

SANTA CLARA MIXED-USE

For Sale, Lease & Build To Suit

Pioneer Pkwy, Red Mountain Dr

Santa Clara, UT 84765

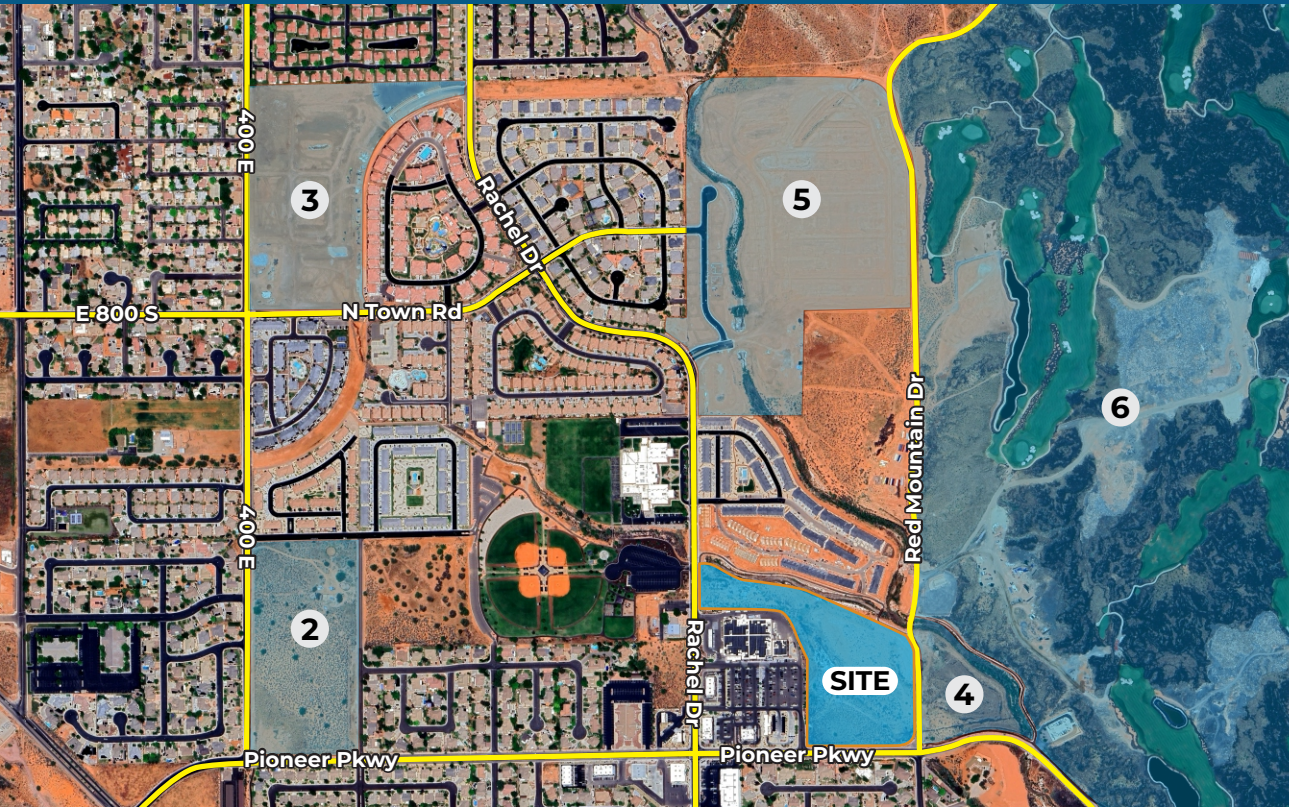


SPARTAN
PARTNERS CRE

PATRICK GRADY

📞 801.389.8879

✉️ 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
POPULATION	6,158	30,375	52,637
HOUSEHOLD	2,225	11,511	20,114
HH INCOME	\$74,456	\$78,320	\$74,700
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DRIVE TIME	5 Min	10 Min	15 Min
POPULATION	16,5308	30,999	55,477
HOUSEHOLD	6,131	14,708	21,130
HH INCOME	\$78,824	\$76,250	\$71,672

COMMERCIAL REAL ESTATE

- 📍 6925 S Union Park Center
Suite 480,
Cottonwood Heights, UT
- 🌐 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
NEIGHBORHOOD GROCER

MO'BEETARS
HAWAIIAN STYLE FOOD

Raspberry
JUICE CO.

Cafe Rio
FRESH MEXICAN

Capriotti's
ITALIAN SUBS

Beans & Brews



Pioneer Pkwy

Pioneer Pkwy

Rachel Dr

Rachel Dr

Red Mountain Dr



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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
BlvdHome
lululemon
BEST BUY
THE HOME DEPOT
Albertsons
COSTCO WHOLESALE Walmart

Walmart

WASHINGTON CITY

ST. GEORGE

Smith's

DICK'S
SPORTING GOODS

Smith's ACE
Hardware

LONG VALLEY
600 Acres | 2,300 Units

UT
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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