



**Building 2**  
Available Immediately!

#### Property Highlights

**1,367 - 4,491 SF**  
Available

Drive Thru: \$50/SF

End Cap: \$45/SF

Inline: \$40/SF

NNN \$7 PSF

- **Available Immediately**  
**Building 2:** Grey shell delivery
- **Q3 2026 Delivery**  
**Building 6 & 7**
  - Exceptional Current and Projected Residential and Commercial growth
  - Pylon Signage Available
  - Two Smooth Ingress and Egress Access Points into the Development
  - Fastest growing city in the State of Utah

Retail For Lease

# Steele Ridge Plaza

227 - 333 E. Crossroads Blvd.  
Saratoga Springs, Utah 84043

#### Contact

**Brandon Goodman**  
Vice President  
+1 801 828 0349  
brandon.goodman@colliers.com

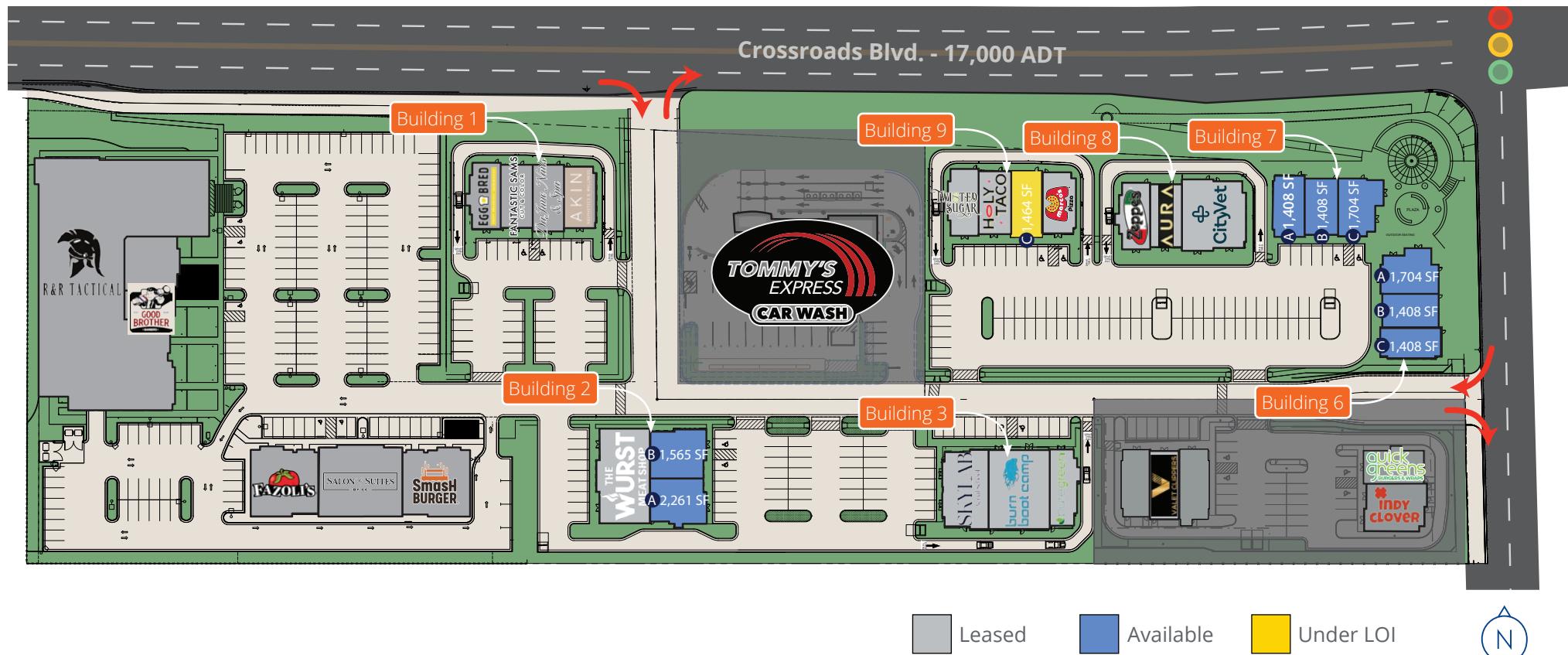
**Alexis Osmond**  
Associate  
+1 801 722 9999  
alexis.osmond@colliers.com

**Nate Monson**  
Vice President  
+1 925 765 7437  
nate.monson@colliers.com

# Steele Ridge Plaza



Site Plan



# Steele Ridge Plaza

May 2025 Construction Updates





## Key Points



78k+

Population in 3-Mile Radius



27.7

Median Age



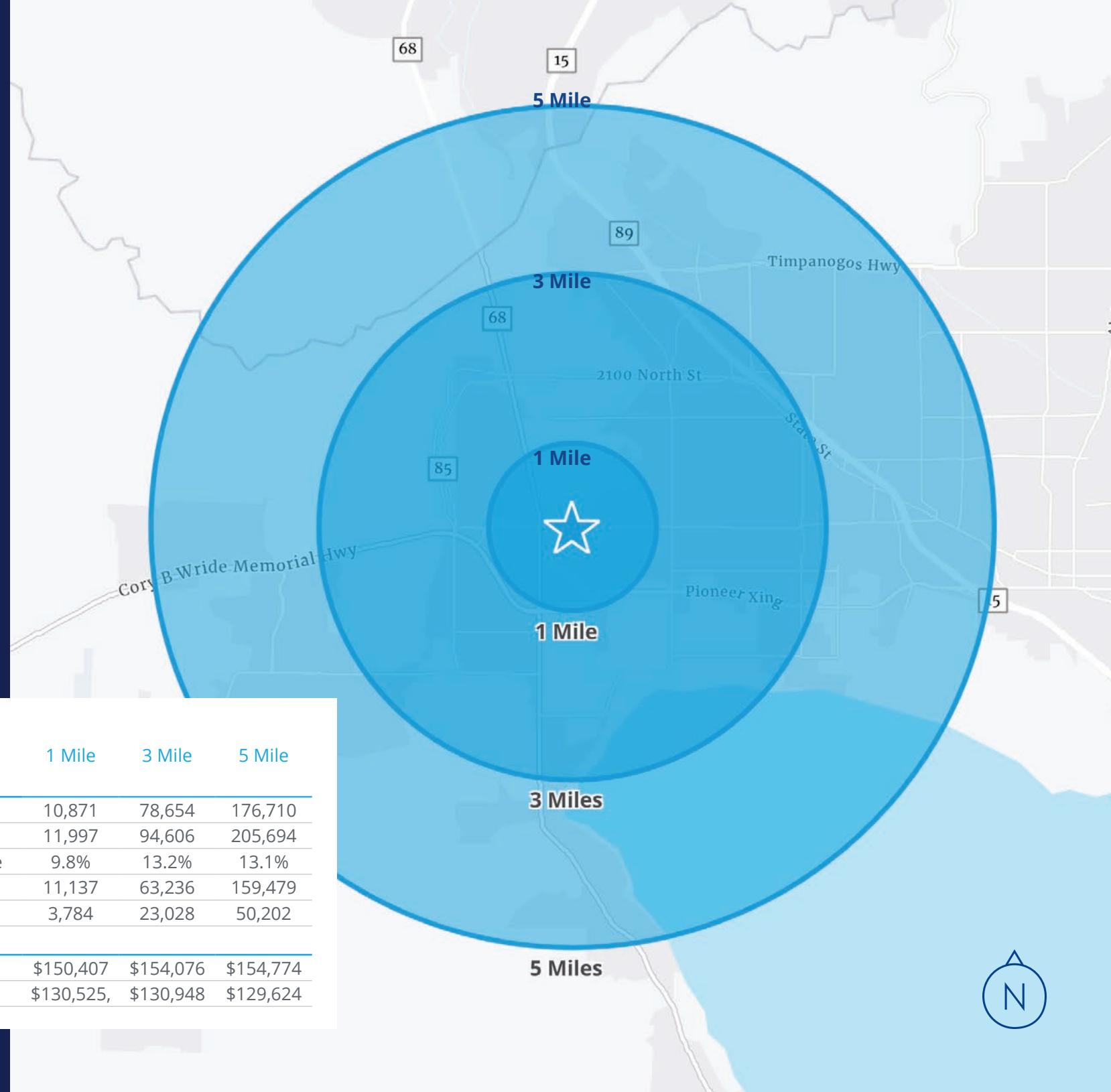
13.2%

Population Growth by 2030



\$131k

Median Household Income



## 2025 Demographics

### Population

	1 Mile	3 Mile	5 Mile
Total Population	10,871	78,654	176,710
2030 Projected	11,997	94,606	205,694
2025-30 Annual Growth Rate	9.8%	13.2%	13.1%
Daytime Pop.	11,137	63,236	159,479
Households	3,784	23,028	50,202

### Income

Average HHI	\$150,407	\$154,076	\$154,774
Median HHI	\$130,525	\$130,948	\$129,624

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Executive Vice President

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Associate

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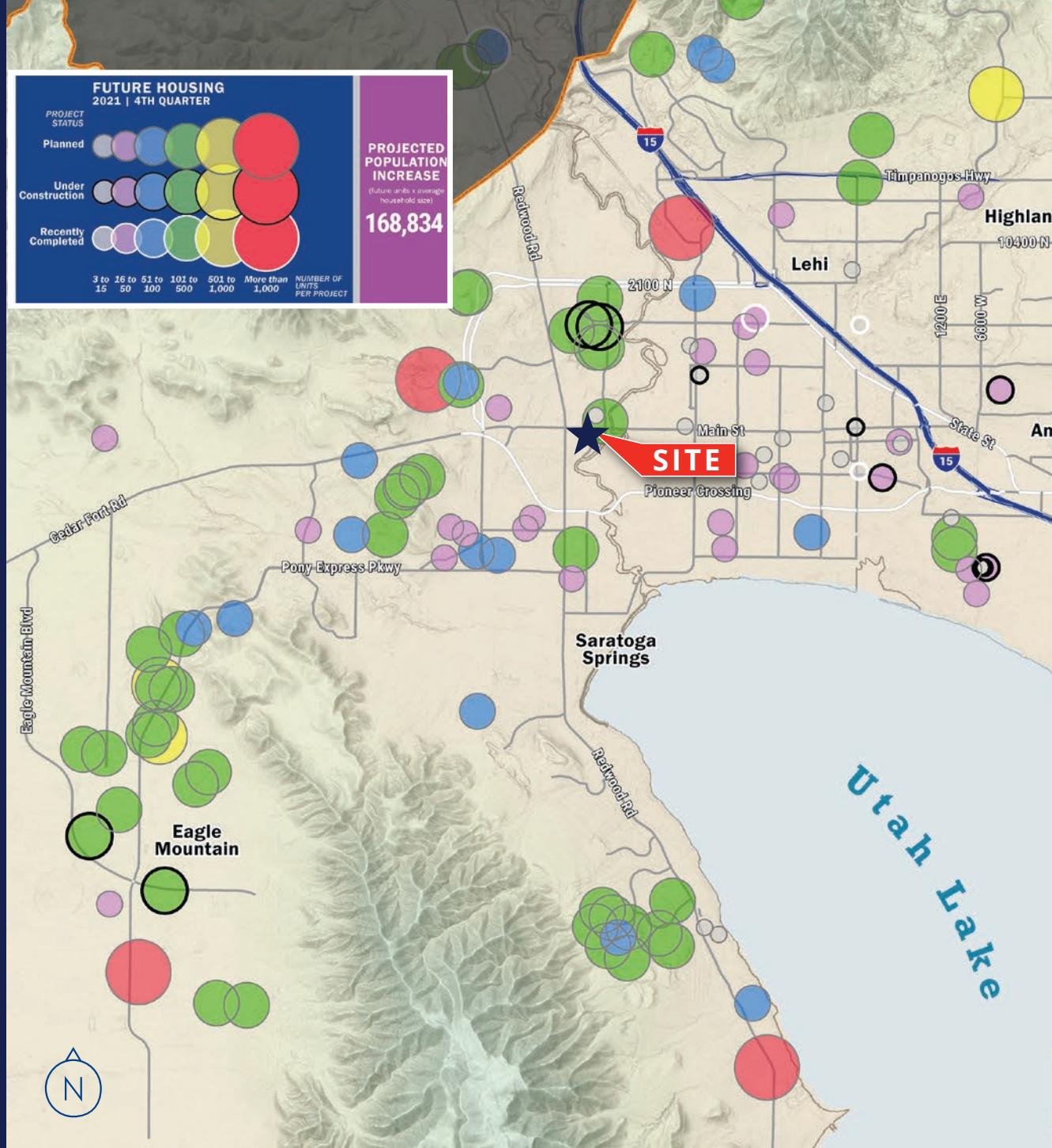
Vice President

+1 925 765 7437

[nate.monson@colliers.com](mailto:nate.monson@colliers.com)

### **Colliers**

2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
[colliers.com](http://colliers.com)



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