

FOR LEASE



PROPERTY DETAILS

4700 Daybreak Pkwy., South Jordan, UT 84095

1,435 SF (Former Easy Vet) | Available Now

1,141 SF (Former AT&T) | Lease Expiration Date 9/30/2025

- Dominant Smith's Anchored Regional Shopping Center for Daybreak
- Daybreak is the largest master-planned residential community in the state of Utah. Overall potential is 20,000+ units!
- Estimated NNN Fees: \$11.08 PSF
- Located adjacent to Mountain View Corridor
- Regionally connected location providing access to the west bench of Salt Lake County, including Salt Lake City International Airport
- Nearby highlights: Herriman High School (approx. 2,300 students), University of Utah Health Center, Rio Tinto Kennecott (2,500 Employees)
- Over 85,000 current residents living in South Jordan

2025 DEMOS

EST. POPULATION

- 1 MILE » **18,493**
- 3 MILE » **98,580**
- 5 MILE » **225,891**

EST. HOUSEHOLDS

- 1 MILE » **6,295**
- 3 MILE » **30,002**
- 5 MILE » **67,745**

EST. AVERAGE HH INCOME

- 1 MILE » **\$137,955**
- 3 MILE » **\$160,874**
- 5 MILE » **\$156,630**

NEWMARK
 **MOUNTAIN WEST**

ANDY MOFFITT

amoffitt@newmarkmw.com
 direct 801.456.8811
[View Profile](#)

LANCE PENDLETON

lpendleton@newparkmw.com
 direct 801.456.8808
[View Profile](#)



ANDY MOFFITT

amoffitt@newmarkmw.com
direct 801.456.8811
[View Profile](#)

LANCE PENDLETON

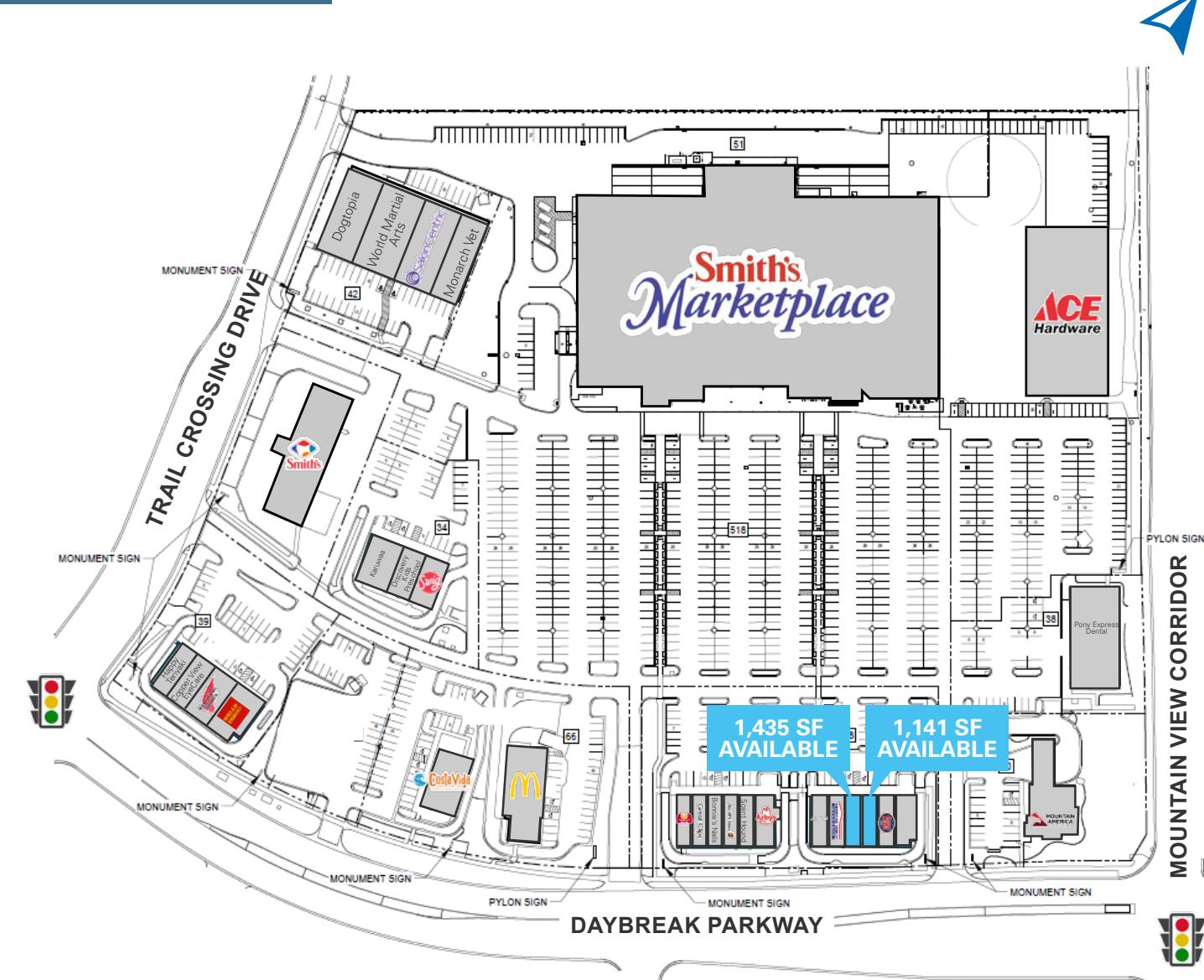
lp pendleton@newparkmw.com
direct 801.456.8808
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

TRAIL CROSSING SHOPPING CENTER

SITE PLAN



NEWMARK
MW MOUNTAIN WEST

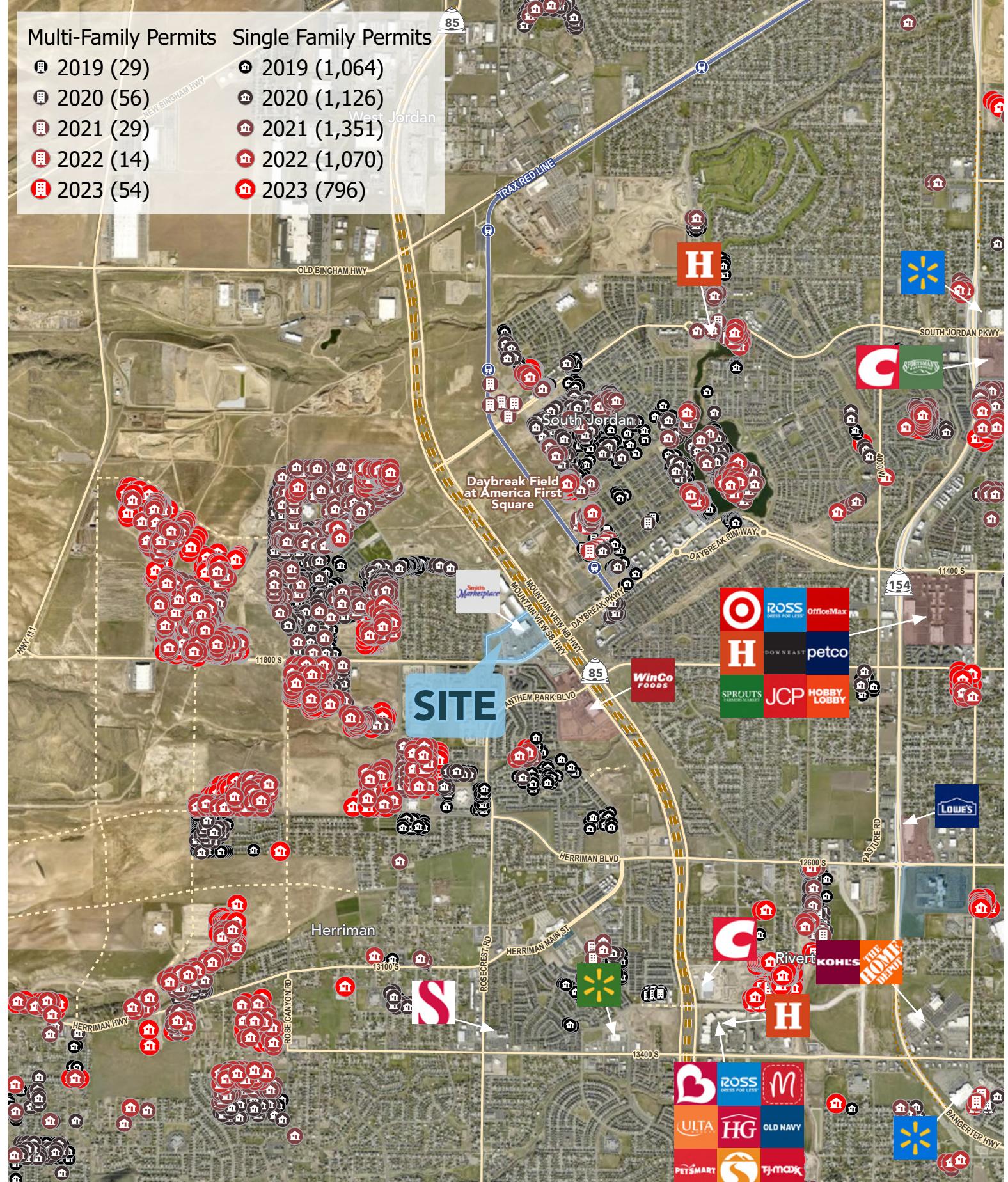
ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
[View Profile](#)

LANCE PENDLETON
lp pendleton@newparkmw.com
direct 801.456.8808
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

Multi-Family Permits Single Family Permits

● 2019 (29)	● 2019 (1,064)
● 2020 (56)	● 2020 (1,126)
● 2021 (29)	● 2021 (1,351)
● 2022 (14)	● 2022 (1,070)
● 2023 (54)	● 2023 (796)



NEWMARK MOUNTAIN WEST

ANDY MOFFITT
amoffitt@newmarkmw.com
direct 801.456.8811
View Profile

LANCE PENDLETON
lpendleton@newparkmw.com
direct 801.456.8808
View Profile

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com