

# THE PEAK AT COMPASS POINT

FOR LEASE



## PROPERTY DETAILS

2400 N. Main St., Tooele, UT 84074

- Join Smith's Marketplace
- Anchor, Mid-Box & Pad Available
- Drive-Thru Opportunities
- 1/2 Mile From Tooele North High School
- 1/4 Mile From Deseret Peak LDS Temple
- Huge Master Planned Community
- 3,500+ New Homes Planned
- Single & Multi-Family
- Highly Visible Location on Highway 36 (Main Street)
- Strong Traffic Counts
- Highway 36: 26,139 ADT
- Call For Price

## SURROUNDING TENANTS



## 2026 DEMOS



### EST. POPULATION

1 MILE » 6,923  
3 MILE » 33,824  
5 MILE » 56,170



### EST. DAYTIME POPULATION 16+

1 MILE » 7,553  
3 MILE » 19,175  
5 MILE » 27,106



### EST. HOUSEHOLDS

1 MILE » 2,104  
3 MILE » 11,138  
5 MILE » 18,043



### EST. AVERAGE HH INCOME

1 MILE » \$134,154  
3 MILE » \$120,605  
5 MILE » \$132,510



**SCOTT BRADY**  
sbrady@newmarkmw.com  
direct 801.456.8804  
[View Profile](#)

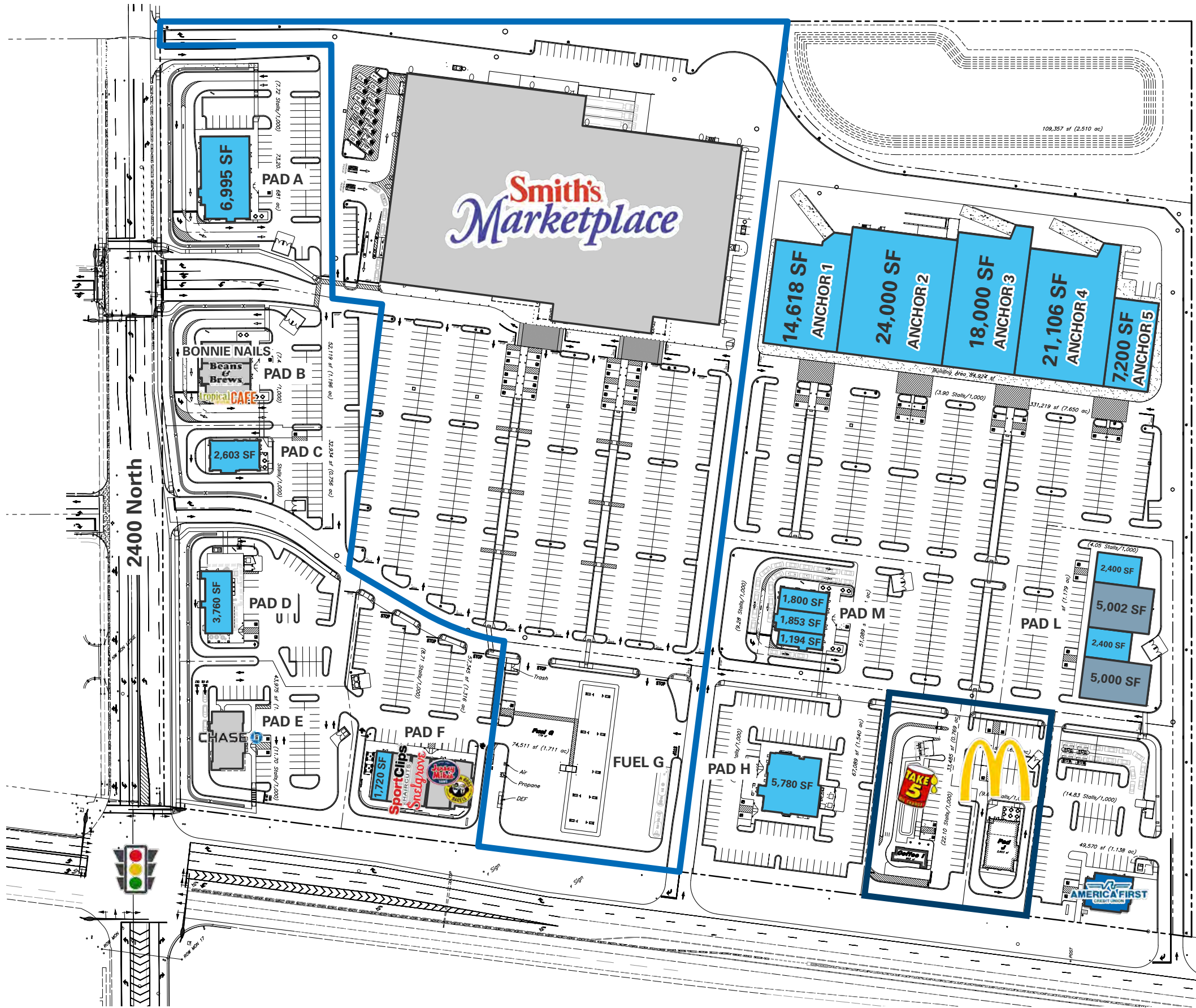
**TYLER JONES**  
tjones@newmarkmw.com  
direct 801.456.8817  
[View Profile](#)

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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](http://www.newmarkmw.com)

# THE PEAK AT COMPASS POINT







SOUTH FACING



NORTHWEST FACING



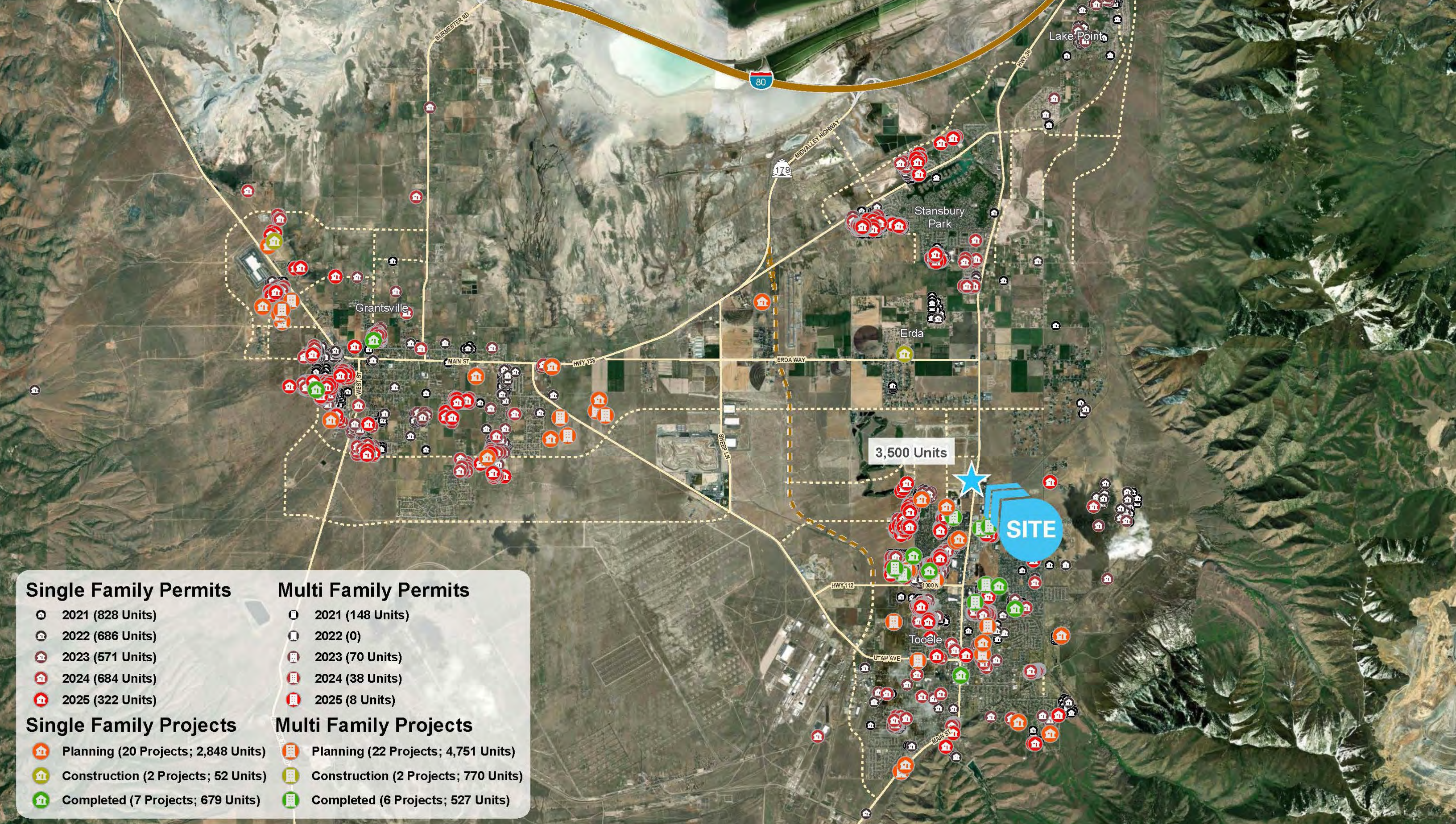
EAST FACING











### Single Family Permits

- 2021 (828 Units)
- 2022 (686 Units)
- 2023 (571 Units)
- 2024 (684 Units)
- 2025 (322 Units)

### Multi Family Permits

- 2021 (148 Units)
- 2022 (0)
- 2023 (70 Units)
- 2024 (38 Units)
- 2025 (8 Units)

### Single Family Projects

- Planning (20 Projects; 2,848 Units)
- Construction (2 Projects; 52 Units)
- Completed (7 Projects; 679 Units)

### Multi Family Projects

- Planning (22 Projects; 4,751 Units)
- Construction (2 Projects; 770 Units)
- Completed (6 Projects; 527 Units)



**TRADE AREA**  
2026 POP: 89,055  
EST 2031 POP: 100,010

# DRIVE TIMES

- Erda » 6 minutes
- Lake Point » 12 minutes
- Grantsville » 23 minutes
- Stansbury Park » 8 minutes
- Stockton » 15 minutes
- Rush Valley » 26 minutes
- Dugway » 1 hour 10 minutes
- Vernon » 40 minutes
- Wendover » 1 hour 30 minutes



# IN THE NEWS

Click the logo for news item



Sunday Edition: Business is Booming in Tooele



How AI and your cell phone data decide which stores come to Utah



With new shopping center, Tooele's retail growth is just getting started



Utah's growth experienced a 'significant shift' in 2025. These were the fastest-growing counties

Tooele County is projected to be one of the fastest growing areas of the country

# SUMMARY OF RETAIL RANKINGS

Macey's

- 3rd Busiest Location in Utah, Highest Sales Per SF

Jack in the Box

- 2nd Busiest Opening in Utah

Smith's Marketplace

- Busiest Opening Day out of all Kroger Stores Nation-wide
- Busiest Opening Week out of all Kroger Stores Nation-wide

Founder's Pointe

- 975K visits over the first 2 months
- Top 5 for Neighborhood Retail Centers in Utah
- Top 50 for Neighborhood Retail Centers in the Nation
- Median HH Income 5% higher than Utah Average

Ross

- 5th Busiest Opening in the Nation

Chili's

- Busiest Opening by Visitor Count in the Nation
- 2nd Busiest Opening Sales in the Nation

Walmart

- Busiest in Northern UT

Source: Placer.ai

Residential growth has averaged 3.4% over the past 10 years.



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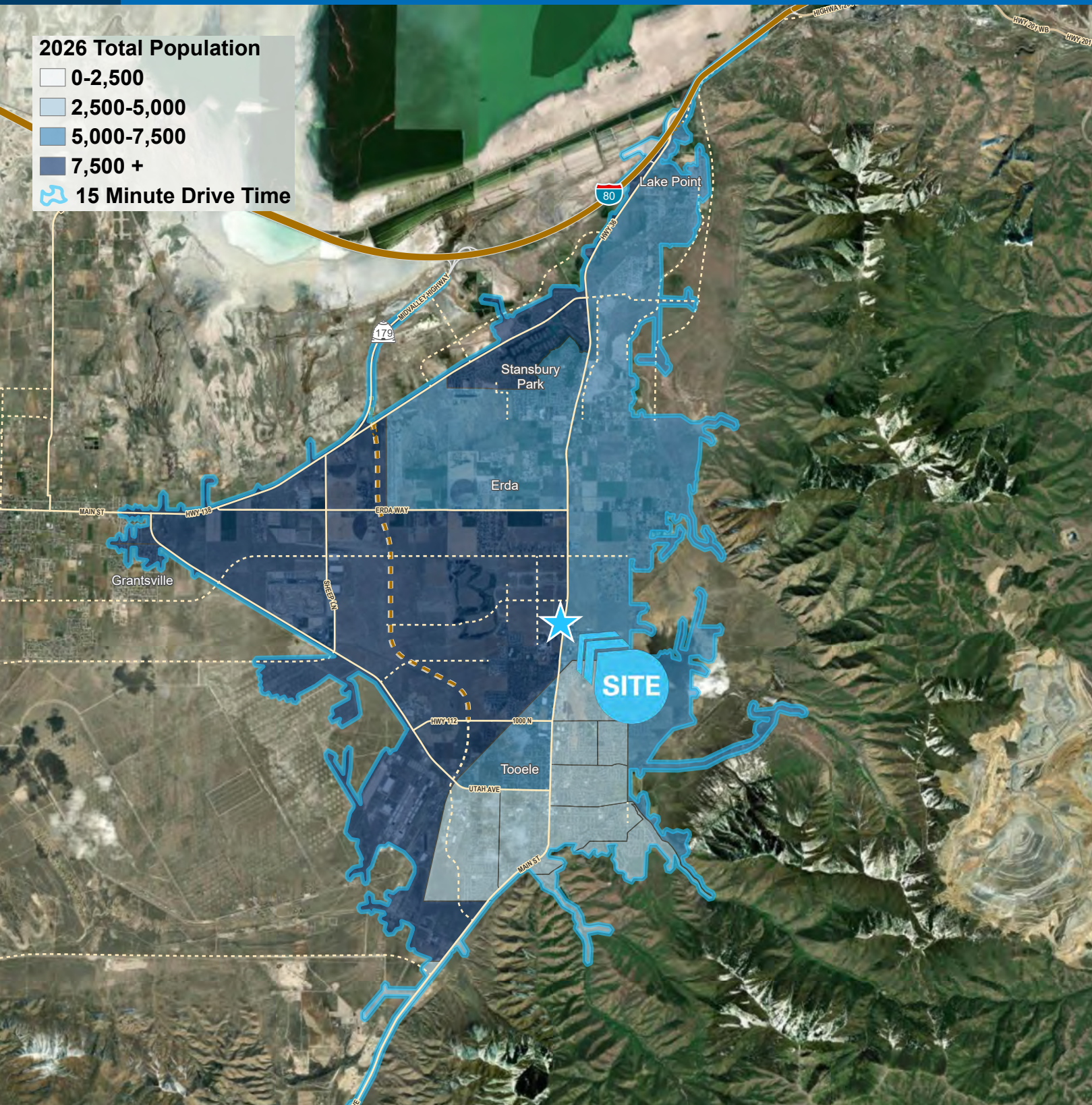


Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.

2026 Total Population

- 0-2,500
- 2,500-5,000
- 5,000-7,500
- 7,500 +

15 Minute Drive Time



**31,184+**  
TRANSACTIONS COMPLETED



**326.8 MILLION**  
SF TRANSACTED



**\$38.3 BILLION**  
TRANSACTIONS COMPLETED



**97K+**  
ACRES TRANSACTED



**49**  
STATES WITH  
COMPLETED TRANSACTIONS



**\$13.6 BILLION**  
INVESTMENT TRANSACTIONS



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sbrady@newmarkmw.com  
direct 801.456.8804  
[View Profile](#)

**TYLER JONES**  
tjones@newmarkmw.com  
direct 801.456.8817  
[View Profile](#)



# THE PEAK AT COMPASS POINT

# NEWMARK



# MOUNTAIN WEST



**SCOTT BRADY**  
sbrady@newmarkmw.com  
direct 801.456.8804  
[View Profile](#)

**TYLER JONES**  
tjones@newmarkmw.com  
direct 801.456.8817  
[View Profile](#)

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