



HIGHLAND MAINS

NEWMARK
MOUNTAIN WEST

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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

HIGHLAND MAINS

- Situated on the East Bench of Highland
- Located in the High Income Area of Highland & Alpine in Utah County
- 70% Dining & Restaurant / 30% Shops & Services
- Inspired by and designed by the team that planned the One Paseo project in Del Mar, CA
- Delivering Spaces in Q3 2025



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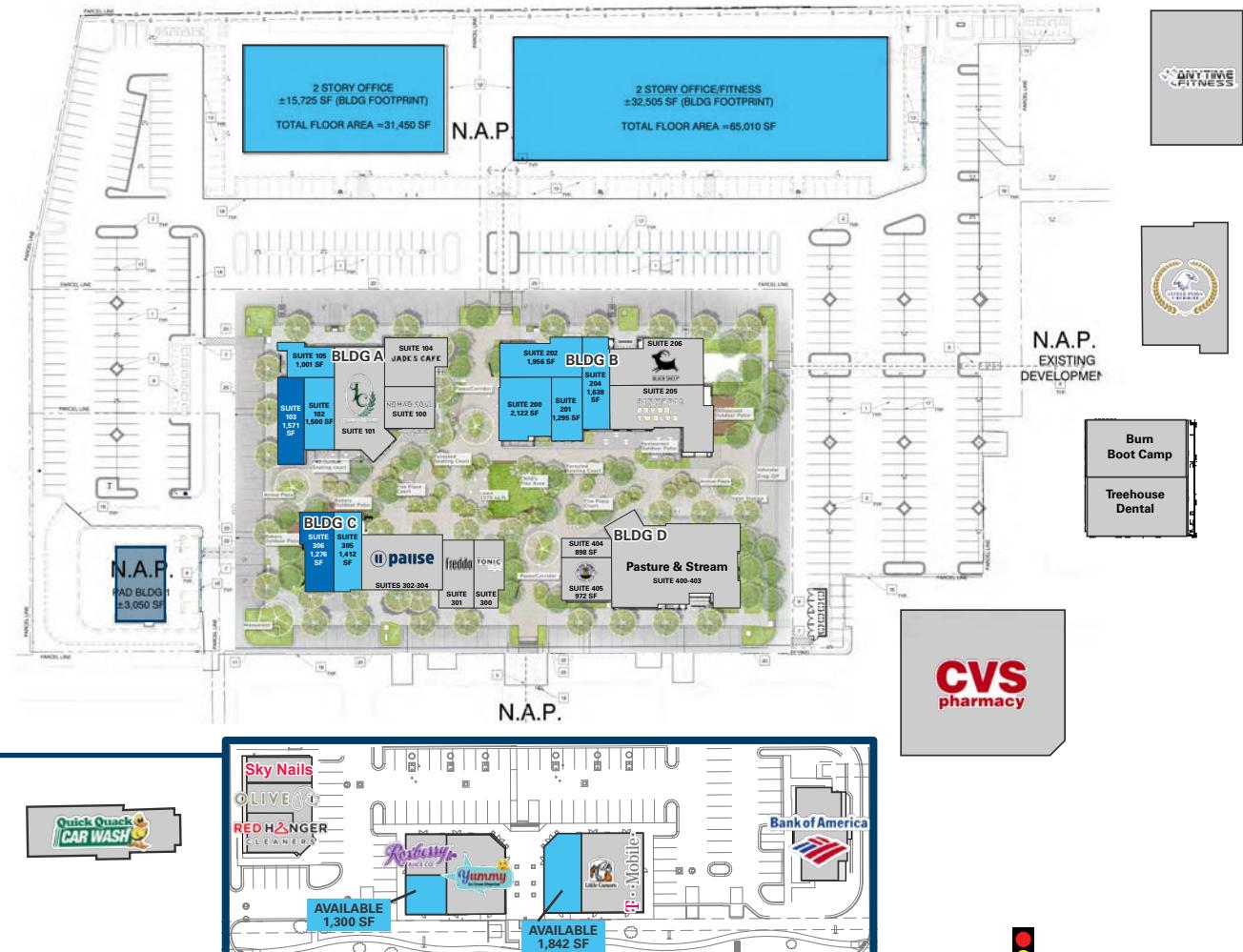
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HIGHLAND MAINS

- SIGNED LOI
- LEASED
- AVAILABLE
- BTS, GROUND LEASE, FOR SALE

TENANT	SIZE	
F-101	T-Mobile	1,373 SF
F-102	Little Caesars	1,624 SF
F-103	AVAILABLE	1,842 SF
G-101	Yummy Ice Cream Emporium	2,500 SF
G-102	Roxberry	1,000 SF
G-103	AVAILABLE	1,300 SF
H-101	Red Hanger	1,900 SF
H-102	Olive Dog Salons	864 SF
H-103	Sky Nails	1,176 SF



Alpine Highway - 13,886 cars/day

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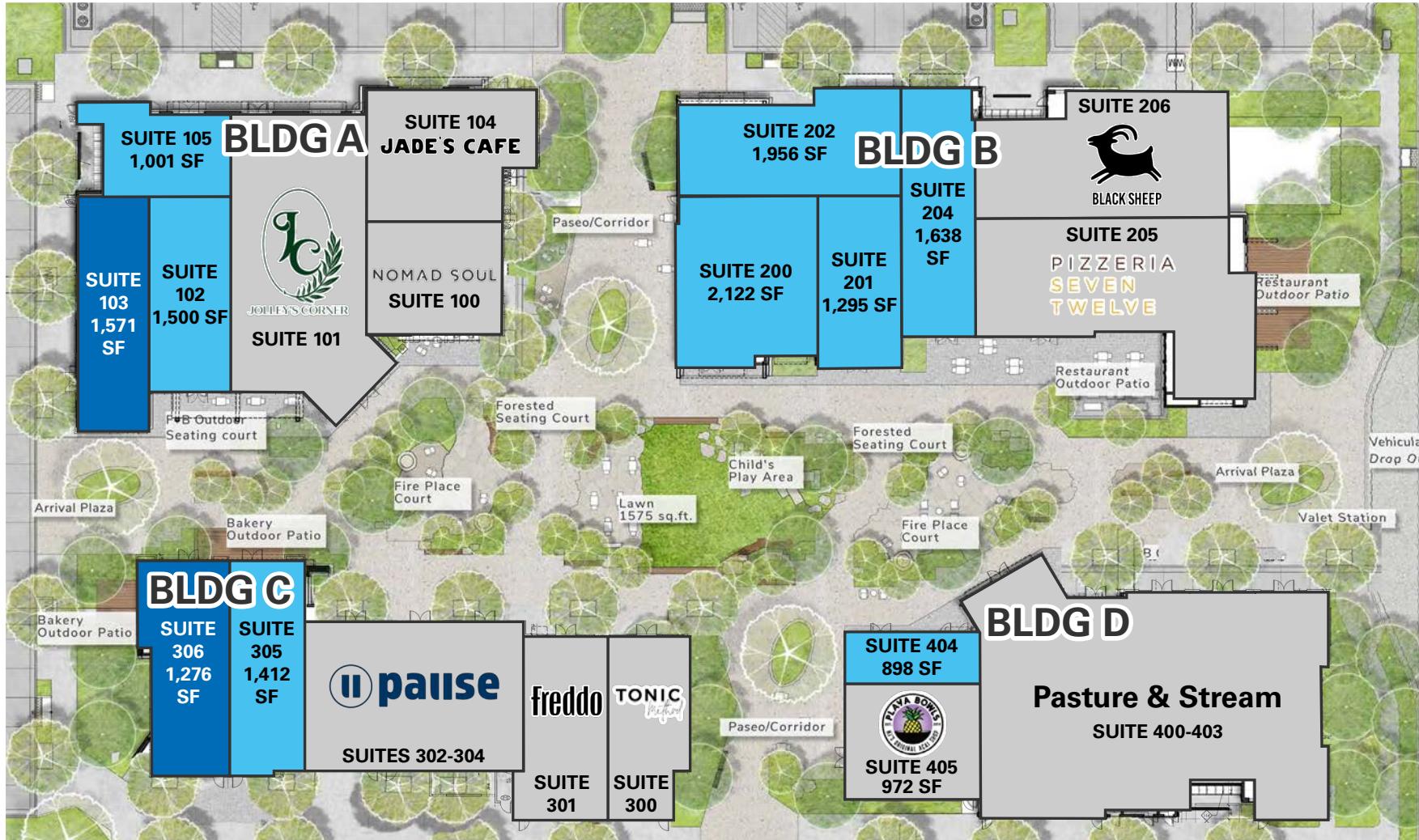
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- SIGNED LOI
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- AVAILABLE



Timpanogos Highway (11000 North) - 21,897 cars/day

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CONSTRUCTION PROGRESS



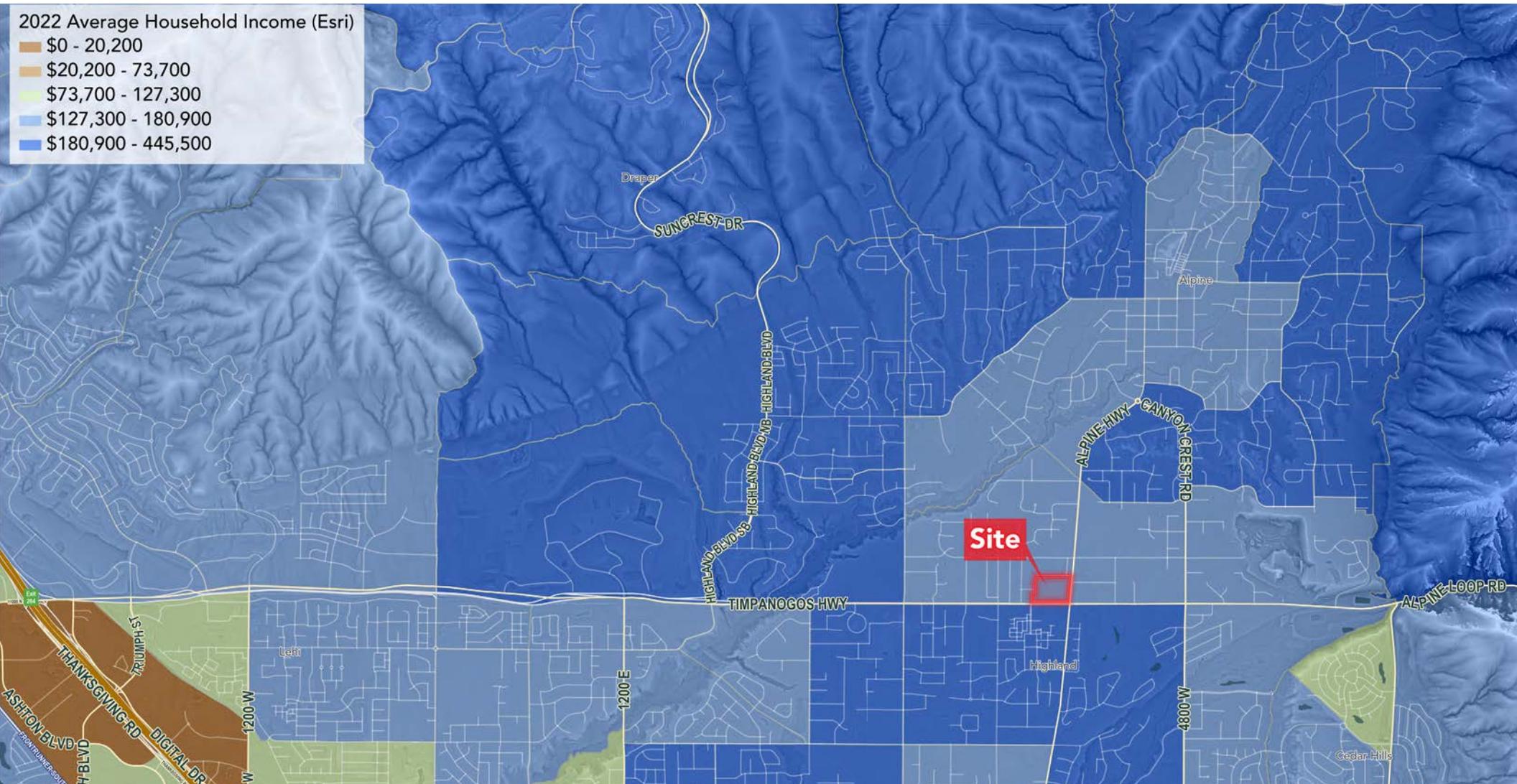
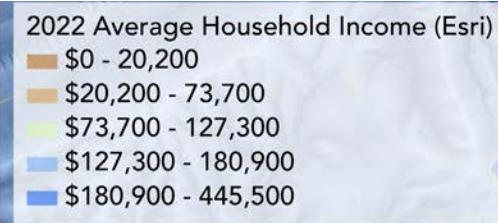
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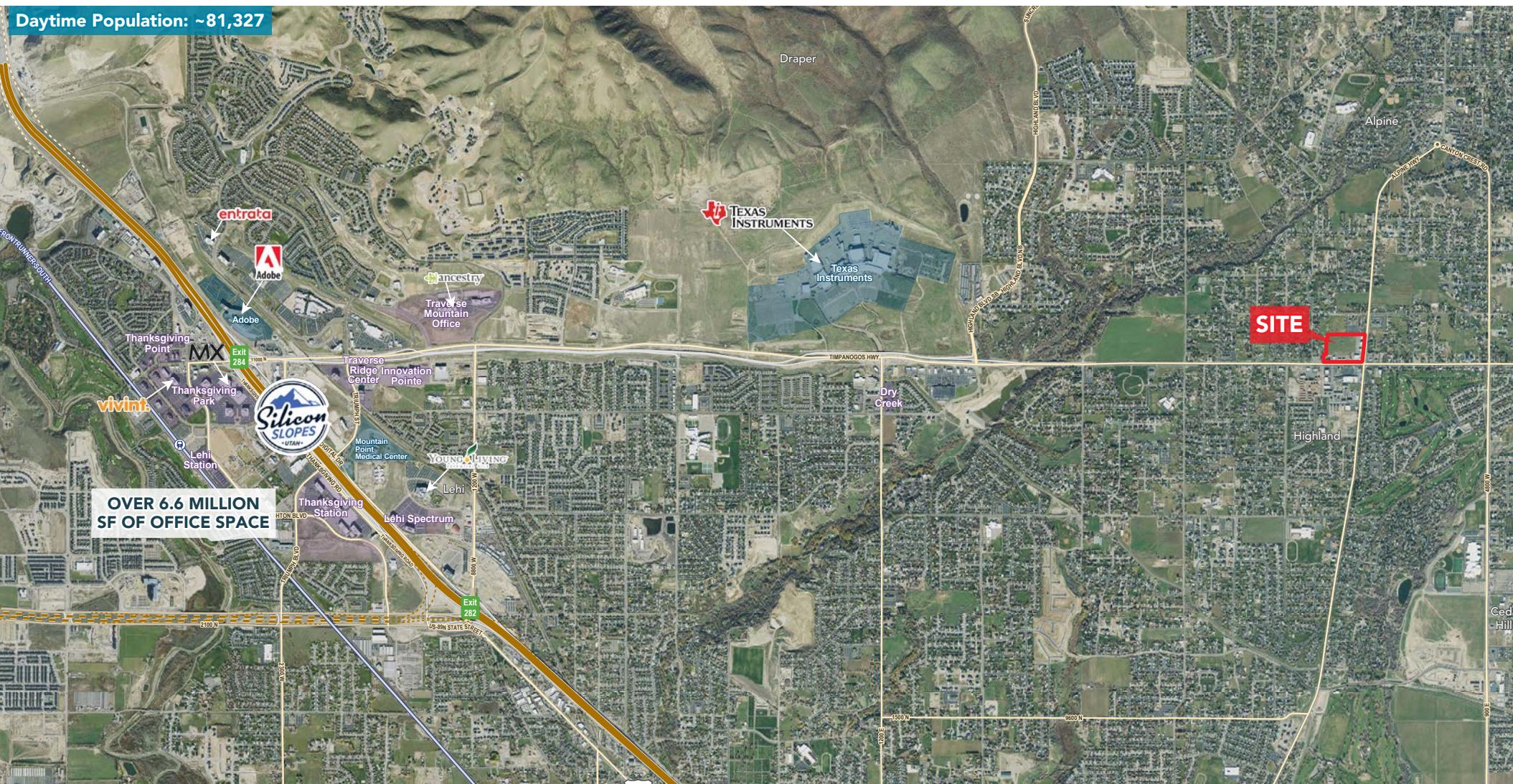
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HIGHLAND MAINS

Daytime Population: ~81,327



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HIGHLAND MAINS

POPULATION

1 MILE 6,678 2025 EST. POPULATION	3 MILES 57,910 2025 EST. POPULATION	5 MILES 148,344 2025 EST. POPULATION
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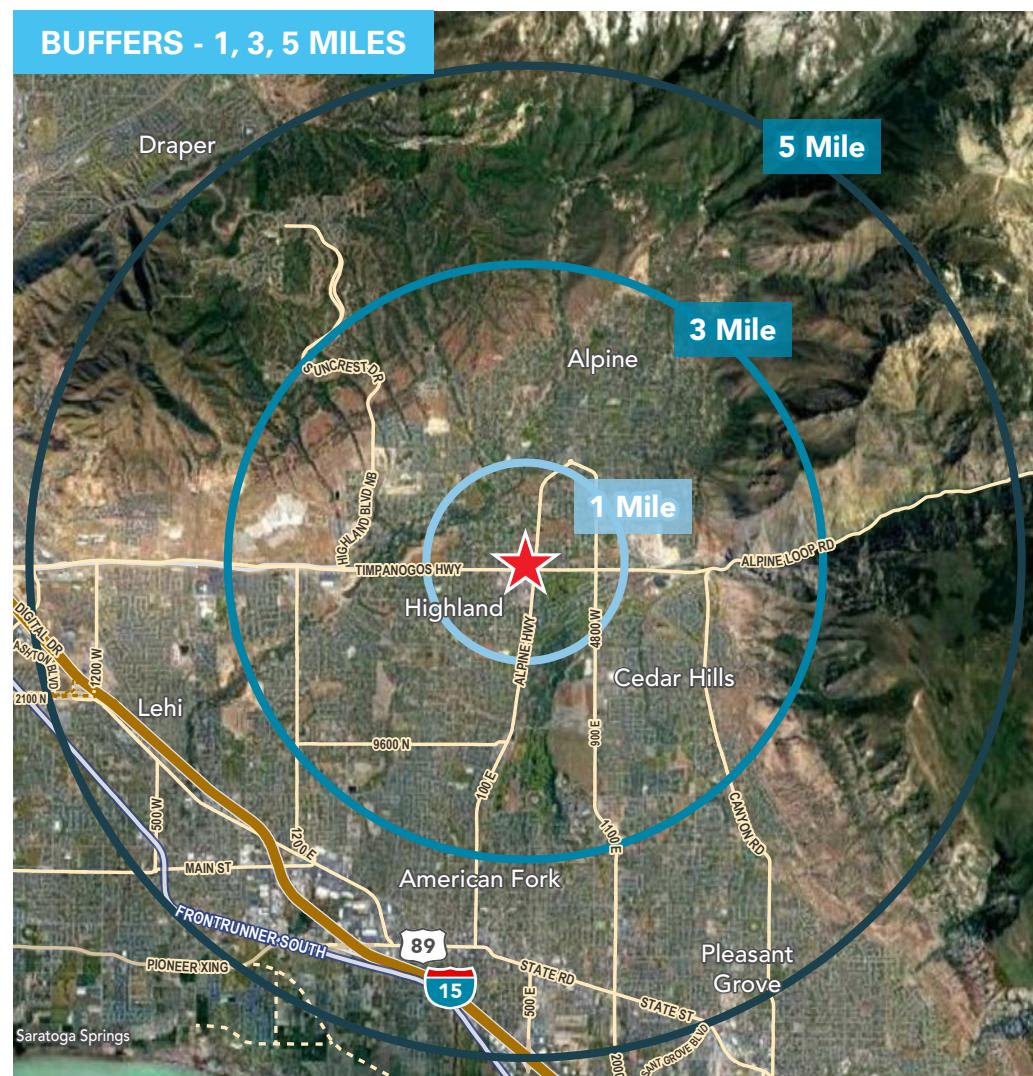
1 MILE 7,112 2030 EST. POPULATION	3 MILES 59,011 2030 EST. POPULATION	5 MILES 160,771 2030 EST. POPULATION
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HOUSEHOLDS & AVERAGE INCOME

1 MILE 1,747 2025 EST. HOUSEHOLDS	3 MILES 14,681 2025 EST. HOUSEHOLDS	5 MILES 42,720 2025 EST. HOUSEHOLDS
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1 MILE \$217,268 2025 EST. INCOME	3 MILES \$211,141 2025 EST. INCOME	5 MILES \$170,898 2025 EST. INCOME
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BUFFERS - 1, 3, 5 MILES



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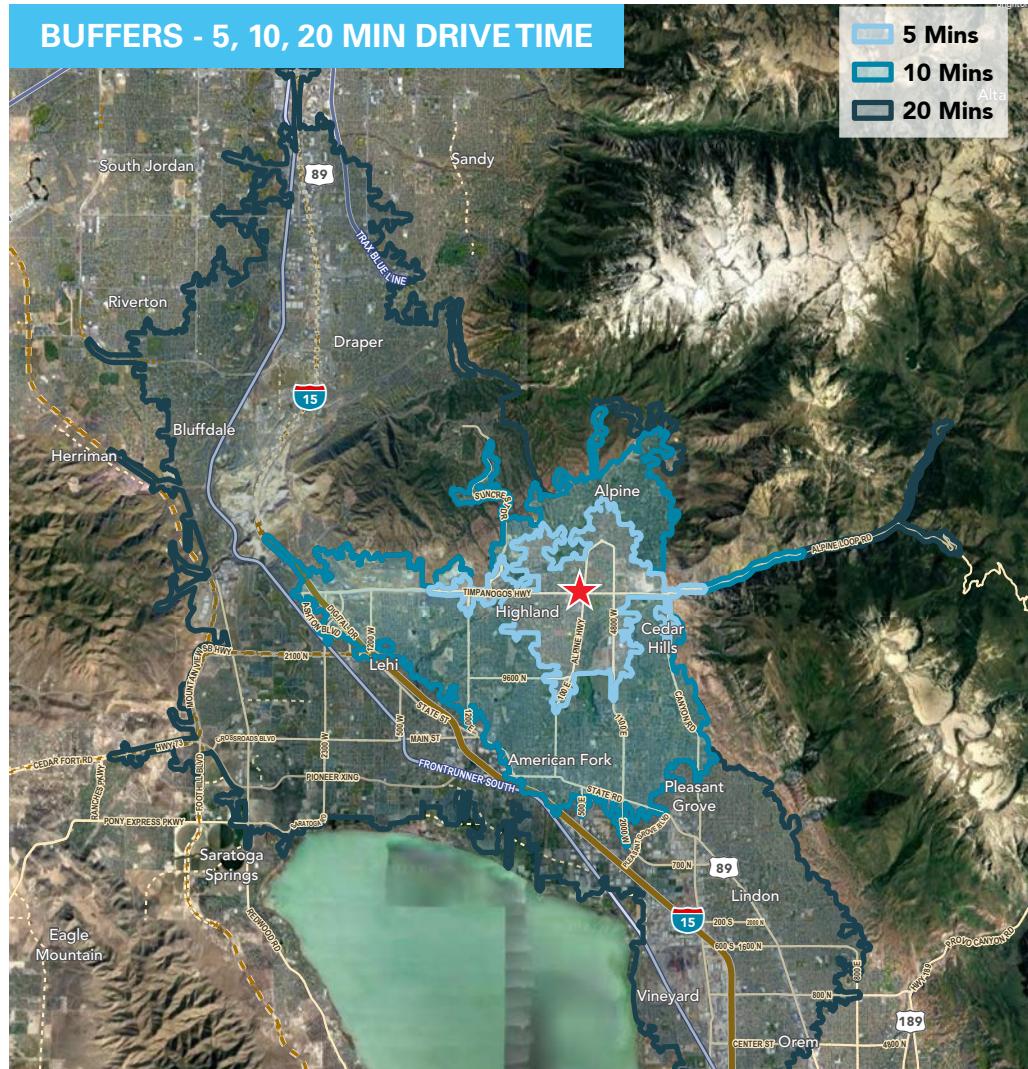
POPULATION

5 MINUTES	10 MINUTES	20 MINUTES
25,448	90,316	256,619
2025 EST. POPULATION	2025 EST. POPULATION	2025 EST. POPULATION
5 MINUTES	10 MINUTES	20 MINUTES
26,298	93,889	282,155
2030 EST. POPULATION	2030 EST. POPULATION	2030 EST. POPULATION

HOUSEHOLDS & AVERAGE INCOME

5 MINUTES	10 MINUTES	20 MINUTES
6,387	24,263	74,303
2025 EST. HOUSEHOLDS	2025 EST. HOUSEHOLDS	2025 EST. HOUSEHOLDS
5 MINUTES	10 MINUTES	20 MINUTES
\$221,647	\$190,901	\$160,066
2025 EST. INCOME	2025 EST. INCOME	2025 EST. INCOME

BUFFERS - 5, 10, 20 MIN DRIVE TIME



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