

THE YARD

VINEYARD RETAIL



For Lease > Retail

XDEV

Colliers

PROPERTY INFORMATION

DEMOGRAPHICS



Population

2025 Estimated	1 Mile	3 Mile	Vineyard City
2030 Projected	14,150	92,686	16,149
'25-'30 Est. Population Change	15,004	97,659	19,098
	6.0%	5.4%	18.3%



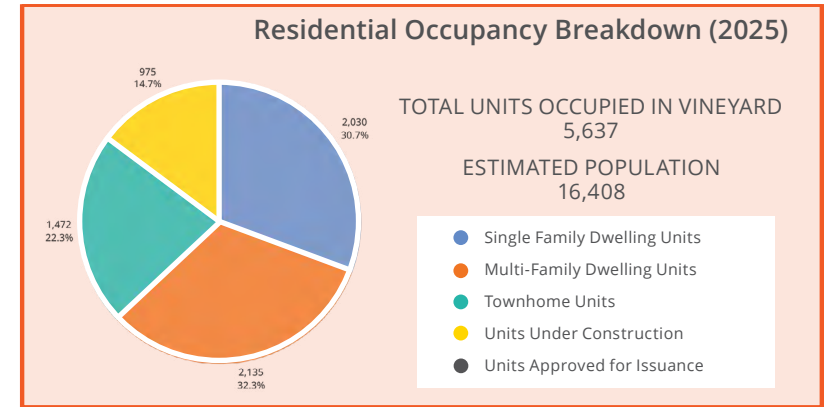
Households

2025 Estimated	1 Mile	3 Mile	Vineyard City
2030 Projected	4,581	29,334	5,071
	4,913	31,678	6,096



Income

2025 Median HHI	1 Mile	3 Mile	Vineyard City
2025 Average HHI	\$95,457	\$90,524	\$112,791
	\$123,533	\$118,055	\$147,251



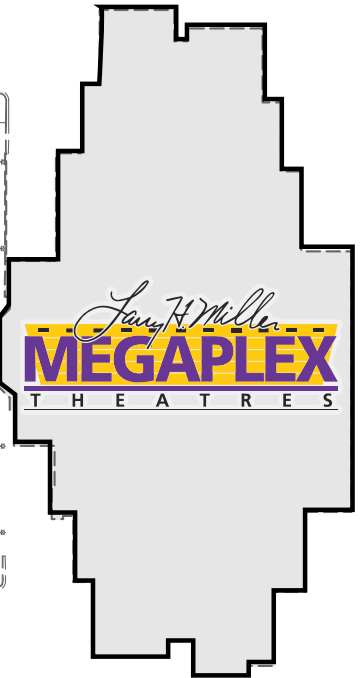
- > Anchored by a strong-performing Larry H. Miller Megaplex Theater and Top Golf
- > Located across the street from the planned UVU expansion
- > Easy access to I-15
- > One of the fastest growing residential communities in the state of Utah



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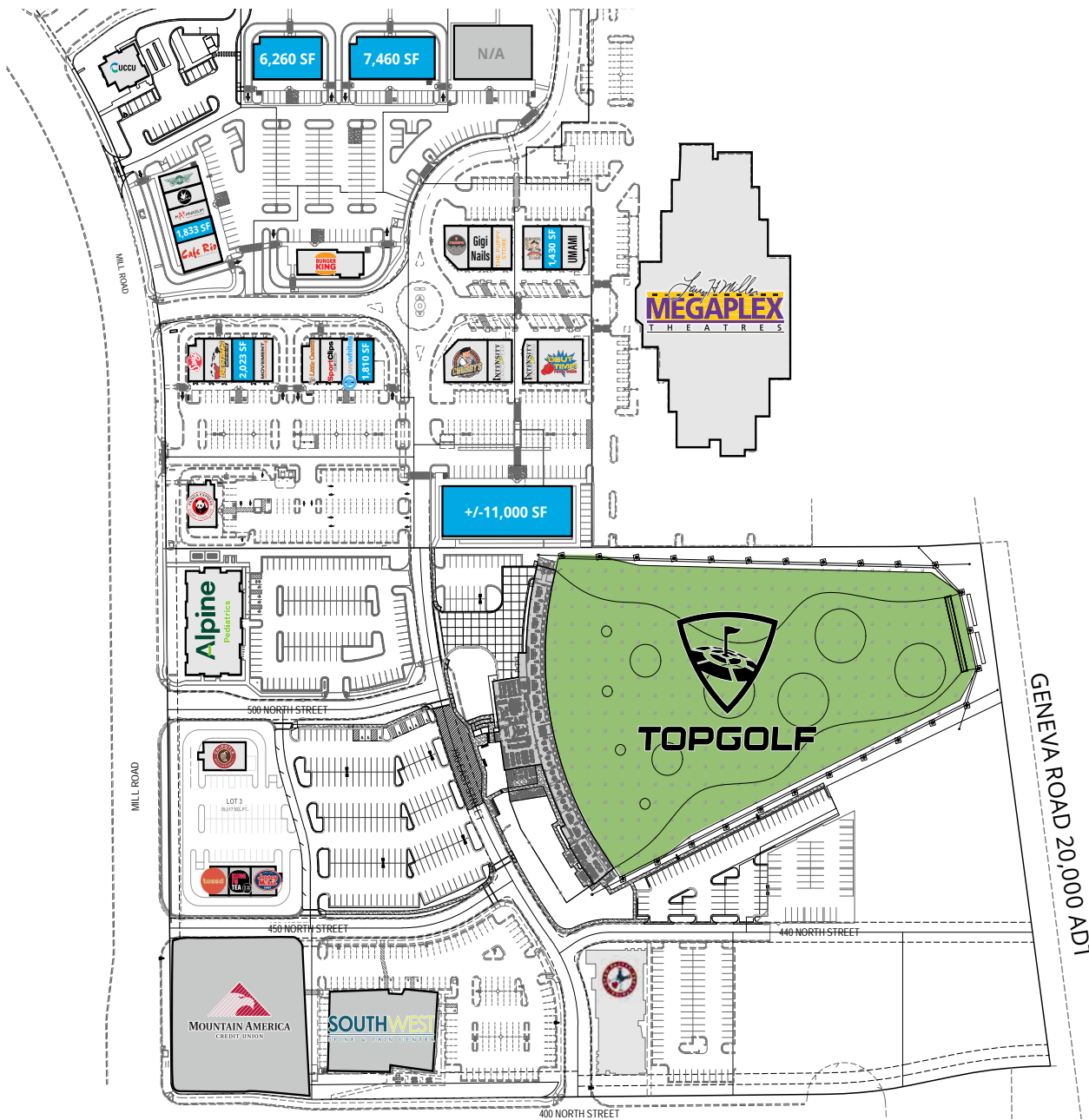




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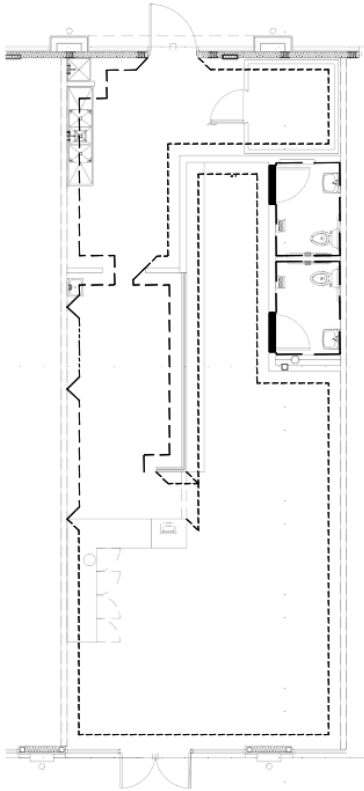
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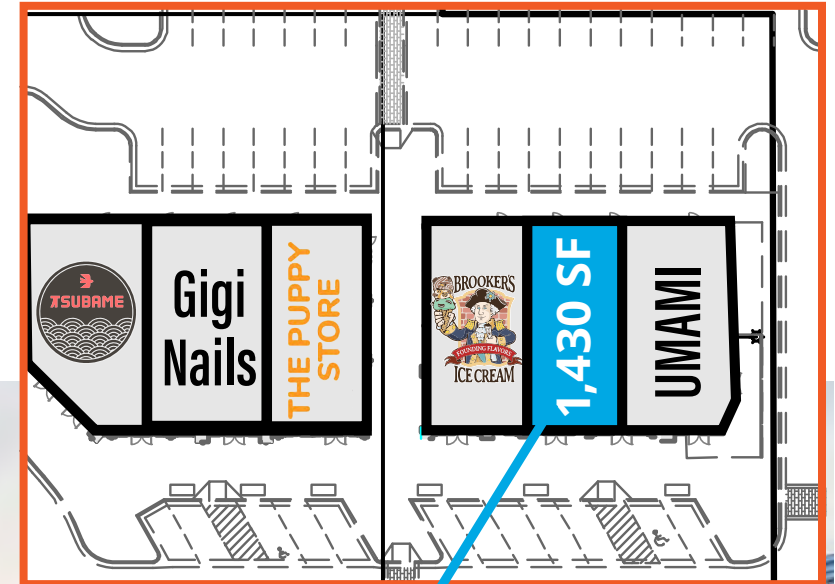
SPACE INFORMATION

- > 1,430 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable

FLOOR PLAN



SITE PLAN



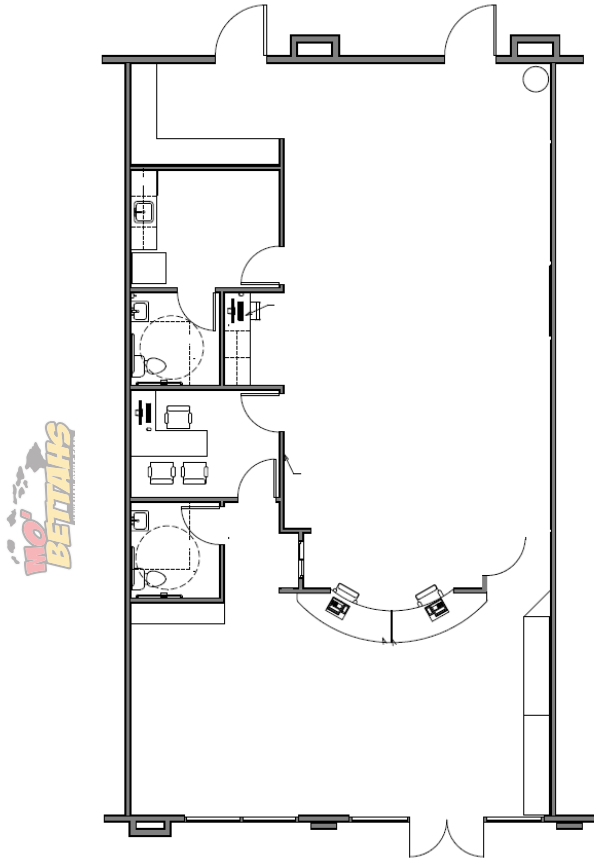
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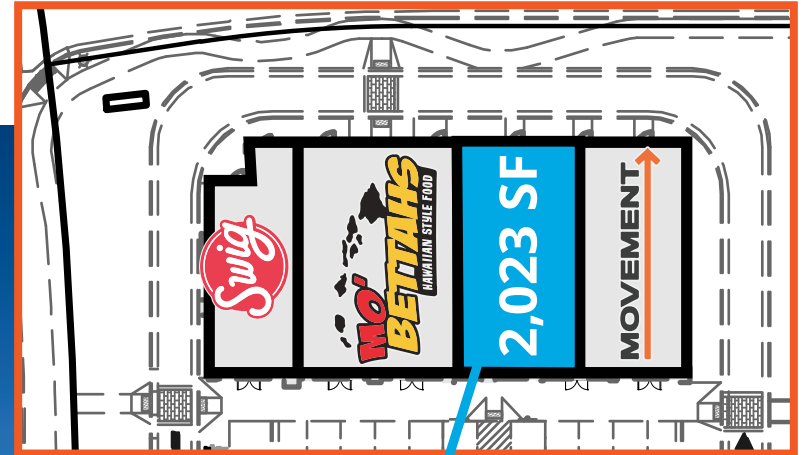
SPACE INFORMATION

- > 2,023 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable

FLOOR PLAN



SITE PLAN



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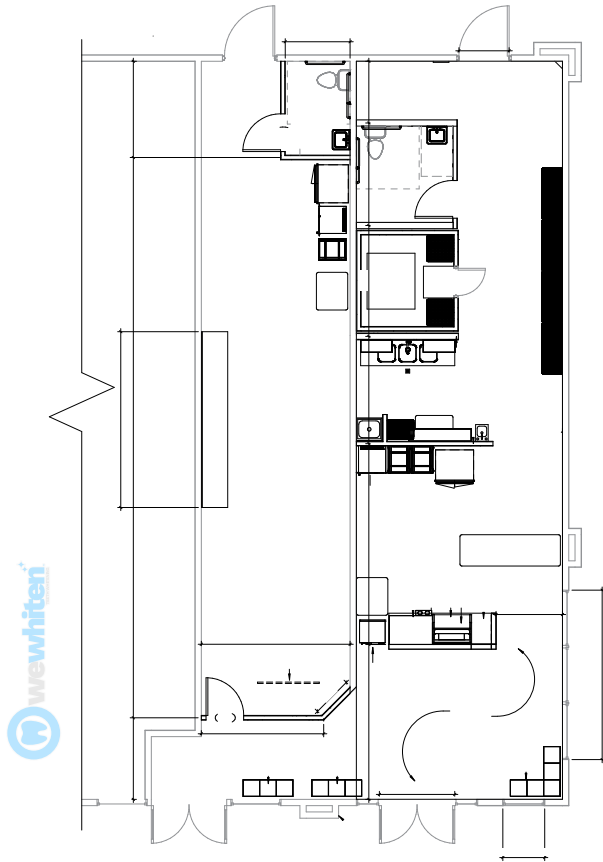
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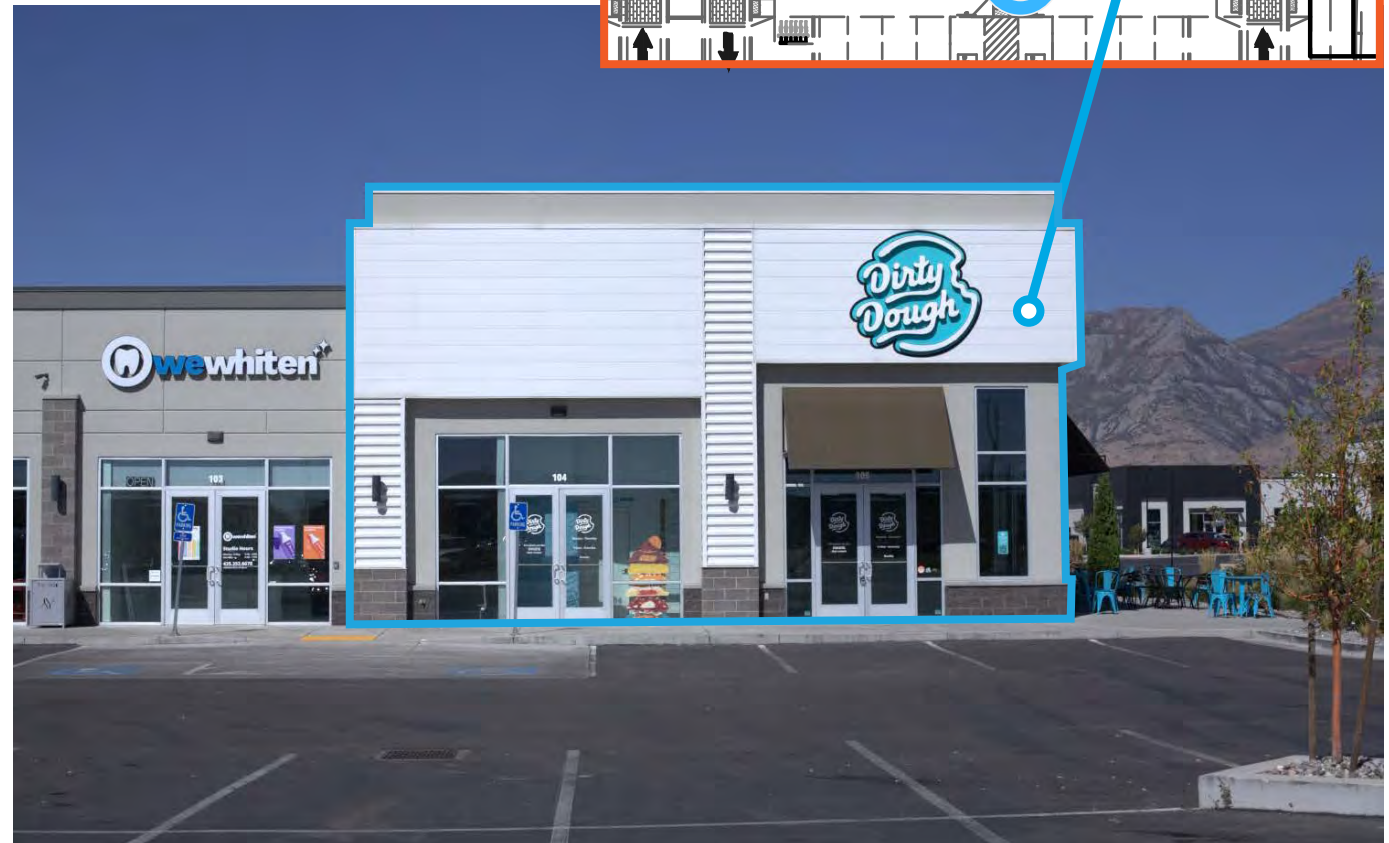
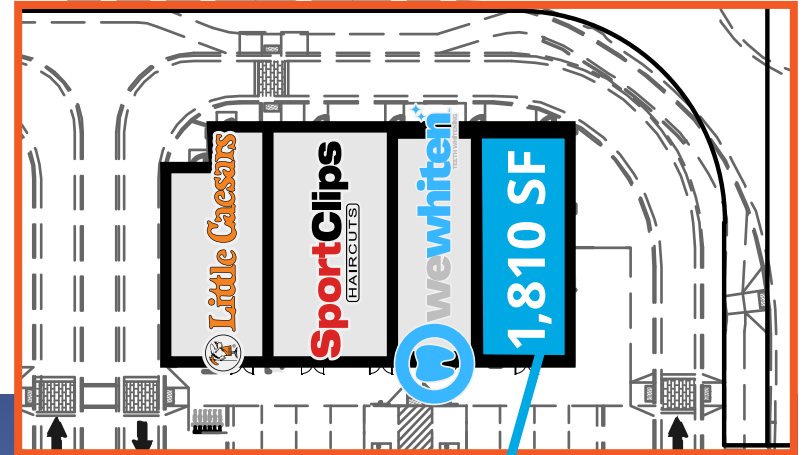
SPACE INFORMATION

- > 1,810 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable

FLOOR PLAN



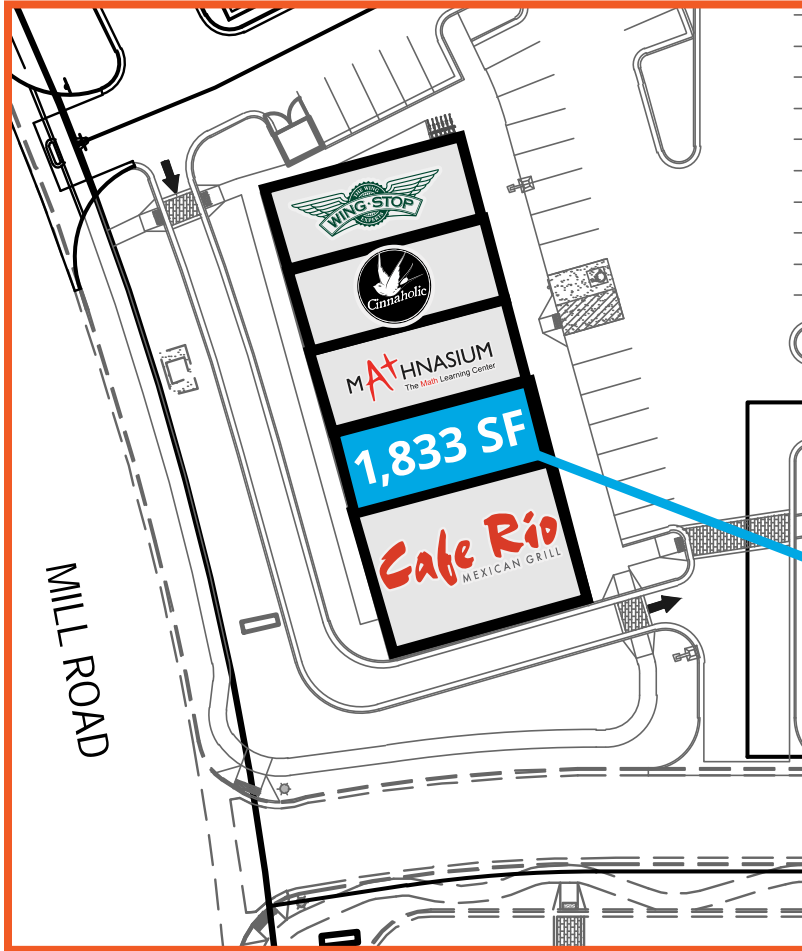
SITE PLAN



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SITE PLAN



SPACE INFORMATION

- > 1,833 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable



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Topgolf has joined
MegaPlex Theaters as a
2nd anchor at the Yard.

2HR
AVERAGE
VISIT
LENGTH

50K
AVERAGE
MONTHLY
VISITS

OPEN
365
DAYS
A YEAR



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NEW BEACH
DEVELOPMENT

Utah City
17 Mil. SF Mixed Use Space

Vineyard Station
Vineyard

THE FORGE
AT GENEVA

Retail/Industrial
130 Acres Available

Holiday

Exit 272
Orem
800 N

MAVERIK WinGo
FOODS

SUBWAY



BANK OF
UTAH



MIXED USE URBAN
SITE

TOPGOLF



McBERRYS



HAWAIIAN STYLE FOOD

MEGAPLEX
THEATRE



CAFE RIO
MEXICAN GRILL



CHUBBY'S



Little Caesars



ICE CREAM



Sport Clips
HAIRCUTS



MOUNTAIN AMERICA
CREDIT UNION



Orem

Exit 271
Orem Center St

Center St



Utah Lake

675
MF Units

2,100 Single
Family Units

1,936
MF Units

123 SF
Units

1,123 Single
Family Units

Future
Overpass

Home Builders Assoc.
of Utah



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