

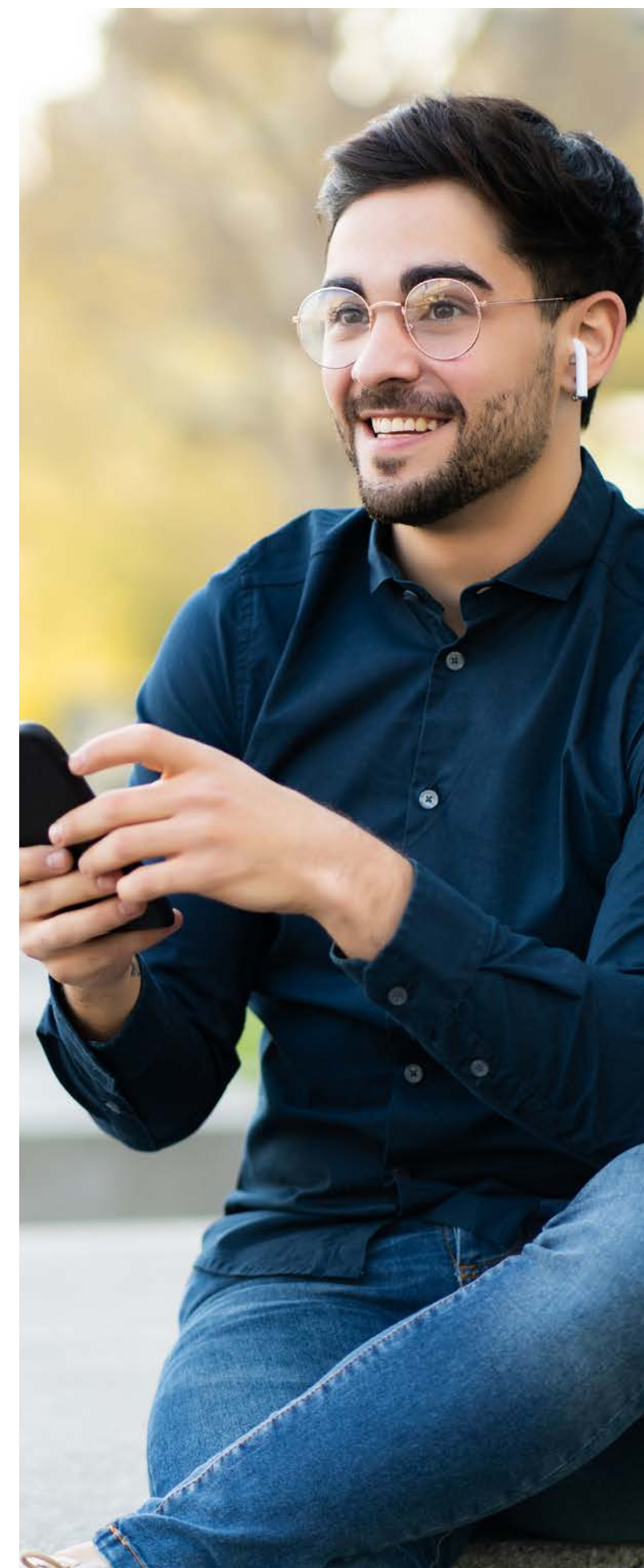


DOWNTOWN DAYBREAK

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 Nature Trails
- ✓ Curated Public Amenities with Amphitheater, Fountains, Play Area, & Gathering Spaces

Site Map

A SEASON OF OPENINGS BEGINNING APRIL 8, 2025

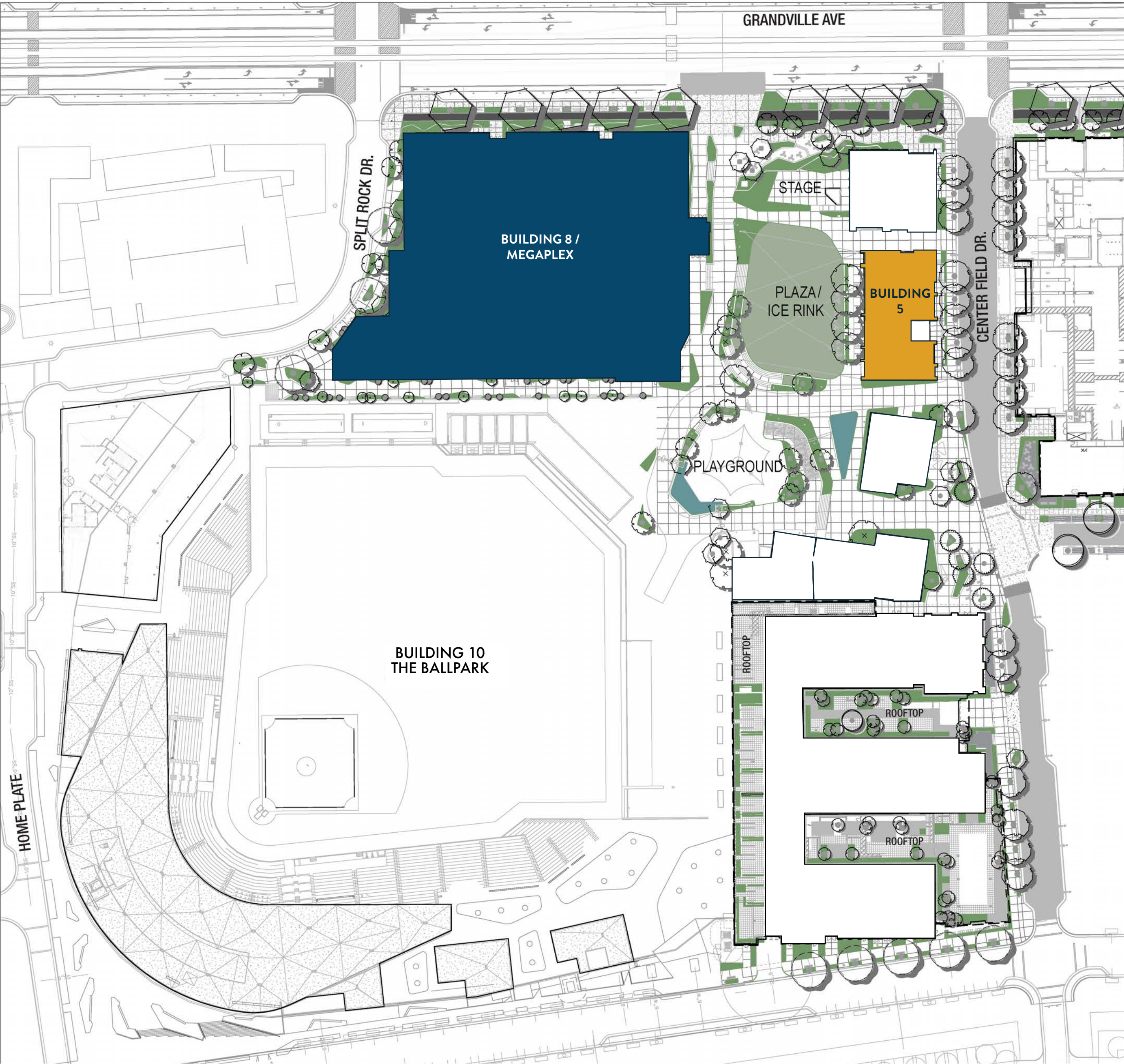


Phase 1

- ✓ The Ballpark
- ✓ Megaplex
- ✓ Playground
- ✓ Ice rink
- ✓ Plaza lawn
- ✓ Plaza amphitheater
- ✓ TRAX light rail station

BUILDING 5
Opening May 2025

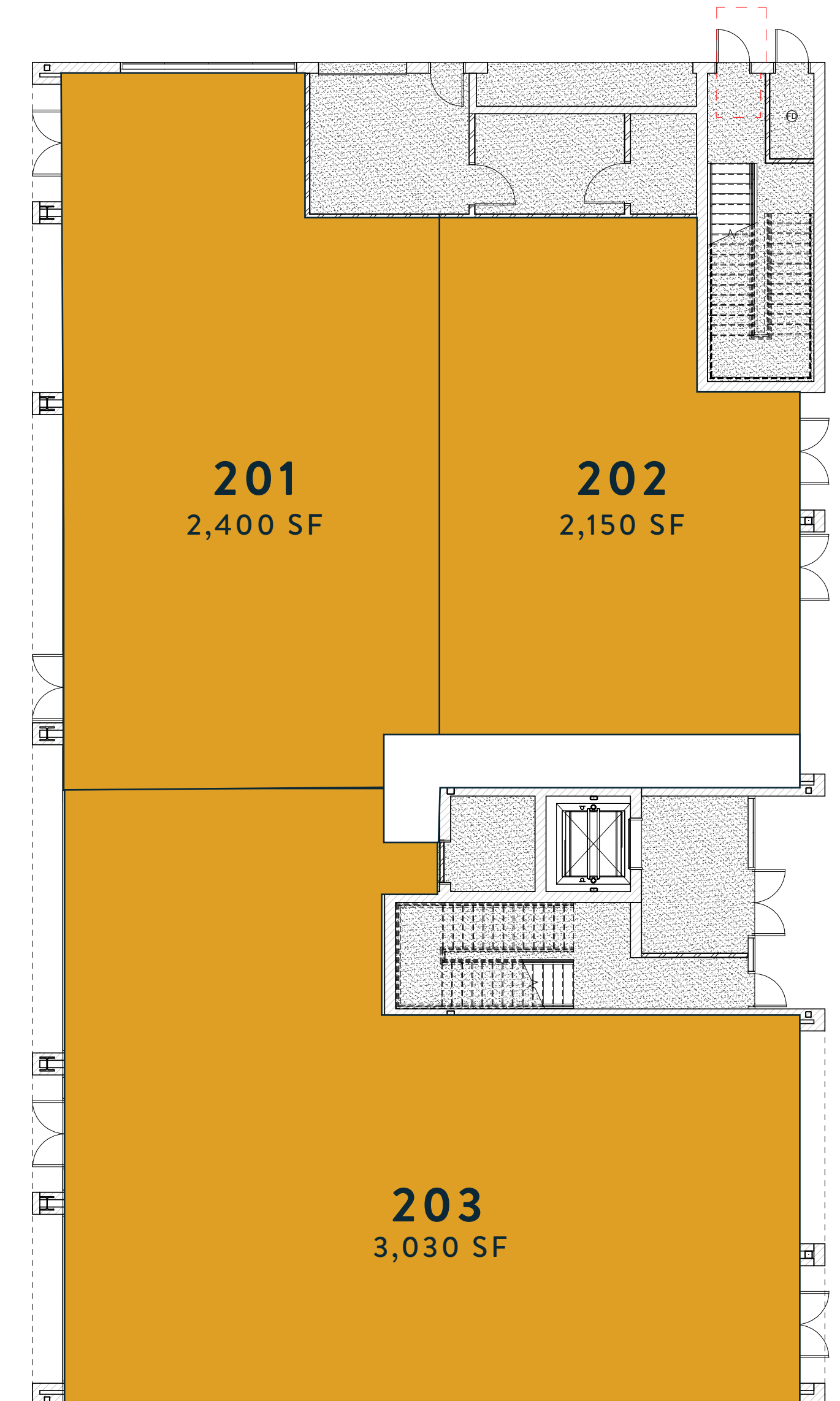
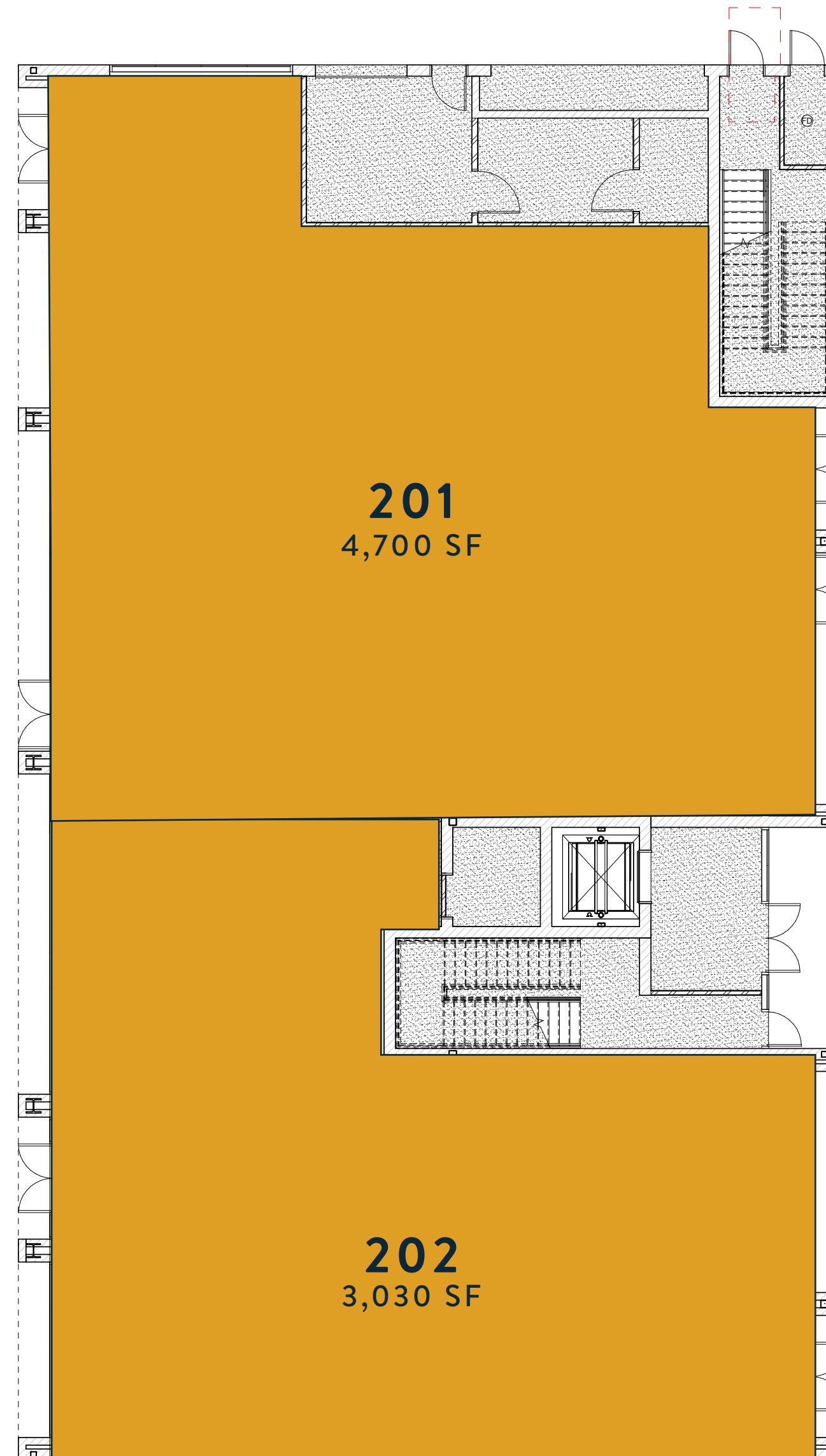
BUILDING 8 / MEGAPLEX
Opening May 2025



Phase 1 | Building 5 | Class A Office

OPPORTUNITY

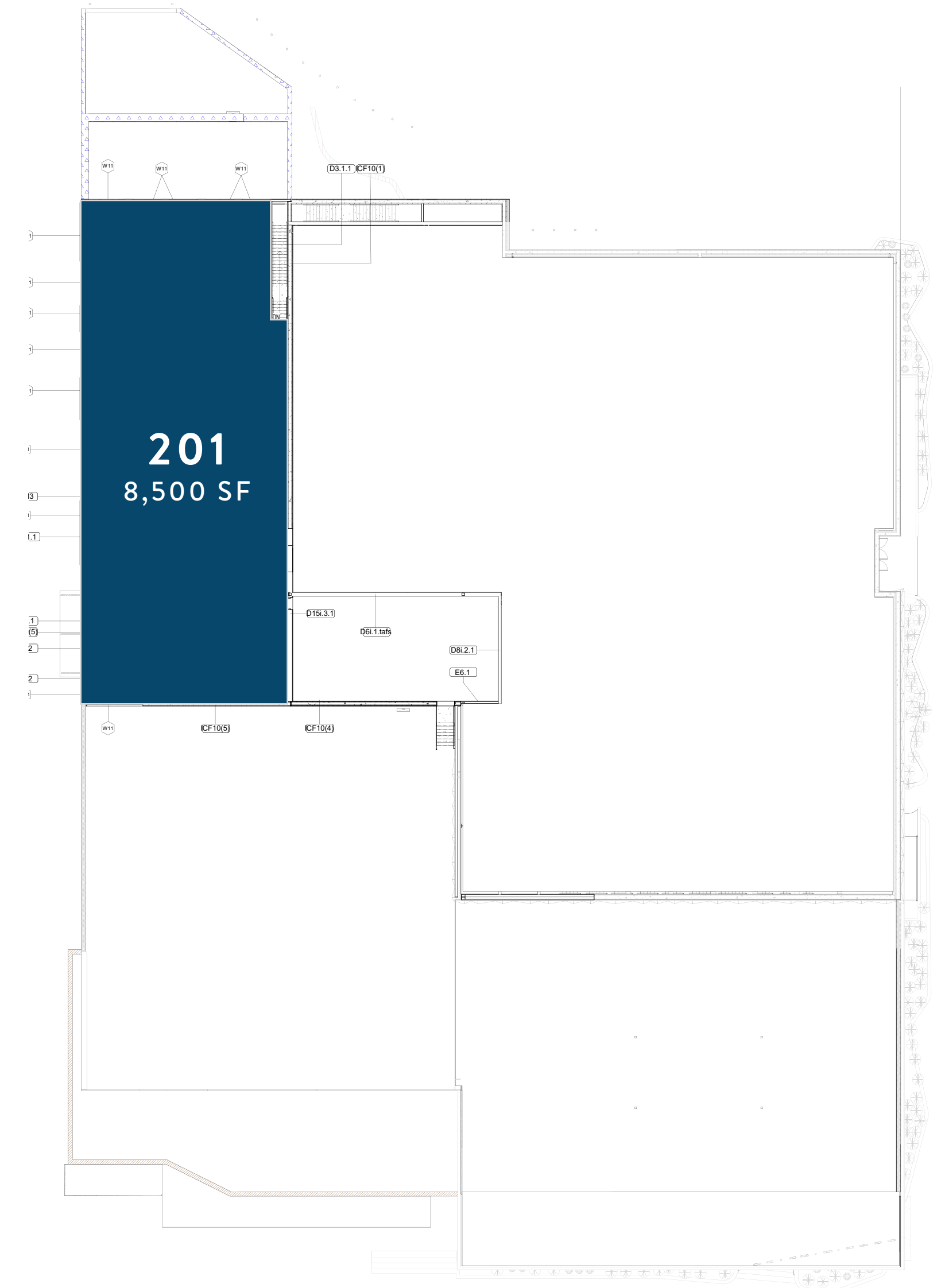
- ✓ 7,580 SF Available
- ✓ May 2025 Target Grand Opening
- ✓ Can be subdivided
- ✓ Generous tenant improvement allowance
- ✓ Full service
- ✓ Large scale master-planned development with all utility infrastructure and arterial road access
- ✓ Walking access to food, service and TRAX light rail
- ✓ Cozy balcony views



Phase 1 | Megaplex | Class A Office

OPPORTUNITY

- ✓ 8,500 SF Available
- ✓ May 2025 Target Grand Opening
- ✓ Signage overlooking The Ballpark
- ✓ Generous tenant improvement allowance
- ✓ Ballpark views
- ✓ Large scale master-planned development with all utility infrastructure and arterial road access
- ✓ Walking access to food, service and TRAX light rail
- ✓ Full service



Built to Suit 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





Season of Openings

EVENT MILESTONES

KEY EVENT DATES

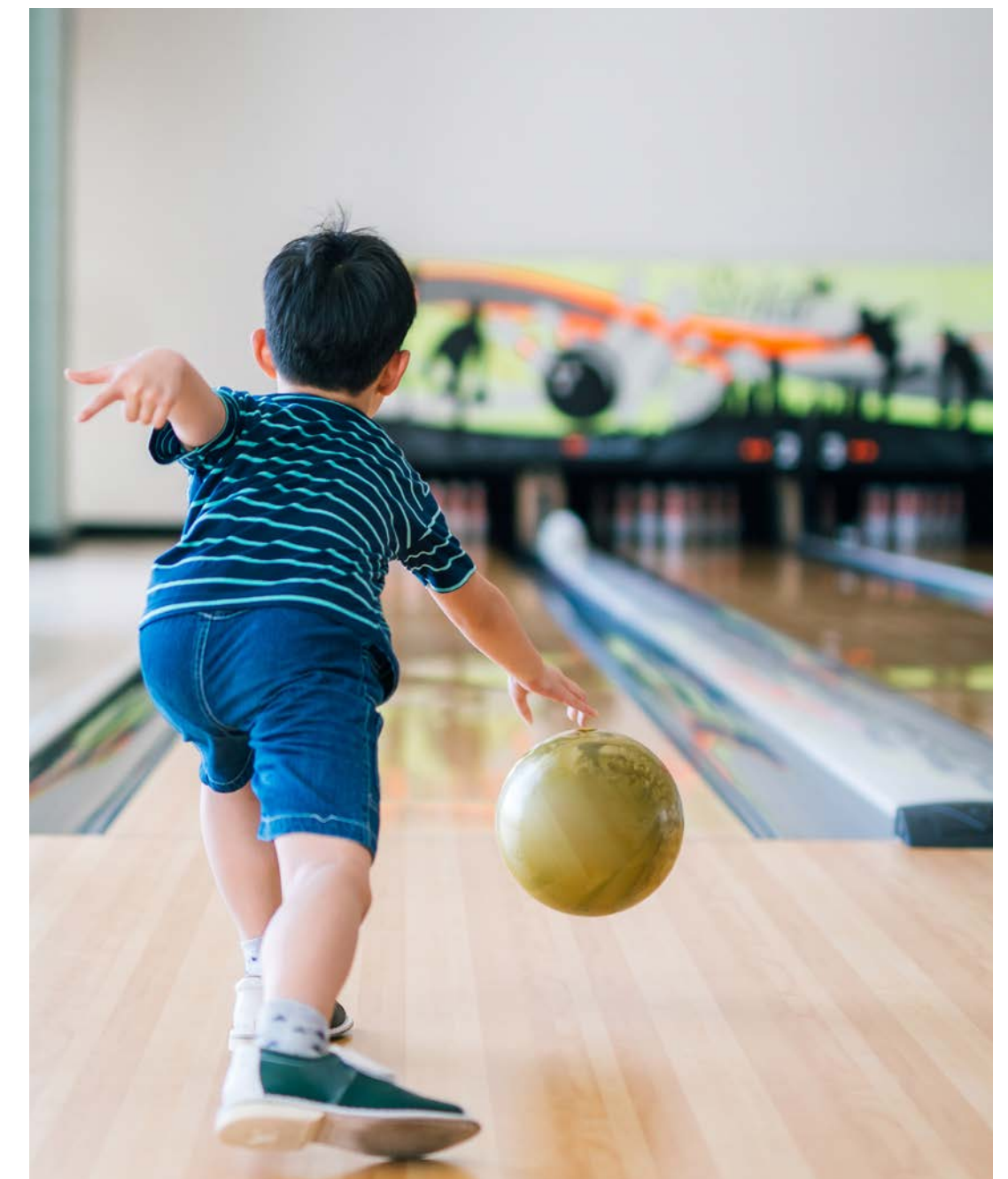
MARCH 2025	TRAX Opening
MARCH 2025	Elected Official Tours
APRIL 8, 2025	Salt Lake Bees Opening Day / Ribbon Cutting
MAY 2025	Moena Cafe & Hires Grand Opening / Ribbon Cutting
JULY 2025	Megaplex Opening
WEEK OF JULY 21	Downtown Daybreak & America First Square Grand Opening Celebration
NOVEMBER 2025	Ice Skating Rink Opening
NOVEMBER 2025	Season of Holidays

365-Day Activation



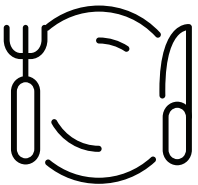
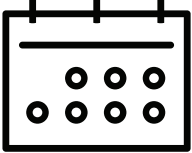

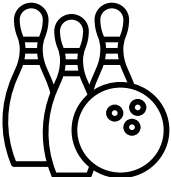

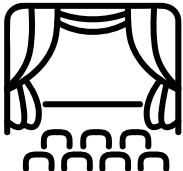


1M+ ANNUAL VISITORS

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+



The Big Picture

 HOME OF THE BEES	 1 MILLION+ VISITORS ANNUALLY
 UNIQUE RESTAURANT LOCATIONS	 365-DAY ACTIVATION
 MEGAPLEX CINEMA	 ENTERTAINMENT CENTER
 OUTDOOR AMPHITHEATER	 PERFORMING ARTS CENTER
 TRAX LIGHT RAIL	 20,000 ENTITLED RESIDENTIAL UNITS



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



Location

Downtown Daybreak is the new hub for retail, dining, sports, entertainment and culture.

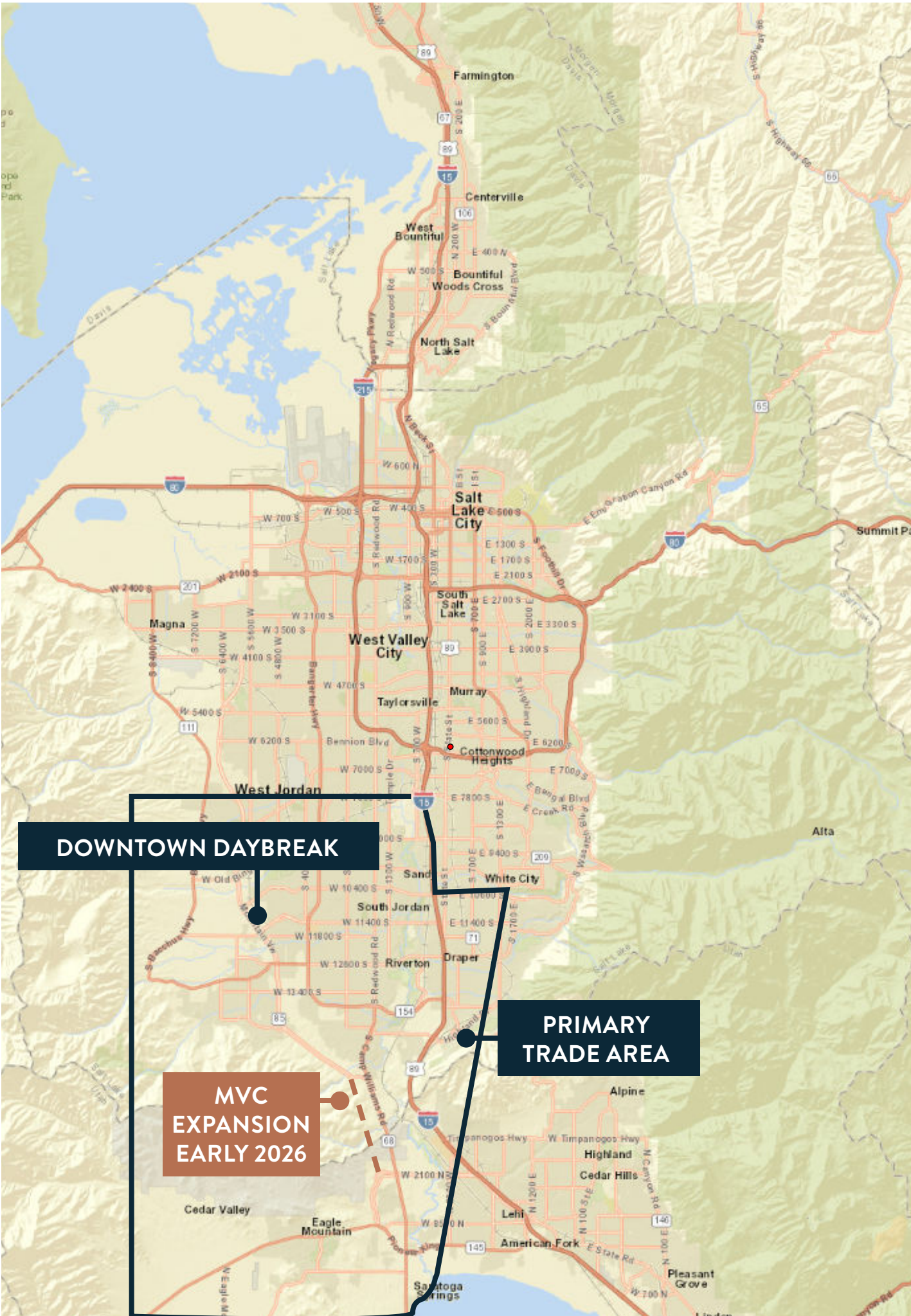
- ✓ 2 miles of Mountain View Corridor Frontage
- ✓ Regional access via TRAX light rail and the Mountain View Corridor

MINUTES TO:

SLC INTERNATIONAL AIRPORT	25 MINUTES
DOWNTOWN SALT LAKE CITY	25 MINUTES
PARK CITY	57 MINUTES
LEHI	20 MINUTES

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><div><div><div></div><div></div><div></div></div><div><div>DOWNTOWN DAYBREAK</div><div>SOUTH JORDAN</div></div></div></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

Young, Diverse, & Well-Educated

THE TOP TAPESTRY SEGEMENTS FOR 5, AND 10 MILES INCLUDE:

			
BOOMBURBS	UP & COMING FAMILIES	WORKDAY DRIVE	HOME IMPROVEMENT
<p>This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods. Residents are well-educated professionals with a running start on prosperity.</p>	<p>Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.</p>	<p>Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.</p>	<p>Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.</p>

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





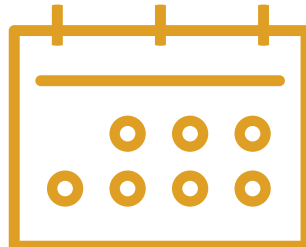

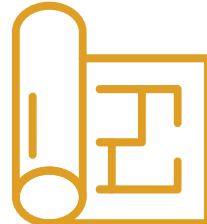



Daybreak Community

SO MANY WAYS TO LIVE HERE



By The Numbers

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