



HIGHLAND MAINS



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**FULL SERVICE
COMMERCIAL REAL ESTATE**
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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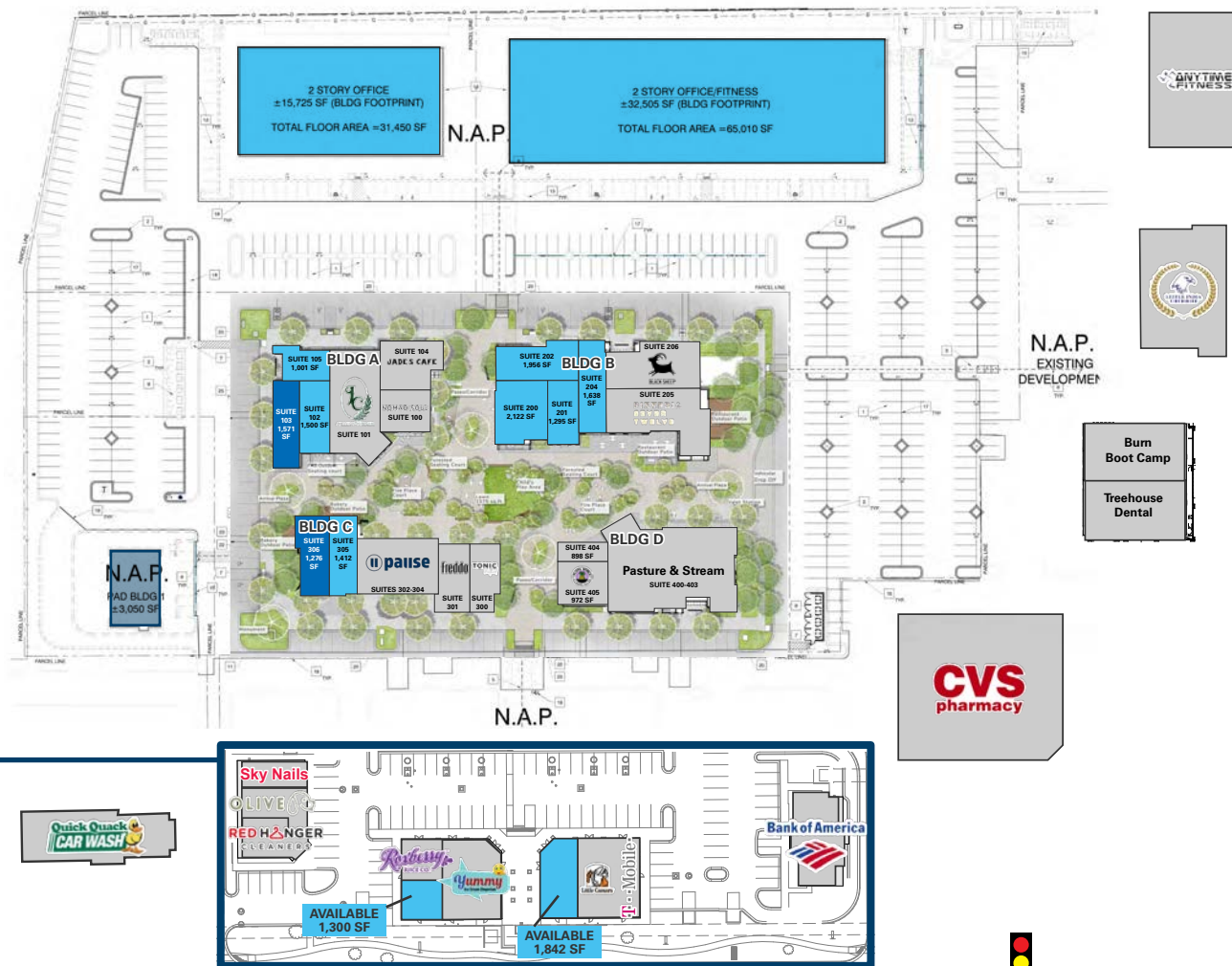
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HIGHLAND MAINS

- 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



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

Alpine Highway - 13,886 cars/day



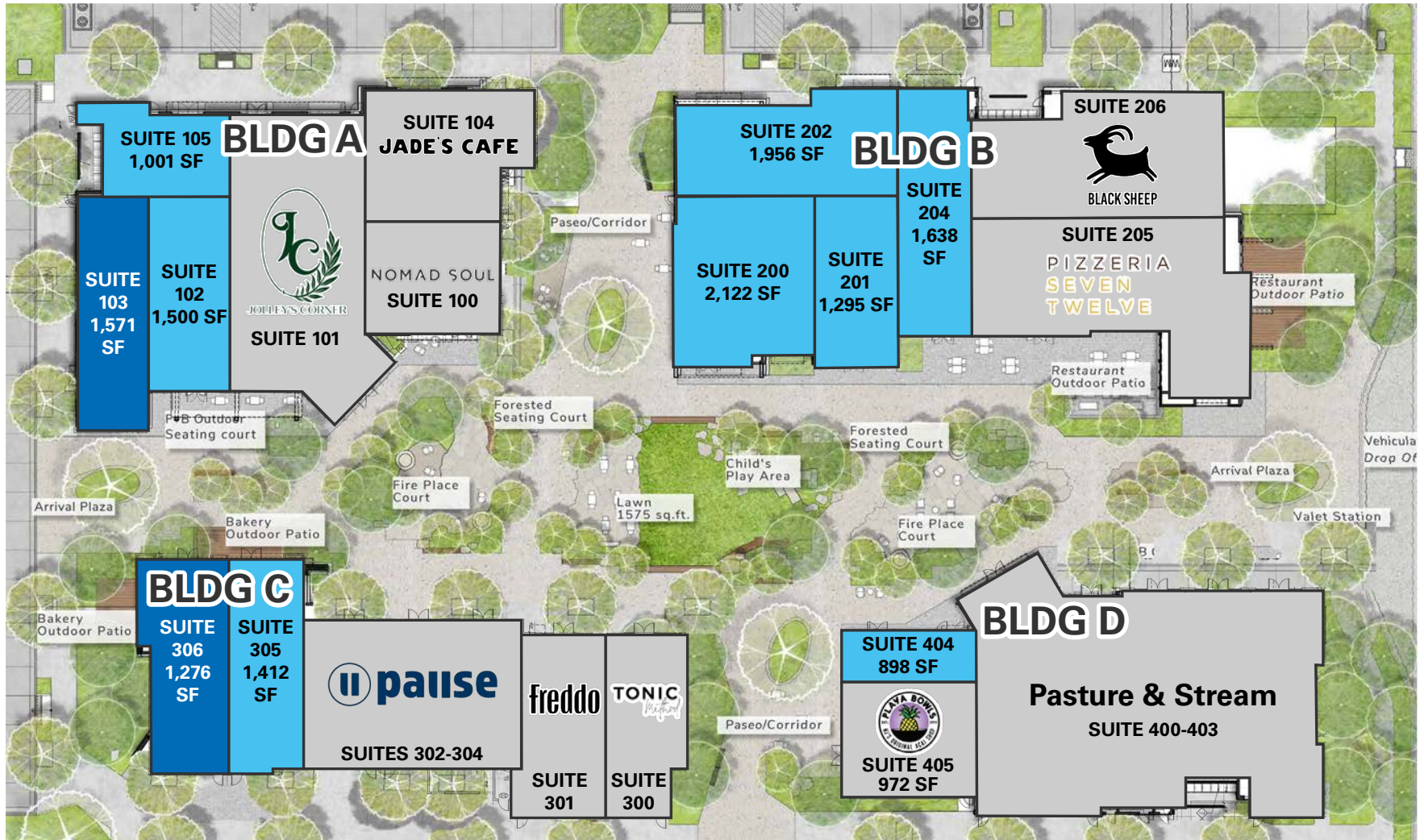
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CONSTRUCTION PROGRESS

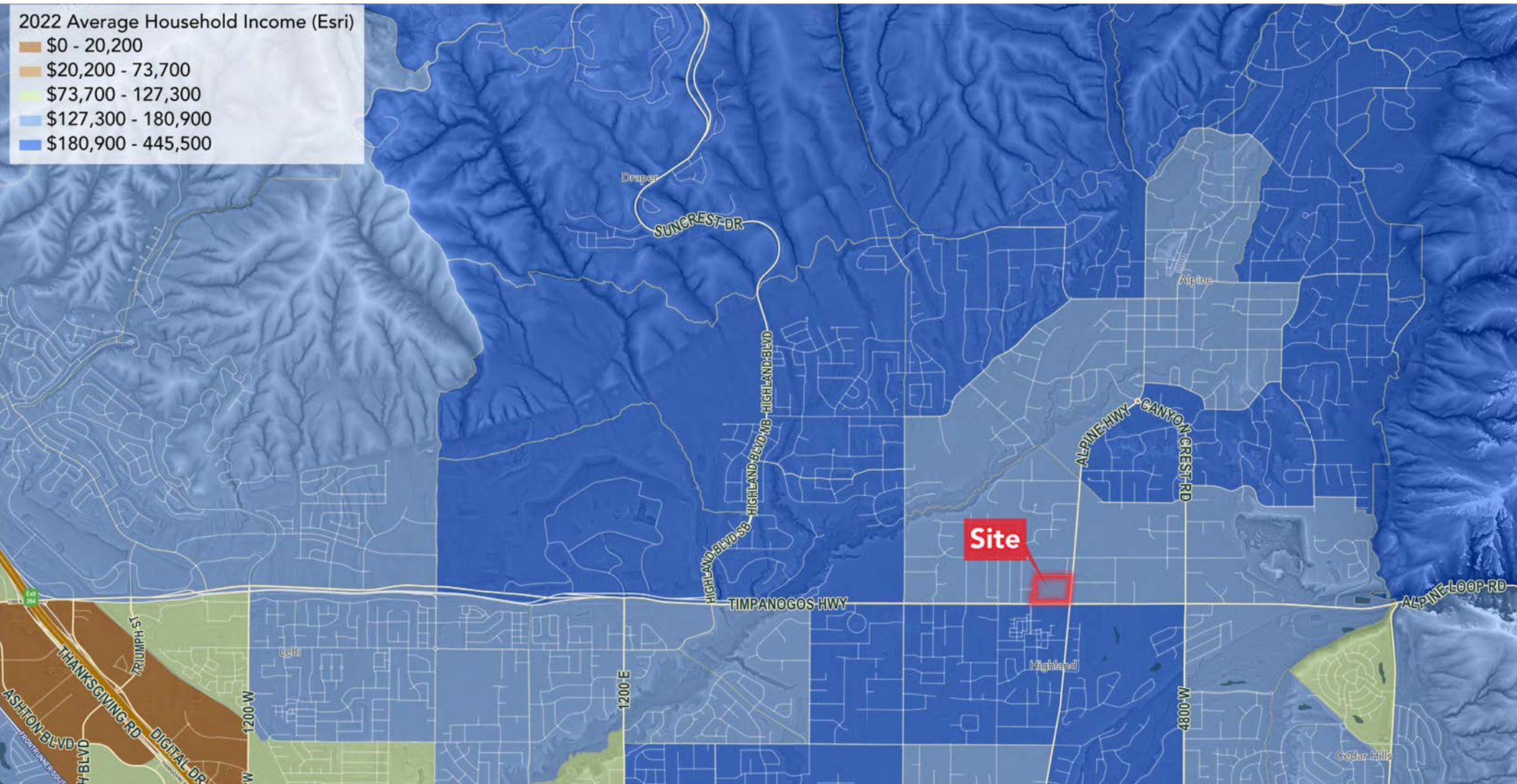


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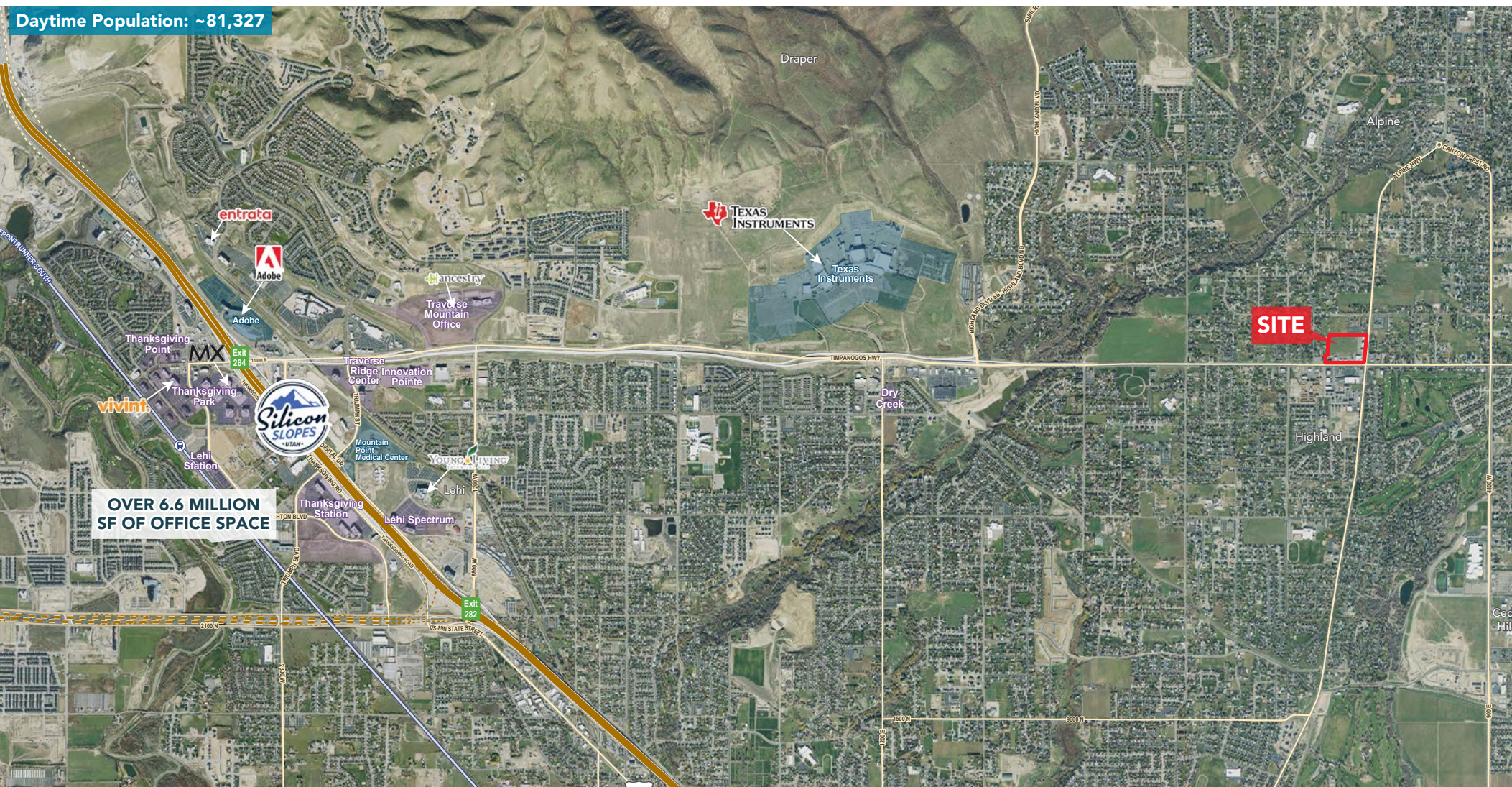
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HIGHLAND MAINS

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

1 MILE
7,112
2030 EST.
POPULATION

3 MILES
59,011
2030 EST.
POPULATION

5 MILES
160,771
2030 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME

1 MILE
1,747
2025 EST.
HOUSEHOLDS

3 MILES
14,681
2025 EST.
HOUSEHOLDS

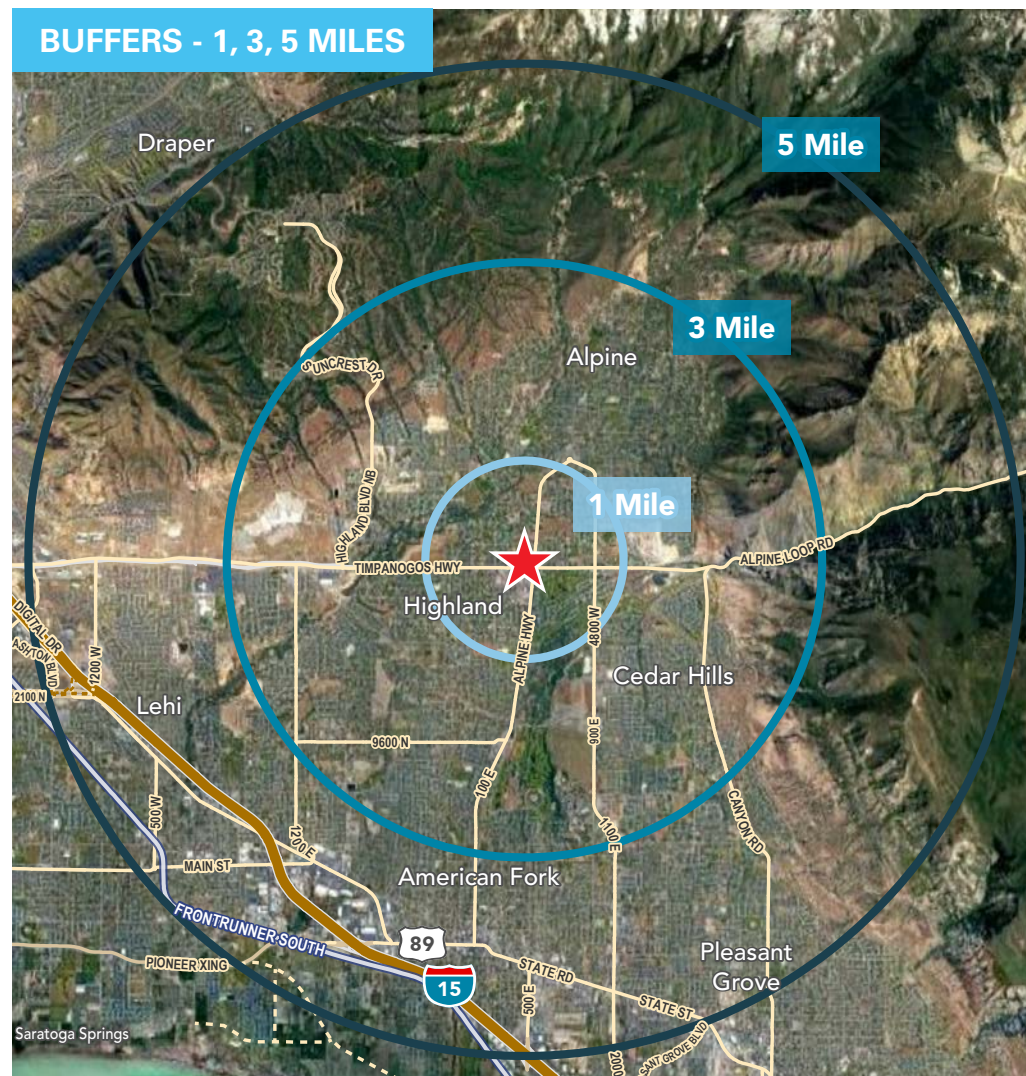
5 MILES
42,720
2025 EST.
HOUSEHOLDS

1 MILE
\$217,268
2025 EST.
INCOME

3 MILES
\$211,141
2025 EST.
INCOME

5 MILES
\$170,898
2025 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



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HIGHLAND MAINS

POPULATION

5 MINUTES
25,448
2025 EST.
POPULATION

10 MINUTES
90,316
2025 EST.
POPULATION

20 MINUTES
256,619
2025 EST.
POPULATION

5 MINUTES
26,298
2030 EST.
POPULATION

10 MINUTES
93,889
2030 EST.
POPULATION

20 MINUTES
282,155
2030 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME

5 MINUTES
6,387
2025 EST.
HOUSEHOLDS

10 MINUTES
24,263
2025 EST.
HOUSEHOLDS

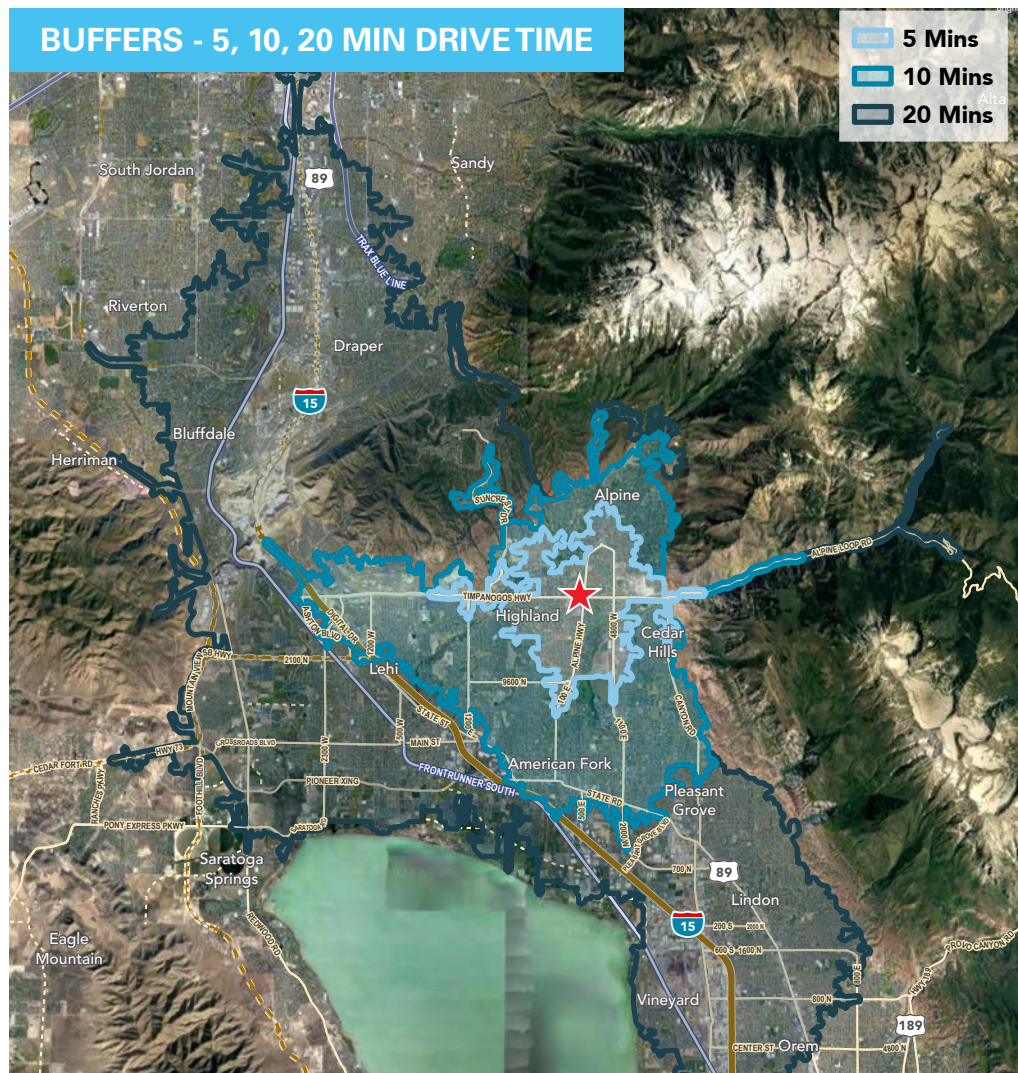
20 MINUTES
74,303
2025 EST.
HOUSEHOLDS

5 MINUTES
\$221,647
2025 EST.
INCOME

10 MINUTES
\$190,901
2025 EST.
INCOME

20 MINUTES
\$160,066
2025 EST.
INCOME

BUFFERS - 5, 10, 20 MIN DRIVE TIME



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