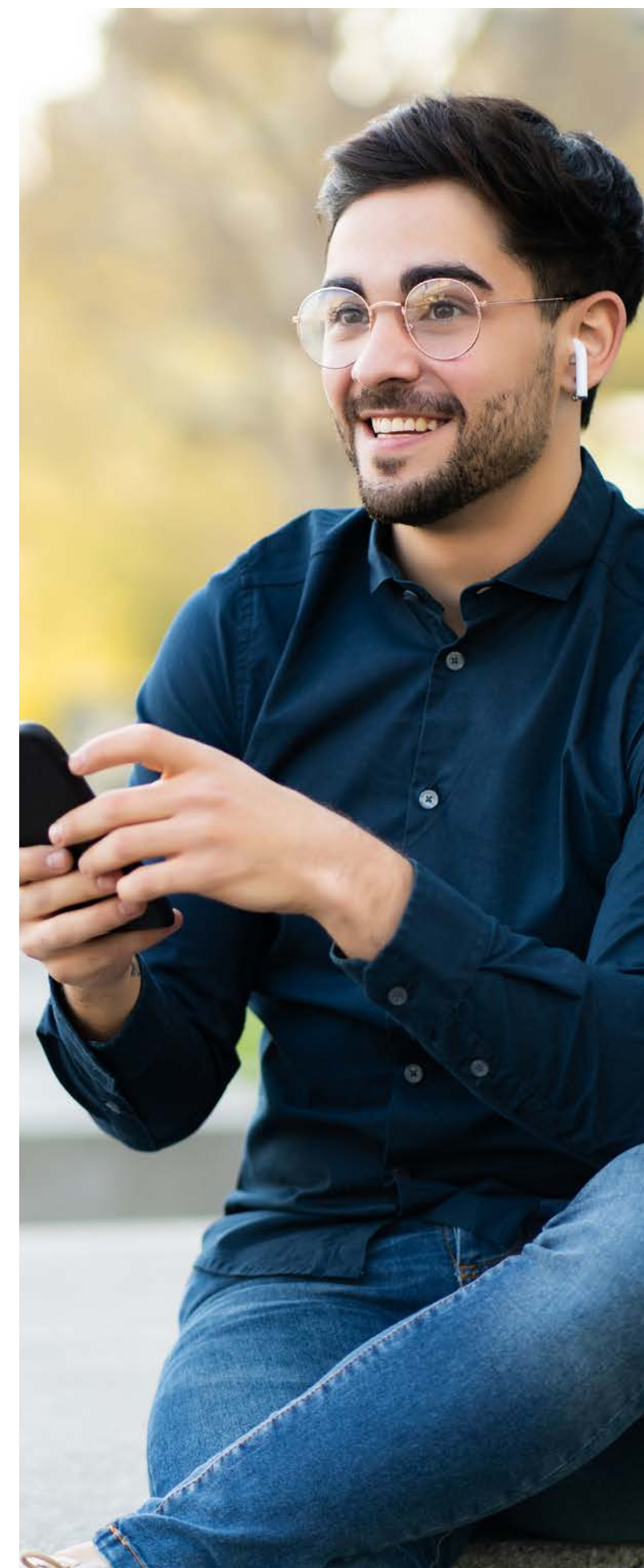




DOWNTOWN DAYBREAK

SOUTH JORDAN

MOUNTAIN VIEW CORRIDOR & LAKE AVENUE | SOUTH JORDAN, UT • OFFICE LEASING OPPORTUNITIES



Downtown Daybreak OPPORTUNITY

IT'S ALL HAPPENING NOW

- ✓ 16k SF Class A Office Ready April 2025
- ✓ Corporate Build to Suit
- ✓ 200+ Acres of true Live, Work & Play Opportunities
- ✓ 4.8M SF Mixed-Use Entitlements for Development
- ✓ New Retail & Dining Concepts
- ✓ Convenient Structured / Covered Parking Spaces
- ✓ TRAX Light Rail Connected
- ✓ Immediate Access to Mountain View Corridor
- ✓ 50+ Miles of Trails
- ✓ Curated Public Amenities with Performance Venue, Play Area, Ice Rink & Gathering Spaces

The Big Picture



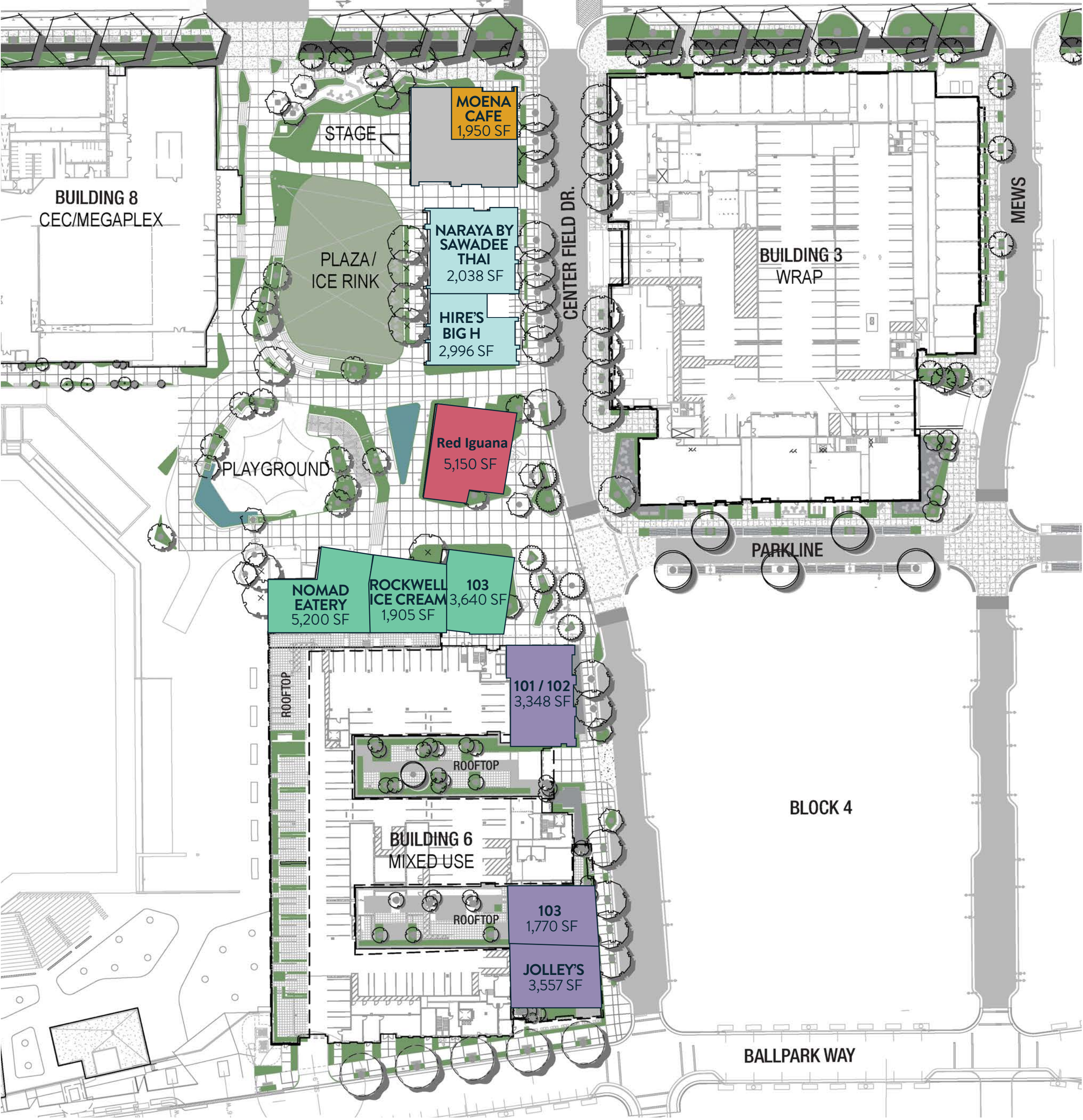
UTAH'S FIRST-OF-ITS-KIND SPORTS & ENTERTAINMENT DISTRICT

Site Map

A SEASON OF OPENINGS



Phase 1



Built to Serve Office Opportunities

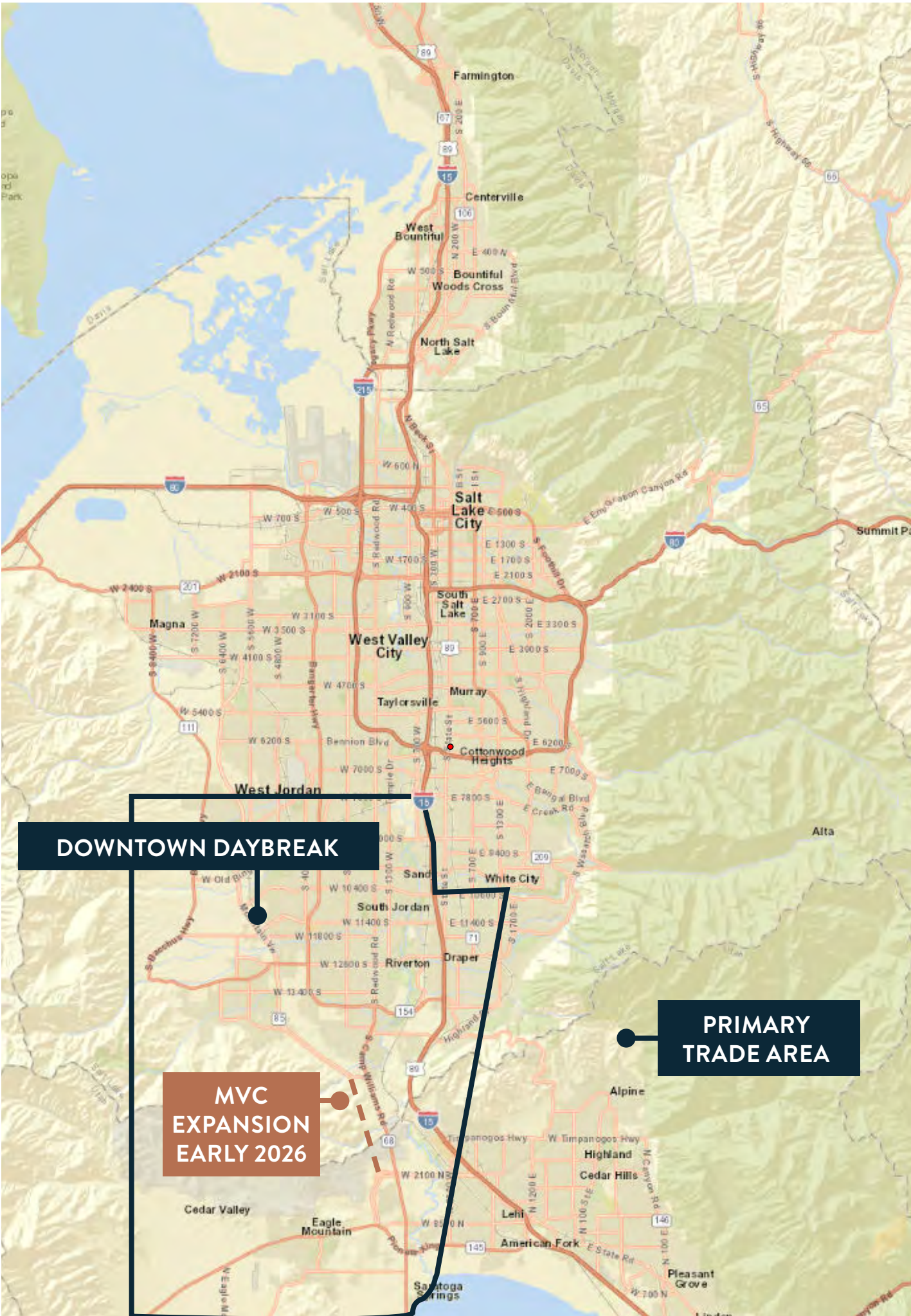
PROPOSED BUILDING AMENITIES


- ✓ Master planned & entitled for 4.8M SF
- ✓ Build To Suit opportunities to fit any user size with expansion potential
- ✓ Planned LEED Design
- ✓ Generous TI packages
- ✓ Covered parking / EV charging stations
- ✓ Onsite Security
- ✓ Signage rights for a full-floor user
- ✓ Quality workspace designs for healthy, safe, and productive work environments
- ✓ Workspaces tailored for individual business needs
- ✓ Natural daylighting via 10-foot full-height glass to maximize sunlight and views



Why Here? Why Now?

Downtown Daybreak is surrounded by strong consumer demand for retail, dining and entertainment by a young, diverse and well-educated population. The primary trade area will pull consumers from the southwest quadrant of Salt Lake County and northern Utah County.



<div>DOWNTOWN DAYBREAK SOUTH JORDAN</div> <div>RADIUS COMPARISON</div>				
	1-MILE	3-MILES	5-MILES	10-MILES
Population	14,296	63,757	241,964	684,218
5 year forecasted population increase	1.18%	0.78%	1.55%	0.59%
Median HH income	\$126,358	\$123,389	\$123,117	\$108,748
Average HH income	\$155,605	\$150,178	\$152,560	\$136,372
Education, Bachelor's or higher	52.8%	46.6%	41.8%	35.9%
Median Age	32.0	30.4	31.3	33
% Own Homes	69.4%	72.3%	77.0%	73.7%
Average Home Value	\$652,129	\$659,092	\$655,209	\$630,960
White Collar	78.5%	74.9%	72.0%	66.8%
Apparel & Services Annual Consumer Spend	\$16,876,021	\$95,667,234	\$228,026,855	\$618,629,913
Entertainment & Recreation Annual Consumer Spend	\$28,863,929	\$106,799,464	\$394,998,923	\$1,057,572,852

Who's Here? Who's Near?

SIGNIFICANT POPULATION INCREASE

Salt Lake and Utah County grew by an average of 21.4% from 2010-2020.
– US Census Bureau, 2021

DEMOGRAPHIC PROFILE

	5-MILE RADIUS	10-MILE RADIUS
Population	241,964	684,218
Households	71,019	214,886
Median age	31.3	33
Average Household Income	\$177,475	\$160,340
Median Household Income	\$123,117	\$108,748
Any College+	75.3%	68.4%
Population 25-54 Employed	68%	67%
White Collar	72%	66.8%
Apparel & Services Annual Spend	\$228,026,855	\$618,629,913
Entertainment & Recreation Annual Spend	\$394,998,923	\$1,057,572,852
Food Away From Home Annual Spend	\$385,291,955	\$1,041,843,908

DOWNTOWN DAYBREAK

2024 Median Household Income by Census Tracts



Demographic Source: Esri 2024

Local High School Enrollment Study

SCHOOL ENROLLMENT COUNTS		
	ENROLLMENT COUNT	DRIVING DISTANCE
1 Westlake High (Utah County)	2,541	10.81 mi
2 Copper Hills High School (Salt Lake County)	2,430	5.83 mi
3 Alta High School (Salt Lake County)	2,411	7.65 mi
4 Bingham High School (Salt Lake County)	2,408	4.52 mi
5 Lone Peak High (Utah County)	2,374	13.49 mi
6 Herriman High School (Salt Lake County)	2,184	2.27 mi
7 Mountain Ridge High School	2,179	1.0 mi
8 American Fork High School (Utah County)	2,114	14.27 mi
9 Corner Canyon High School (Salt Lake County)	2,074	6.82 mi
10 Lehi High School (Utah County)	2,074	11.85 mi
11 Riverton High School (Salt Lake County)	2,044	2.35 mi
12 West Jordan High School (Salt Lake County)	1,742	6.86 mi
13 Taylorsville High School (Salt Lake County)	1,726	10.62 mi
14 Jordan High School (Salt Lake County)	1,724	7.28 mi
15 Hillcrest High School	1,688	11.42 mi
16 Brighton High School	1,670	11.55 mi
17 Cottonwood High School	1,578	12.23 mi
18 Olympus High School	1,543	15.16 mi
19 Skyline High School	1,479	16.30 mi
20 Murray High School	1,451	11.42 mi
21 West Jordan Middle School	960	7.0 mi
22 Bluffdale Elementary	950	2.0 mi
23 Ridge View Middle School	920	1.0 mi
24 Herriman Elementary	880	1.0 mi
25 Juan Diego Catholic High School (Salt Lake County)	814	6.42 mi

The total student population in the trade area from K-12th grade is over 93,000 students.

Five times (5X) the number of students in Pasadena, California Unified School District.

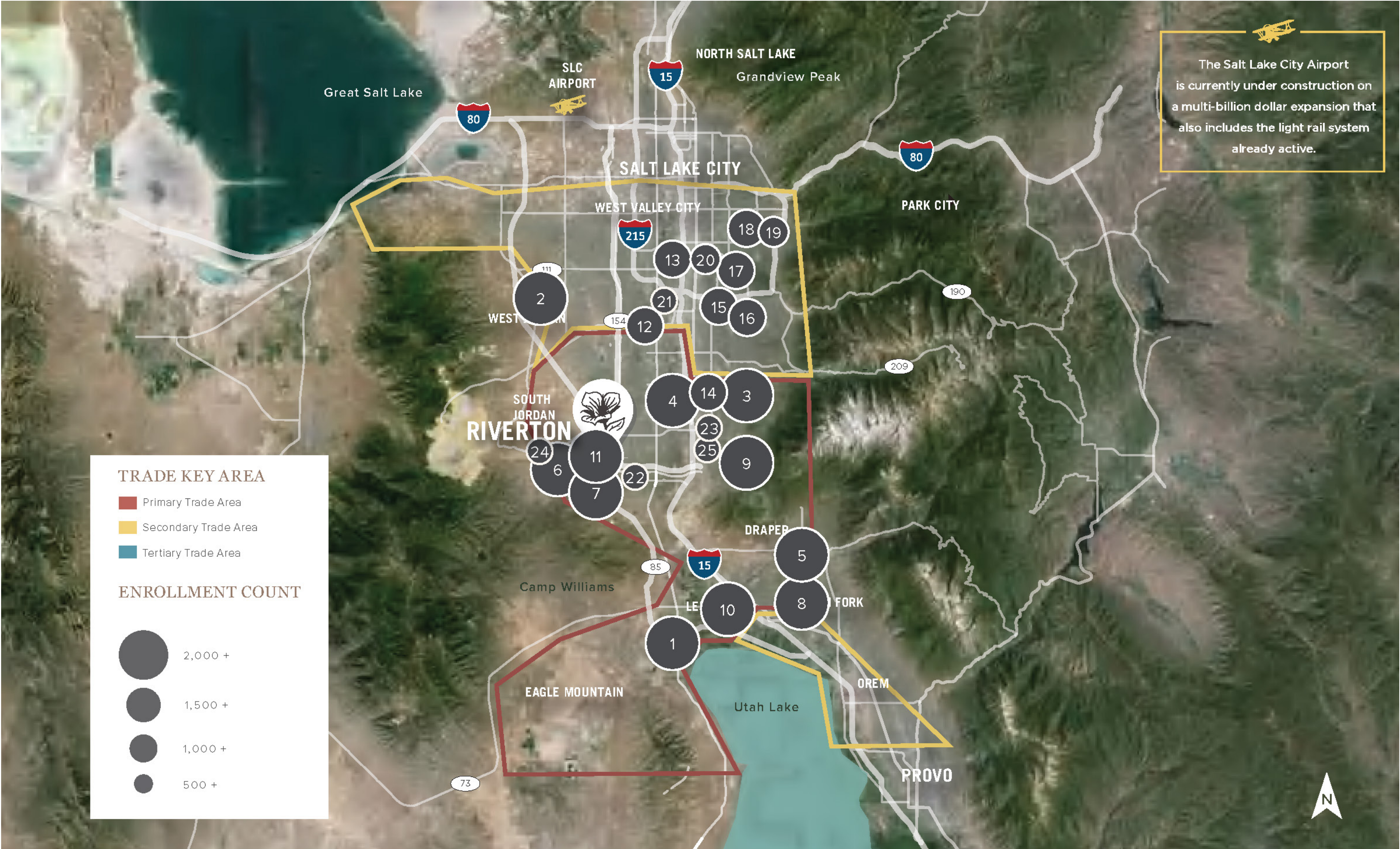
Double (2X) of the entire Portland School District.

STUDENT POPULATION

Total Enrollment 43,958 (+/-)

Enrollment Counts: Online Research, numbers provided by School Districts.
Driving Distance: Online Research, numbers provided by Google Maps.

Local High School Enrollment Study



Higher Education Along the Wasatch Front

SALT LAKE & UTAH COUNTIES – A HIGHLY EDUCATED WORKFORCE

- ✓ University of Utah
 - ~36,881 total enrollments (Utah.edu)
 - 8,908 graduates in 2025 (attheu.utah.edu)
 - Distance from DTDB: 17.61 miles (ESRI)
- ✓ Utah Valley University
 - 46,809 students in fall 2024 (uvu.edu)
 - 10,197 graduates in May 2024 (uvu.edu)
 - Distance from DTDB: 24.54 miles (ESRI)
- ✓ Brigham Young University
 - 35,743 students in 2024 (byu.edu)
 - 7,194 graduates in 2024-2025 academic year (deseretnews.com)
 - Distance from DTDB: 28.49 miles (ESRI)

- ✓ Westminster College
 - 1,155 total student enrollments 2023-2024
 - 320 graduates
 - Distance from DTDB: 15.20 miles (ESRI)
- ✓ Ensign College
 - 5,700 enrollments in fall 2024 (ensign.edu)
 - 1,686 graduates (ensign.edu)
 - Distance from DTDB: 16.44 miles (ESRI)
- ✓ Salt Lake Community College
 - 27,437 students enrolled in fall 2024 (Salt Lake Tribune)
 - 3,385 graduates in 2025 (slcc.edu)
 - Distance from DTDB: 9.20 miles (ESRI)
- ✓ Mountainland Technical College
 - 4,034 student enrollments in 2024 (ushe.edu)
 - 2,600 graduates (utahpolicy.com)
 - Distance from DTDB: 24 miles (ESRI)

South Jordan City's Largest Employers

LARGEST EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Merit Medical Systems, Inc.	2,058
Ultradent Products, Inc.	1,576
Walmart / Sam's Club	707
Lucid	699
Cricut	696
Lifetime Fitness	561
AdvancedMD, Inc.	537
Merrick Bank Corporation	520
University Healthcare	475
Rio Tinto	454



365-Day Activation

1M+ ANNUAL VISITORS

A new regional hub for Salt Lake and Utah Counties, where family fun is always in season.

- ✔ The Ballpark at America First Square: 450k+
- ✔ Megaplex (movies, bowling, arcade): 350k+
- ✔ America First Square + Outdoor Amphitheater: 100k+
- ✔ Salt Lake County Performing Arts Center: 100k+
- ✔ Daybreak Residents Within a 5-Minute Walk: 32k+
- ✔ TRAX Light Rail Average Weekday Daily Boardings: 21k+
- ✔ Mountain View Corridor Annual Average Daily Traffic: 45k+






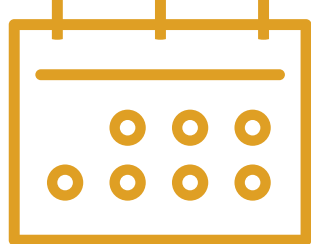

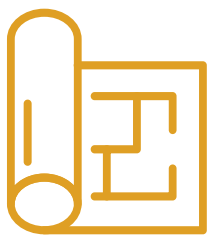
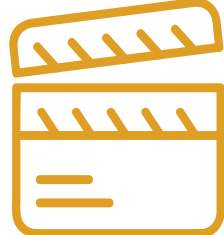


Daybreak Community

SO MANY WAYS TO LIVE HERE



By The Numbers

50+ WALKABLE BIKEABLE MILES 		 BOUTIQUE RESTAURANTS		3 TRAX LIGHT RAIL STOPS 	
\$223M ANNUAL \$ ON APPAREL + SERVICES		 600+ ANNUAL EVENTS		2 MILES MOUNTAIN VIEW CORRIDOR FRONTAGE	
75 TRIPLE-A HOME GAMES 		365-DAY ACTIVATION 		1.55% 5-YEAR POPULATION INCREASE	
1M+ ANNUAL VISITORS	AVERAGE HOUSEHOLD INCOME \$177,475 	APRIL 8, 2025 OPENING DAY		1 ICE SKATING RINK	
		 15M SQ. FT. COMMERCIAL ENTITLED		MEGAPLEX LUXURY THEATRE 	

AT THE  OF A THRIVING REGION

Top 5 Advantages

1. FASTEST GROWING CITY

Downtown Daybreak is in South Jordan, Utah one of the fastest growing cities in the nation.

*South Jordan #2 fastest growing city in 2022.
- Kem C. Garder Policy Institute*

“South Jordan City is one of the fastest growing and largest cities in the State of Utah. Over the last several years, the U.S. Census Bureau has reported South Jordan City in the top 10 fastest growing cities in the nation.” - SJC.Utah.Gov

“This is something that’s big. We need more of this in Utah. This truly is, I think, one of the better projects, if not the best project in the state and probably the United States for that matter.” - Mike Schultz, Speaker, Utah House of Representatives, 2023

“The City of South Jordan is proud to welcome Downtown Daybreak to the fastest-growing area within Salt Lake County. This mixed-use urban center is a regional destination for families, jobs, housing, sports, and entertainment, dining and retail, and outdoor recreation. We are excited to welcome our community and friends to join the experience.” - Dawn Ramsey, South Jordan Mayor

2. COMMERCIAL OPPORTUNITY

The southwest quadrant of Salt Lake County has experienced rapid residential growth. However, commercial growth hasn’t kept pace, creating an underserved market. This region is prime for commercial opportunity.

“Two-thirds of Salt Lake County’s population lives on the west side of I-15.” - Salt Lake County Mayor, Jenny Wilson

3. CONSUMER AFFLUENCE

The average household income near Downtown Daybreak is \$177,475.

*#1 best economic outlook. - Rich States, Poor States, 2024
#1 best state, overall. - U.S. News, 2024*

4. TOP ADVANTAGES

South Jordan City is #13 best suburbs for young professionals – Niche, 2024

South Jordan received A’s in Good for Families, Jobs, Outdoor Activities, and Health & Fitness categories. - Niche, 2024

5. FOUR-SEASONS OF FAMILY FUN

- ✓ Salt Lake County Regional Performing Arts Center: 400+ events
- ✓ SL Bees: 75 home games
- ✓ Outdoor Amphitheater: 40+ shows
- ✓ Daybreak Community Events: 200+ events

6. 1M+ ANNUAL VISITORS

Poised to attract and entertain guests from the southwest quadrant of Salt Lake County and far beyond.



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**Renderings and maps are for illustrative purposes only and subject to change.*