

# SANTA CLARA MIXED-USE

For Sale, Lease & Build To Suit

Pioneer Pkwy & Red Mountain Dr

Santa Clara, UT 84765



**SPARTAN**  
PARTNERS CRE

**PATRICK GRADY**

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✉️ patrick@spartancre.com



## PROPERTY DETAILS

- ◆ +/- 14.25 Acre Mixed-Use Development
- ◆ Shadow Anchored By Harmons
- ◆ Retail, Restaurants, Hospitality & Office
- ◆ Direct Access to Black Desert Resort
- ◆ Call Agent For Price

## 2024 DEMOGRAPHICS

| RADIUS            | 1 Mile          | 3 Miles         | 5 Miles         |
|-------------------|-----------------|-----------------|-----------------|
| <b>POPULATION</b> | <b>6,158</b>    | <b>30,375</b>   | <b>52,637</b>   |
| <b>HOUSEHOLD</b>  | <b>2,225</b>    | <b>11,511</b>   | <b>20,114</b>   |
| <b>HH INCOME</b>  | <b>\$74,456</b> | <b>\$78,320</b> | <b>\$74,700</b> |
| <hr/>             |                 |                 |                 |
| <b>DRIVE TIME</b> | <b>5 Min</b>    | <b>10 Min</b>   | <b>15 Min</b>   |
| <b>POPULATION</b> | <b>16,5308</b>  | <b>30,999</b>   | <b>55,477</b>   |
| <b>HOUSEHOLD</b>  | <b>6,131</b>    | <b>14,708</b>   | <b>21,130</b>   |
| <b>HH INCOME</b>  | <b>\$78,824</b> | <b>\$76,250</b> | <b>\$71,672</b> |

## COMMERCIAL REAL ESTATE

- 📍 6925 S Union Park Center  
Suite 480,  
Cottonwood Heights, UT
- 🌐 [www.spartancre.com](http://www.spartancre.com)

**1: SITE**

±14.25 Acres  
±7 Acres Commercial  
±7 Acres Residential  
77 Units

**2 : Proposed Residential**

23 Acres  
133 Units

**3 : Desert Edge**

120 Single Family Townhomes  
120 Apartments

**4 : Proposed**

Intermountain  
Healthcare Clinic ( IHC )



**5 : Solace**

128 Single Family  
56 Townhouses

**solace**

**6 : Black Desert Resort**

630 Acres  
19 Hole Signature Course  
800 Keys + Luxury Residential



400 E

400 E

3

5

6

2

4

Arcadia Resort  
78 Luxury Resort  
Vacation Rentals

Ocotillo Springs  
Resort  
76 Units  
Resort Style  
Community

Paradise Village at Zion  
114 Luxury Home  
Rental Community

HARMONS  
MO'BEETARS  
HAWAIIAN STYLE FOOD  
Raspberry  
JUICE CO.  
Cafe Rio  
CAPRIOTTI'S  
Beans & Brews

MOUNTAIN  
AMERICA  
CREDIT UNION

JOHNSY  
MILK  
SUNBUT

O'Reilly  
AUTO PARTS

DOLLAR TREE

ACE  
Hardware

Pioneer Pkwy

Pioneer Pkwy



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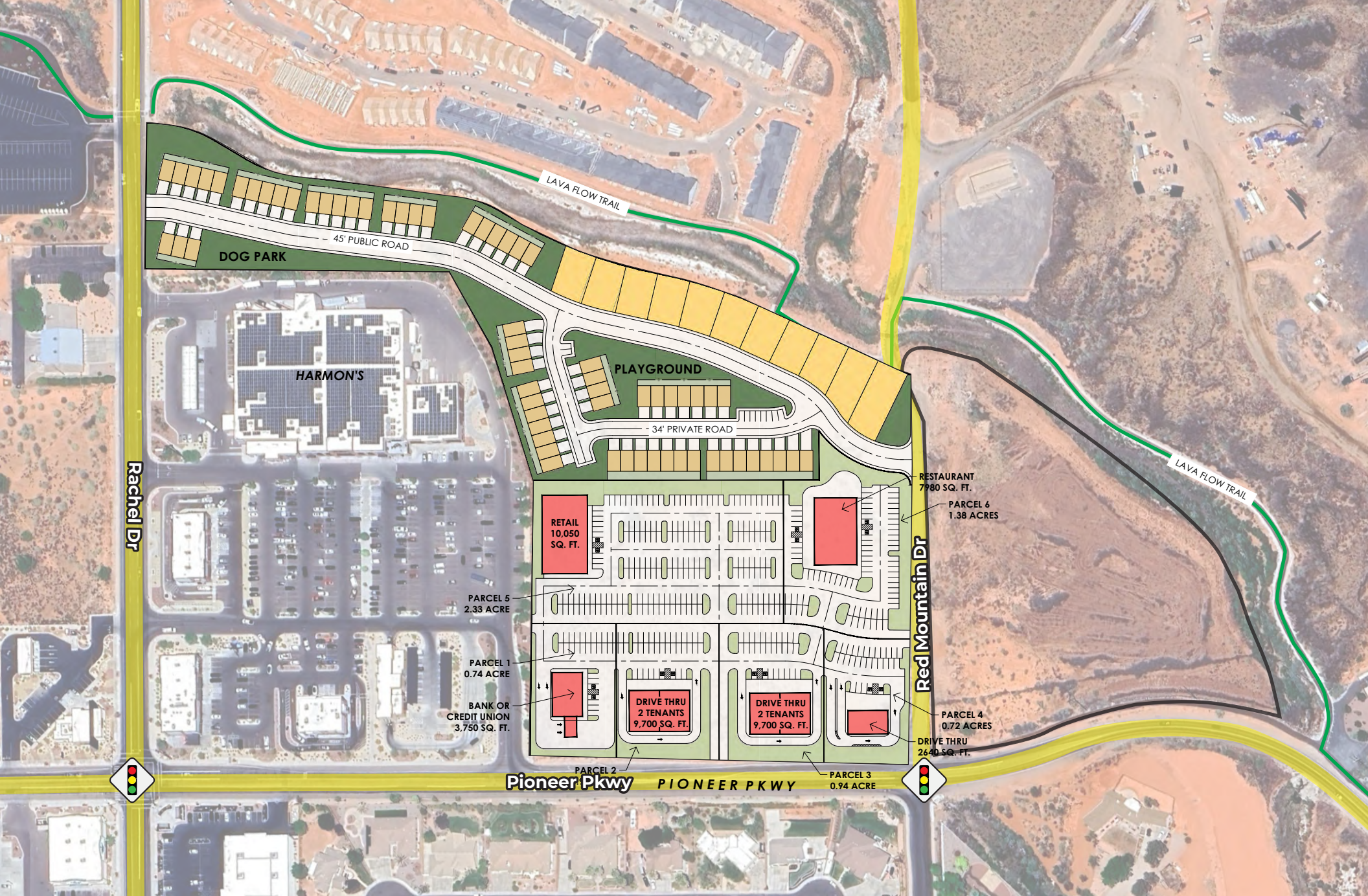
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**Arcadia, Paradise Village & Ocotillo Springs Resorts**  
268 Luxury Vacation Rentals

**Black Desert Resort**  
630 Acres  
19 Hole Signature Course  
800 Keys + Luxury Residential  
**BLACK DESERT RESORT**

**Entrada At Snow Canyon**  
850 Acres | 1,600 Units  
Private Golf Course Community

**HARMONS**  
NEIGHBORHOOD GROCERIES

**SITE**

**Snow Canyon State Park**  
Approx. 1,000,000 visitors

Red Cliffs Mall  
**Dillard's** AL'S  
**BARNES & NOBLE** VASA FITNESS  
BlvdHome  
lululemon  
**BEST BUY**  
**THE HOME DEPOT**  
Albertsons  
**COSTCO WHOLESALE** **Walmart**

**Walmart**

**WASHINGTON CITY**

**ST. GEORGE**

**DICK'S**  
SPORTING GOODS

**Smith's**

**Smith's ACE**  
Hardware

**LONG VALLEY**  
600 Acres | 2,300 Units

**UTAH TECH**  
UNIVERSITY  
13,100 Students

**LOWE'S**  
**TARGET**

**SunRiver Communities**  
**Smith's**  
**Hampton Inn & Suites**  
by HILTON

**COSTCO WHOLESALE**  
PROPOSED

**BIGSHOT'S**  
GOLF

**DESERT COLOR**  
**Desert Color Community**  
3,350 Acres Master Planned  
Community 12,000 Units  
180 Acres Commercial



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