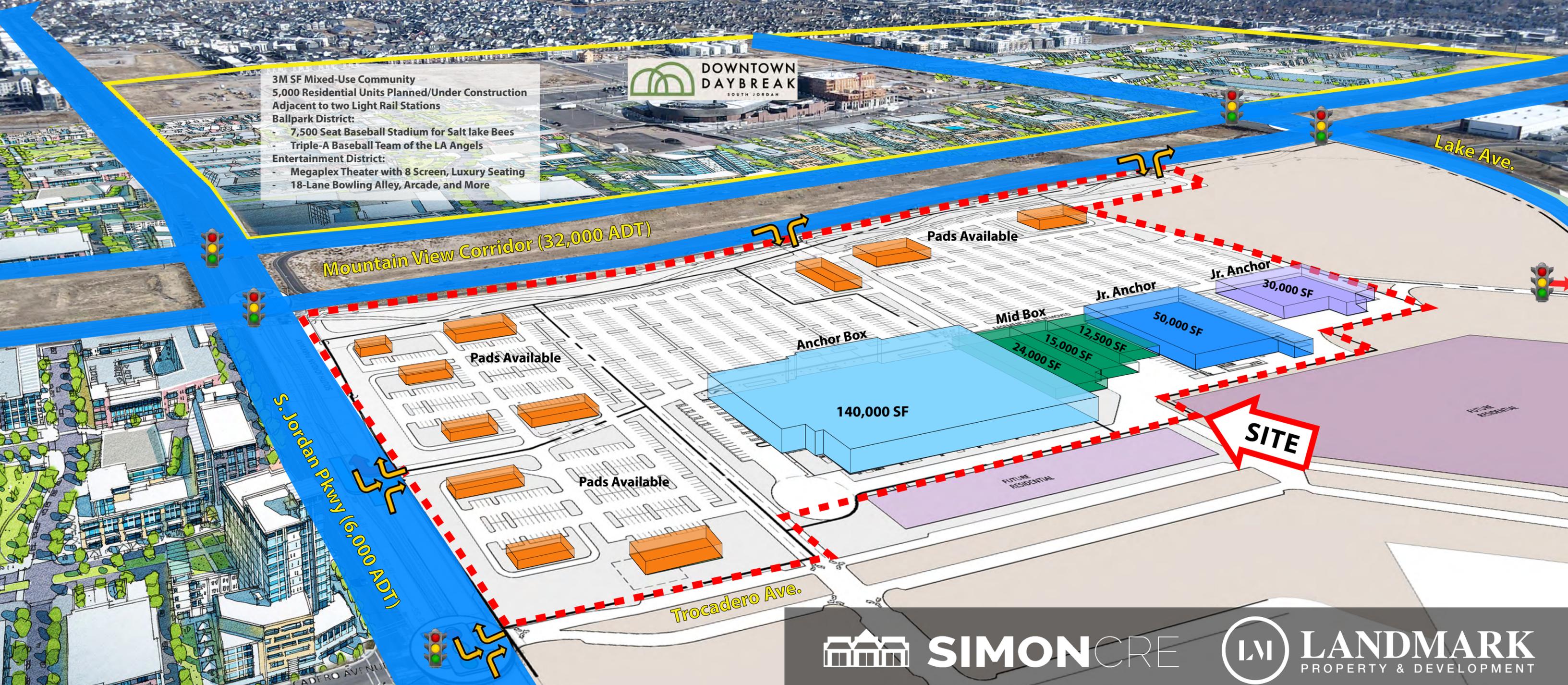


DAYBREAK WEST

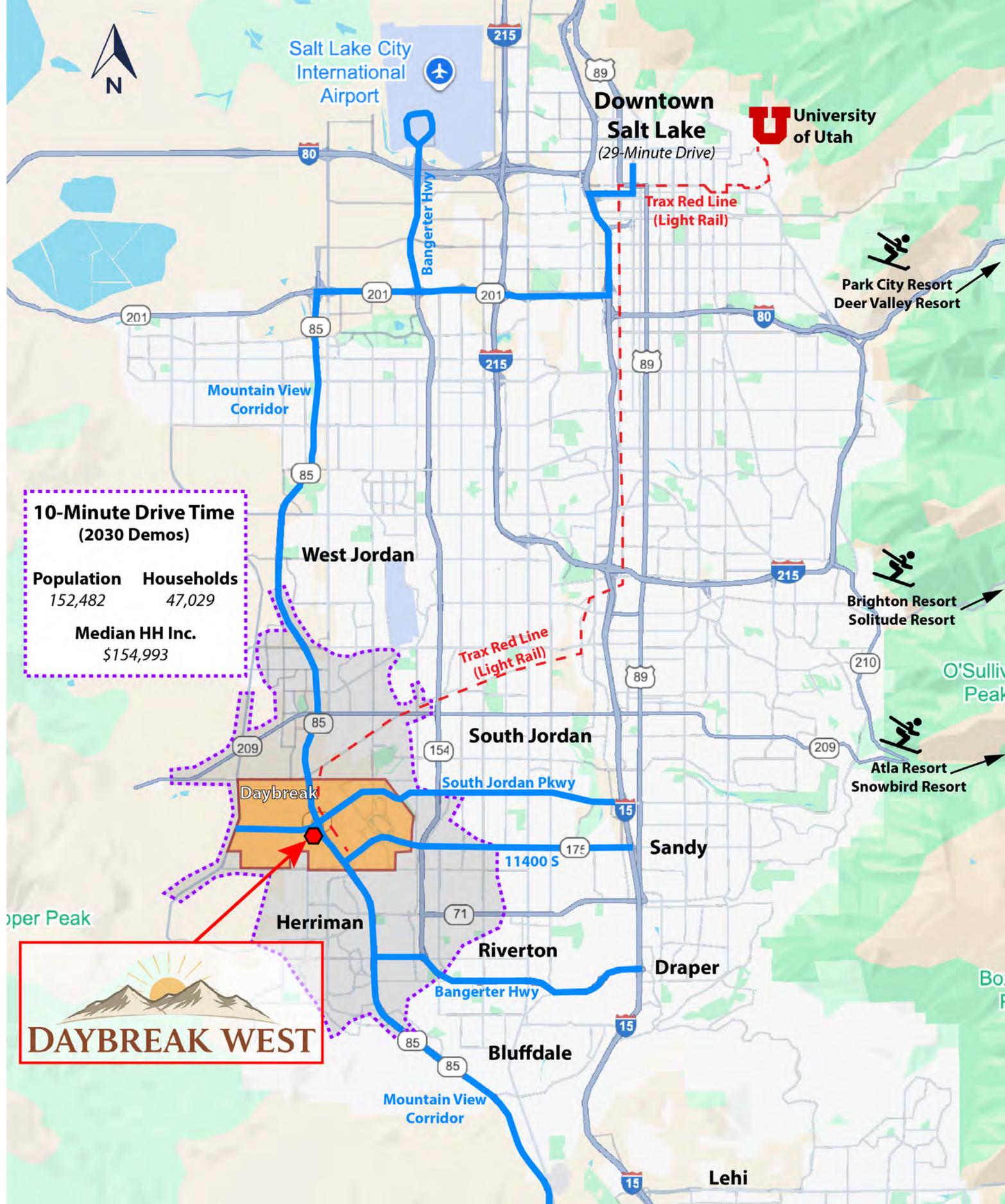
3M SF Mixed-Use Community
 5,000 Residential Units Planned/Under Construction
 Adjacent to two Light Rail Stations
 Ballpark District:
 - 7,500 Seat Baseball Stadium for Salt Lake Bees
 - Triple-A Baseball Team of the LA Angels
 Entertainment District:
 - Megaplex Theater with 8 Screen, Luxury Seating
 - 18-Lane Bowling Alley, Arcade, and More



SIMON CRE



LANDMARK
 PROPERTY & DEVELOPMENT



10-Minute Drive Time (2030 Demos)

Population 152,482
Households 47,029

Median HH Inc. \$154,993



DAYBREAK WEST

SWC Mountain View Corridor & South Jordan Pkwy

35+ Acre Retail Project (328,000 SF)

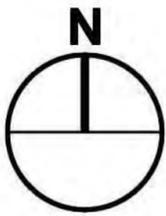
140,000 SF Anchor Box | 5 - Mid Box Spaces | 11 - Retail Pads

2030 Demos	5-Min Drive	10-Min Drive	15-Min Drive
Population	32,614	152,482	326,979
Households	11,416	47,029	100,301
Persons Per HH	2.84	3.24	3.25
Avg. HH Income	\$174,493	\$177,274	\$168,575
Median HH Income	\$149,395	\$154,993	\$148,311



Daybreak + Trade Area Housing Growth

51,154+ Units Entitled
Equating to an additional 166,250+ Residents
(Based on an average HH size of 3.25)



DAYBREAK
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OQUIRH MOUNTAIN MARKETPLACE
 CVS
 Sprouts
 Starbucks
 Planet Fitness
 Denny's
 MATTRESS FIRM
 Wendy's
 Planet Fitness
 Swiggy

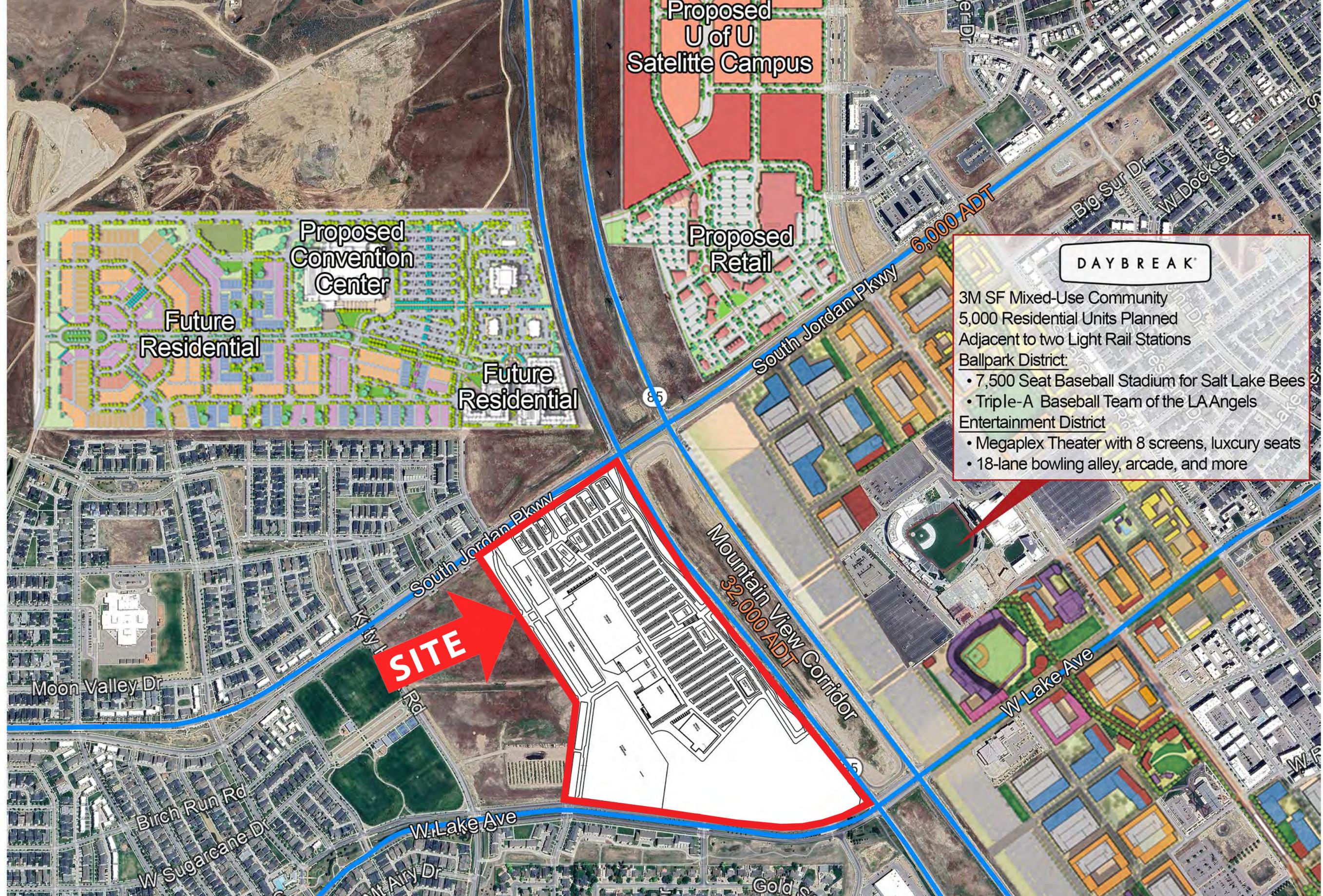
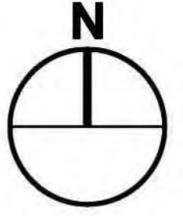
THE DISTRICT
 Target
 JCPenney
 OfficeMax
 Orangetheory Fitness
 Petco
 Club Pilates
 Hobby Lobby
 Beans & Brews
 Noodles & Company
 Cafe Rio
 Zupas
 Jamba Juice
 Protein Foundry
 Zao Asian Cafe
 Village Baker
 OMBU Grill
 Chick-fil-A
 Keny's Famous BBQ

RIVERTON MEADOWS
 Lowe's
 Desert Industries
 Five Guys
 In-N-Out

WinCo Foods
 Slim Chickens
 Brookers
 Ziggie's
 Premier
 Tonyburgers
 Slackwater

Smith's Marketplace
 Beans & Brews
 Wells Fargo
 Wendy's
 Starbucks
 Mountain America
 McDonald's

Walmart Supercenter
 Sportsman's Warehouse
 Jersey Mike's Subs
 Costco
 Eggs Fitness
 AutoZone
 Raspberry Juice Co.
 VASA Fitness
 Bangerter Hwy
 S Jordan Pkwy
 Mountain View Corridor
 W Daybreak Pkwy
 W 11800 S
 W 11400 S
 W 12600 S
 W Herriman Blvd.
 Proposed U of U Satellite Campus
 Proposed Convention Center
 Future Residential
 Future Residential
 Proposed Retail
 Proposed Auto Mall
 Planned Lifetime
 6,000 ADT
 3,000 ADT
 28,000 ADT
 32,000 ADT
 48,000 ADT
 30,000 ADT
 27,600 ADT
 32,000 ADT



DAYBREAK

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MOUNTAIN VIEW CORRIDOR

SOUTH JORDAN PARKWAY

CADERO AVENUE

5740 WEST

LAKE AVENUE STREET

PAD A
2,400 SF

SHOPS A
7,200 SF

PAD B
3,400 SF

SHOPS D
7,200 SF

PAD - F
RESTAURANT
7,000 SF

SHOPS E W/ DT
7,200 SF

PAD C
3,200 SF

SHOPS B
6,000 SF

ACCESS
EASMT
EASEMENT TO BE REMOVED

PAD D
4,250 SF

ANCHOR A
140,000 SF

MINOR B
24,000 SF

MINOR C
15,000 SF

MINOR D
12,500 SF

MINOR E
50,019 SF

MINOR F
30,000 SF

PAD E
3,200 SF

SHOPS C
6,000 SF

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL



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PROPERTY & DEVELOPMENT



UTAH



Ranked **#1 in Best Economic Outlook** for 18th Year in a Row (2025, incorporating 15 economic variables)

One of the top States in cumulative growth percentage of 28% between 2010-2025, representing 774,000+ people

Current **state population of 3.5 M people**

Projecting **217,500 population growth** by 2030

Utah average **HH Income is \$127,215**

Utah has the **youngest average age** in the Nation at 32.5

The State of Utah **added an estimated 33,600 jobs** (a 1.9% increase) from August of 2024 to August of 2025

Over the past 5 years, Utah has **added 149,222 housing units** (2020-2024)

TOURISM



World-Renowned Ski Resorts

6 world class ski resorts within a 30-minute radius of Downtown Salt Lake City and **10 resorts** within 1 hour.

Utah's ski industry set new records in 2022-2023 for skier days, at **7.1 M** and set the 2nd record in 2024-2025 season at **6.9 M**.

Salt Lake City, UT will host the XXVII Olympic and Paralympic Games 2034



15.1 M annual tourists spending \$13.29 B

(Food & Beverage, Retail)

28.3 M annual Inbound flight passengers

\$5.1 B new international airport

Phase 3 (central tunnel & concourse B Plaza) completed Fall 2024

Phase 4 (16 New Concourse B Gates) scheduled completion Fall 2026



DAYBREAK WEST



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LANDMARK
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