

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

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LANCE PENDLETON

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SITE PLAN



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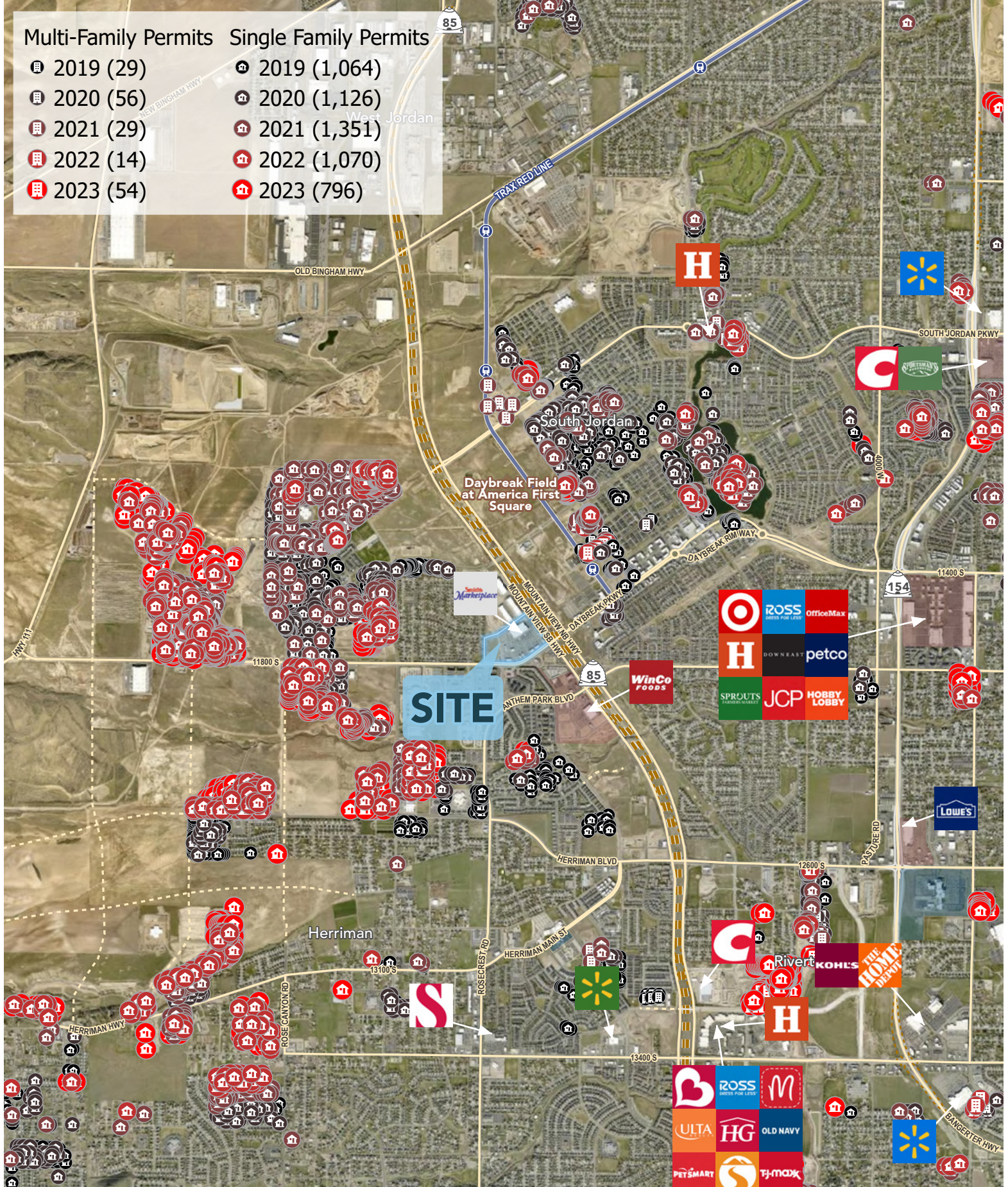
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Multi-Family Permits Single Family Permits

- 2019 (29)
- 2020 (56)
- 2021 (29)
- 2022 (14)
- 2023 (54)

- 2019 (1,064)
- 2020 (1,126)
- 2021 (1,351)
- 2022 (1,070)
- 2023 (796)



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