16
									02/01/25	01/31/26	\$33.78	\$5,962.17	\$71,546.04
									02/01/26	01/31/27	\$34.46	\$6,082.19	\$72,986.28
									02/01/27	01/31/28	\$35.15	\$6,203.83	\$74,447.70
									02/01/28	01/31/29	\$35.85	\$6,327.91	\$75,930.30
								Options:	One (1) Five (5) Year		Increases: 2% annually		
A-3	Best Nails Spa	1,180	13.94%	\$33.00	\$3,245.00	\$38,940.00	NNN	Contract	08/01/19	07/31/20	\$33.00	\$3,245.00	\$38,940.00
									08/01/20	07/31/21	\$33.00	\$3,245.00	\$38,940.00
									08/01/21	07/31/22	\$33.00	\$3,245.00	\$38,940.00
									08/01/22	07/31/23	\$33.00	\$2,950.00	\$35,400.00
									08/01/23	07/31/24	\$33.00	\$2,950.00	\$35,400.00
								Current Year	08/01/24	07/31/25	\$33.00	\$3,245.00	\$38,940.00
									08/01/25	07/31/26	\$33.00	\$3,245.00	\$38,940.00
									08/01/26	07/31/27	\$33.00	\$3,245.00	\$38,940.00
									08/01/27	07/31/28	\$33.00	\$3,309.90	\$38,940.00
									08/01/28	07/31/29	\$33.00	\$3,376.10	\$38,940.00
								Options:	Two (2) Five (5) Year		Increases: 10% every 5 years		
A-4	Great Harvest (With full basement with no charge)	2,215	26.17%	\$29.80	\$5,500.21	\$66,002.52	NNN	Contract	11/01/18	10/31/19	\$29.80	\$5,500.21	\$66,002.52
									11/01/19	10/31/20	\$29.80	\$5,500.21	\$66,002.52
									11/01/20	10/31/21	\$29.80	\$5,500.21	\$66,002.52
									11/01/21	10/31/22	\$29.80	\$5,500.21	\$66,002.52
									11/01/22	10/31/23	\$29.80	\$5,500.21	\$66,002.52
								Current Year	11/01/23	10/31/24	\$29.80	\$5,500.21	\$66,002.52
									11/01/24	10/31/25	\$29.80	\$5,500.21	\$66,002.52
									11/01/25	10/31/26	\$29.80	\$5,500.21	\$66,002.52
									11/01/26	10/31/27	\$29.80	\$5,500.21	\$66,002.52
									11/01/27	10/31/28	\$29.07	\$5,365.84	\$64,390.05
								Options:	Two (2) Five (5) Year				
TOTALS		8,463		\$33.31	\$23,492.52	\$281,910.18							
	Occupied	8,463	100.00%										
	Vacant	0	0.00%										

RENT ROLL BUILDING B (WITH DRIVE-THRU)

SUITE #	TENANT NAME	SQ. FT.	% GLA	CAM INCOME & RECOVERY METHOD				LEASE TERMS WITH OPTIONS & ESCALATIONS					
				PSF	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
MULTI-TENANT PAD BUILDING B													
B-1	Chipotle	2,880	42.55%	\$40.00	\$9,600.0	\$115,200.00	NNN	Contract	12/29/21	12/28/22	\$40.00	\$9,600.00	\$115,200.00
									12/29/22	12/28/23	\$40.00	\$9,600.00	\$115,200.00
								Current Year	12/29/23	12/28/24	\$40.00	\$9,600.00	\$115,200.00
									12/29/24	12/28/25	\$40.00	\$9,600.00	\$115,200.00
									12/29/25	12/28/26	\$40.00	\$9,600.00	\$115,200.00
									12/29/26	12/28/27	\$44.00	\$10,560.00	\$126,720.00
									12/29/27	12/28/28	\$44.00	\$10,560.00	\$126,720.00
									12/29/28	12/28/29	\$44.00	\$10,560.00	\$126,720.00
									12/29/29	12/28/30	\$44.00	\$10,560.00	\$126,720.00
									12/29/30	12/28/31	\$44.00	\$10,560.00	\$126,720.00
								Options:	Three (3) Five (5) Year		Increases: 10% every 5 years		
B-2	G.O.A.T. Salon	1,426	21.07%	\$35.37	\$4,203.14	\$50,437.62	NNN	Contract	01/28/23	01/27/24	\$35.37	\$4,203.14	\$50,437.62
								Current Year	01/28/24	01/27/25	\$35.37	\$4,203.14	\$50,437.62
									01/28/25	01/27/26	\$35.37	\$4,203.14	\$50,437.62
									01/28/26	01/27/27	\$35.37	\$4,203.14	\$50,437.62
									01/28/27	01/27/28	\$35.37	\$4,203.14	\$50,437.62
									01/28/28	01/27/29	\$36.08	\$4,287.20	\$51,446.37
								Options:	Two (2) Five (5) Year		Increases: 2% annually		
B-3	Torrent Cycle	2,463	36.39%	\$34.00	\$6,978.50	\$83,742.00	NNN	Contract	01/01/24	12/31/24	\$34.00	\$6,978.50	\$83,742.00
									01/01/25	12/31/25	\$35.02	\$7,187.86	\$86,254.26
									01/01/26	12/31/26	\$36.07	\$7,403.49	\$88,841.89
									01/01/27	12/31/27	\$37.15	\$7,625.60	\$91,507.14
									01/01/28	12/31/28	\$38.27	\$7,854.36	\$94,252.36
								Options:	Two (2) Five (5) Year		Increases: 3% annually		
TOTALS		6,769		\$36.84	\$20,781.64	\$249,379.62							
	Occupied	6,769	100.00%										
	Vacant	0	0.00%										

RENT ROLL BUILDING C

SUITE #	TENANT NAME	SQ. FT.	% GLA	CAM INCOME & RECOVERY METHOD				LEASE TERMS WITH OPTIONS & ESCALATIONS					
				PSF	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
MULTI-TENANT PAD BUILDING C													
C-1	HCA	3,653	43.14%	\$31.00	\$9,436.92	\$113,243.00	NNN	Contract	09/11/21	09/30/22	\$31.00	\$9,436.92	\$113,243.00
									09/11/22	09/30/23	\$31.00	\$9,436.92	\$113,243.00
								Current Year	09/11/23	09/30/24	\$31.00	\$9,436.92	\$113,243.00
									09/11/24	09/30/25	\$31.00	\$9,436.92	\$113,243.00
									09/11/25	09/30/26	\$31.00	\$9,436.92	\$113,243.00
									09/11/26	09/30/27	\$36.21	\$11,022.93	\$132,275.13
									09/11/27	09/30/28	\$36.21	\$11,022.93	\$132,275.13
									09/11/28	09/30/29	\$36.21	\$11,022.93	\$132,275.13
									09/11/29	09/30/30	\$36.21	\$11,022.93	\$132,275.13
									09/11/30	09/30/31	\$36.21	\$11,022.93	\$132,275.13
								Options:	Two (2) Five (5) Year		Increases: 10% every 5 years		
C-2	Hand & Stone	1,489	17.59%	\$30.50	\$3,784.54	\$45,415	NNN	Contract	10/26/21	10/25/22	\$30.50	\$3,784.54	\$45,414.50
									10/26/22	10/25/23	\$30.50	\$3,784.54	\$45,414.50
								Current Year	10/26/23	10/25/24	\$30.50	\$3,784.54	\$45,414.50
									10/26/24	10/25/25	\$30.50	\$3,784.54	\$45,414.50
									10/26/25	10/25/26	\$30.50	\$3,784.54	\$45,414.50
									10/26/26	10/25/27	\$33.55	\$4,163.00	\$49,955.95
									10/26/27	10/25/28	\$33.55	\$4,163.00	\$49,955.95
									10/26/28	10/25/29	\$33.55	\$4,163.00	\$49,955.95
									10/26/29	10/25/30	\$33.55	\$4,246.26	\$49,955.95
									10/26/30	10/25/31	\$33.55	\$4,331.18	\$49,955.95
								Options:	Two (2) Five (5) Year		Increases: 10% every 5 years		
C-3	Hand & Stone	1,478	17.46%	\$30.50	\$3,756.58	\$45,079.00	NNN	Contract	10/26/21	10/25/22	\$30.50	\$3,756.58	\$45,079.00
									10/26/22	10/25/23	\$30.50	\$3,756.58	\$45,079.00
								Current Year	10/26/23	10/25/24	\$30.50	\$3,756.58	\$45,079.00
									10/26/24	10/25/25	\$30.50	\$3,756.58	\$45,079.00
									10/26/25	10/25/26	\$30.50	\$3,756.58	\$45,079.00
									10/26/26	10/25/27	\$33.55	\$4,132.24	\$49,586.90
									10/26/27	10/25/28	\$33.55	\$4,132.24	\$49,586.90
									10/26/28	10/25/29	\$33.55	\$4,132.24	\$49,586.90
									10/26/29	10/25/30	\$33.55	\$4,214.89	\$49,586.90
									10/26/30	10/25/31	\$33.55	\$4,299.18	\$49,586.90
								Options:	Two (2) Five (5) Year		Increases: 10% every 5 years		
C-4	Sergios	1,847	21.81%	\$31.84	\$4,900.71	\$58,808.48	NNN	Contract	08/28/21	08/27/22	\$30.00	\$4,617.50	\$55,410.00
									08/28/22	08/27/23	\$30.60	\$4,709.85	\$56,518.20
									08/28/23	08/27/24	\$31.21	\$4,804.05	\$57,648.56
								Current Year	08/28/24	08/27/25	\$31.84	\$4,900.71	\$58,808.48
									08/28/25	08/27/26	\$32.47	\$4,998.13	\$59,977.57
									08/28/26	08/27/27	\$33.12	\$5,098.09	\$61,177.12
									08/28/27	08/27/28	\$33.78	\$5,200.05	\$62,400.66
									08/28/28	08/27/29	\$34.46	\$5,304.06	\$63,648.67
									08/28/29	08/27/30	\$35.15	\$5,410.14	\$64,921.65
									08/28/30	08/27/31	\$35.85	\$5,518.34	\$66,220.08
								Options:	Two (2) Five (5) Year		Increases: 2% annually		
TOTALS		8,467		\$31.01	\$21,878.75	\$262,544.98							
	Occupied	8,467	100.00%										
	Vacant	0	0.00%										

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

3561 West 11400 South
South Jordan, Utah 84095

SITE

Located adjacent to The District Shopping Center

LAND AREA

Consists of three (3) parcels totaling approximately 2.46 acres or 107,226 SF of land area

BUILDING AREA

The subject property consists of three (3) retail buildings totaling approximately 23,699 SF of gross leasable area.

PARKING

175 spaces

TRAFFIC COUNTS:

11400 South - 31,940 cars/day
3600 West - 8,274 cars/day

YEAR BUILT:

Pad A: 2018
Pad B: 2018
Pad C: 2020

ZONING:

BH-MU

LAND OVERVIEW

PAD	APN #	ADDRESS	ACRES	SF
A	27204020220000	3591 W 11400 S South Jordan, UT	0.79	8,463
B	27204020230000	3561 W 11400 S South Jordan, UT	0.9157	6,769
C	27204020240000	3537 W 11400 S South Jordan, UT	0.76	8,467



ANCHOR TENANT PROFILES BLDG A



In 2008, brothers Kimo and Kalani Mack opened the doors to Mo' Bettahs Steaks now Mo' Bettahs Hawaiian Style in Bountiful, Utah. The goal was to transport guests to an authentic Hawaiian island experience, like they had where they grew up in Oahu, Hawai'i. Someone entering a Mo' Bettahs restaurant will find a place that, no matter where they were from, they can fill their opu (stomach) with ono (delicious) island food. They have 41 locations and are located in Utah, Idaho, Texas, Oklahoma, Missouri, and Kansas.



Great Harvest Bread Company began their thriving business in Great Falls, Montana in 1976. Their goal was to make uniquely flavorful bread made with pure and simple ingredients and wheat purchased from local farmers. Great Harvest began to grow from a Montana bakery into the nation's first family of independently-owned and operated whole grain bread bakeries and cafes. Today there are 182 locations.

RED 88 ASIAN BISTRO

Red 88 Asian Bistro & Sushi Bar will serve traditional Asian fare and sushi. They are part of the OMBU Restaurant Group which operates Hibachi House in Lehi and Clinton, Sushi House in American Fork and West Valley City, Asian Bistro in Layton, Lehi, and Spanish Fork and Asian Buffet in Layton and American Fork. They are most widely known for Utah's first Korean barbecue restaurant, Ombu Grill, on State Street in downtown Salt Lake City. Family owned and operated restaurants for over a decade throughout the Wasatch Front and Boise, ID.

BEST SPA NAILS

The owners of Best Spa Nails have over 25 years experience in the spa industry. They offer services for pedicures, manicures, and eyebrow threading. They specialize in shellac gel, acrylic, and powder dipping for nails.

ANCHOR TENANT PROFILES BLDG B (WITH DRIVE-THRU)



Chipotle Mexican Grill, Inc. often known simply as Chipotle, is an American chain of fast casual restaurants specializing in bowls, tacos and burritos made to order in front of customers. Chipotle opened its first location in Denver Colorado in 1993. Since then they have expanded rapidly and now have 3,182 locations worldwide throughout the United States, Canada, United Kingdom, Germany, and France.

Chipotle is one of the first national restaurant brands to commit to goals on local and organic produce, and the first national restaurant brand to commit to using only responsibly raised meat with some of the highest animal welfare standards.

There are 3,236 Chipotle locations in the U.S., 18 of those in Utah.



G.O.A.T. Haircuts & Athletic Spa specializes in haircuts, barbering, and spa services. Their hair and barbering skills range from a basic cut to a full treatment package that includes scalp massage, eyebrow waxing, and straight razor shaves.

Their recently integrated spa services include laser hair removal, hair restoration, botox, vitamin shots, and weight loss programs.

G.O.A.T. has 19 locations in Utah, and 3 locations in Arizona.



Torrent Cycle co-founders Dan and Mike took a chance moving to Utah from New York to open their first cycle studio in downtown Salt Lake City in 2018. Shortly after opening their first location, they added a second location in the Sugar House area of Salt Lake City. This location in South Jordan will be their 3rd, and they hope to continue expanding throughout Utah. Every dollar you spend at Torrent Cycle goes to support the 40+ instructors and front desk staff that make this place so special. From knowing your shoe size before you have to ask, to playing your favorite song in class, to letting you blow out the candle.

ANCHOR TENANT PROFILES BLDG C



Sergio's Pizza was born in 1975 during the golden age of the modern New York pizza. Unlike other New York pizza shops around the country, Sergio's is truly authentic with the original Sergio's Pizza location still open today in Riverhead, NY.

Sergio's Pizza in South Jordan is the first location in Utah and only the second outside of New York since they opened over 45 years ago.



Hand & Stone Massage and Facial Spa was founded in 2004 by a former physical therapist in New Jersey. They have since expanded rapidly, and now have over 500 locations throughout the United States and Canada, including 7 locations in Utah.

Their goal is to provide professional spa experiences at affordable prices seven days a week.



CareNow is a subsidiary of HCA Healthcare's urgent care service line. CareNow was founded in 1993 on the same core values of quality, convenience, efficiency, compassion and service that they remain committed to today.

Each CareNow clinic is staffed by qualified and experienced healthcare providers and medical staff that are trained in family practice, emergency medicine or internal medicine. They offer a wide range of primary and urgent care services for the entire family.

There are over 180 CareNow locations, 10 residing in Utah.

Building A



Building B (With Drive-Thru)



Building C



DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
16,821	119,210	254,785
2023 EST. POPULATION	2023 EST. POPULATION	2023 EST. POPULATION

DAYTIME POPULATION



1 MILE	3 MILES	5 MILES
5,008	43,087	129,711
2023 EST. POPULATION	2023 EST. POPULATION	2023 EST. POPULATION

HOUSEHOLDS & AVERAGE INCOME

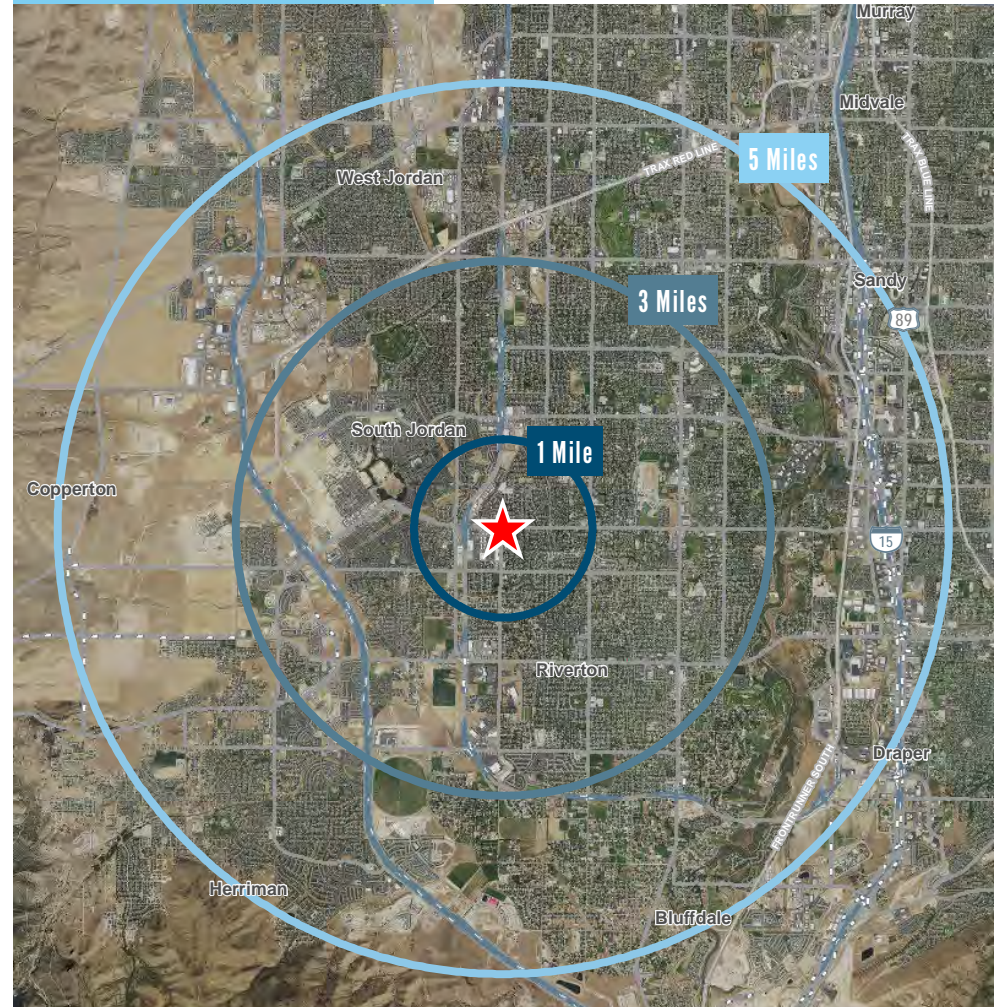


1 MILE	3 MILES	5 MILES
4,963	35,254	75,602
2023 EST. HOUSEHOLDS	2023 EST. HOUSEHOLDS	2023 EST. HOUSEHOLDS



1 MILE	3 MILES	5 MILES
\$184,348	\$162,842	\$156,916
2023 EST. INCOME	2023 EST. INCOME	2023 EST. INCOME

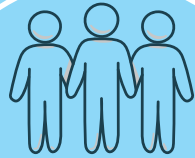
BUFFERS - 1, 3, 5 MILES



COUNTY SNAPSHOT

SALT LAKE COUNTY

Salt Lake County has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As of the latest estimates, Salt Lake County is home to nearly 1.2 million residents.



1.19M

Population



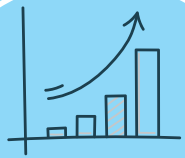
\$93,704

Median Household
Income



\$128,642

Average Household
Income



-0.2%

Projected Annual
Growth Rate



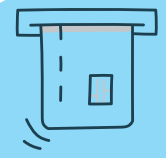
46,776

Total Businesses



538,775

Total Employees



\$3,210

Monthly HH Consumer
Retail Expenditures



WHY UTAH?

- [Milken Best-Performing Large Cities](#)
#1-Provo-Orem, UT, 2023
(5/23)
- [#2-Logan, UT-ID, #3-St. George, UT](#)
#1-Provo-Orem, UT, 2023
(5/23)
- [Business Facilities Best Business Climate](#)
#4-Utah
- [State of Utah Youngest State in the U.S. and Utah County Youngest in the U.S. \(Counties with a Population over 100,000\)](#)
2022
- [Top 25 Metro Areas to Work in Manufacturing](#)
#4-Logan, UT-ID, #13-Ogden-Clearfield, 2022



**BEST OVERALL
STATE**

2023



**BEST STATE
ECONOMY**

2023



**BEST ECONOMIC
OUTLOOK**

2023



**BEST STATE TO
START A BUSINESS**

2023

Source: Utah Governor's Office of Economic Development

SOUTH JORDAN RETAIL PADS

BUILDINGS A, B, & C

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SOUTH JORDAN, UTAH

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