

ALTUS VINEYARD DEVELOPMENT

307 N Geneva Rd, Vineyard, UT 84059



Property Description

Construction has STARTED on this new Office Building in one of Utah's fastest growing areas! Enjoy great traffic counts on Geneva Road, kick back and relax at Top Golf, or jump on I-15 for easy access to anywhere else in the valley. Entire Floor available!

Property Highlights

- Great Traffic Counts!
- Awesome area amenities
- High Growth Area
- New Construction (TI buildout as soon as June 2025)
- Don't miss this one!
- Suite 101 - 4,000 RSF
- Suite 200- 3,000 - 9,000 RSF

Offering Summary

Lease Rate:	\$29.50 NNN
Available SF:	3,000 - 13,000
Lot Size:	1.1 Acres
Building Size:	18,000 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,869	27,033	55,674
Total Population	11,955	84,415	172,326
Average HH Income	\$77,741	\$78,617	\$84,648

ANDY EVANS

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OFFICE BUILDING FOR LEASE

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Google

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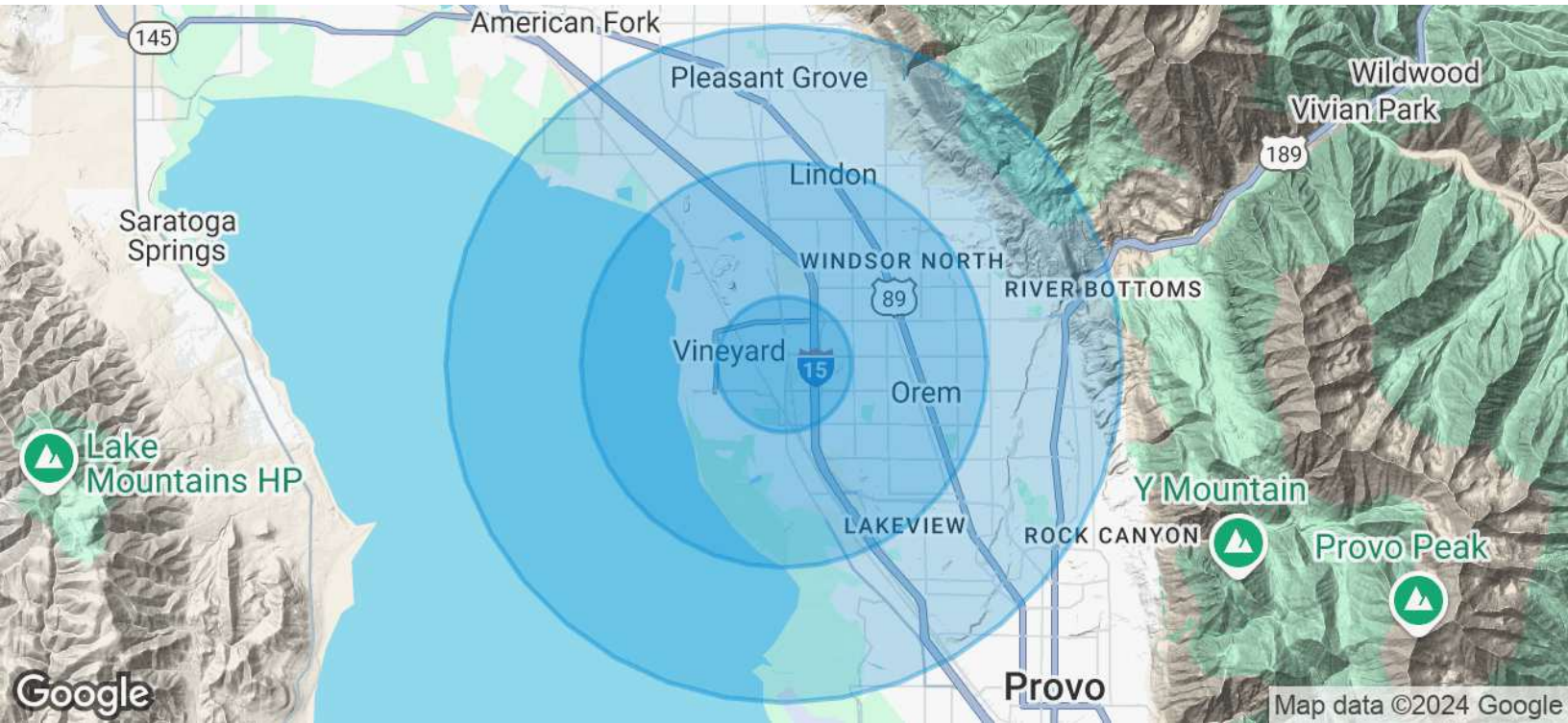
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,955	84,415	172,326
Average Age	24.6	27.0	28.3
Average Age (Male)	24.1	26.1	27.3
Average Age (Female)	24.9	28.4	29.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,869	27,033	55,674
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$77,741	\$78,617	\$84,648
Average House Value	\$294,936	\$286,214	\$301,229

2020 American Community Survey (ACS)

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