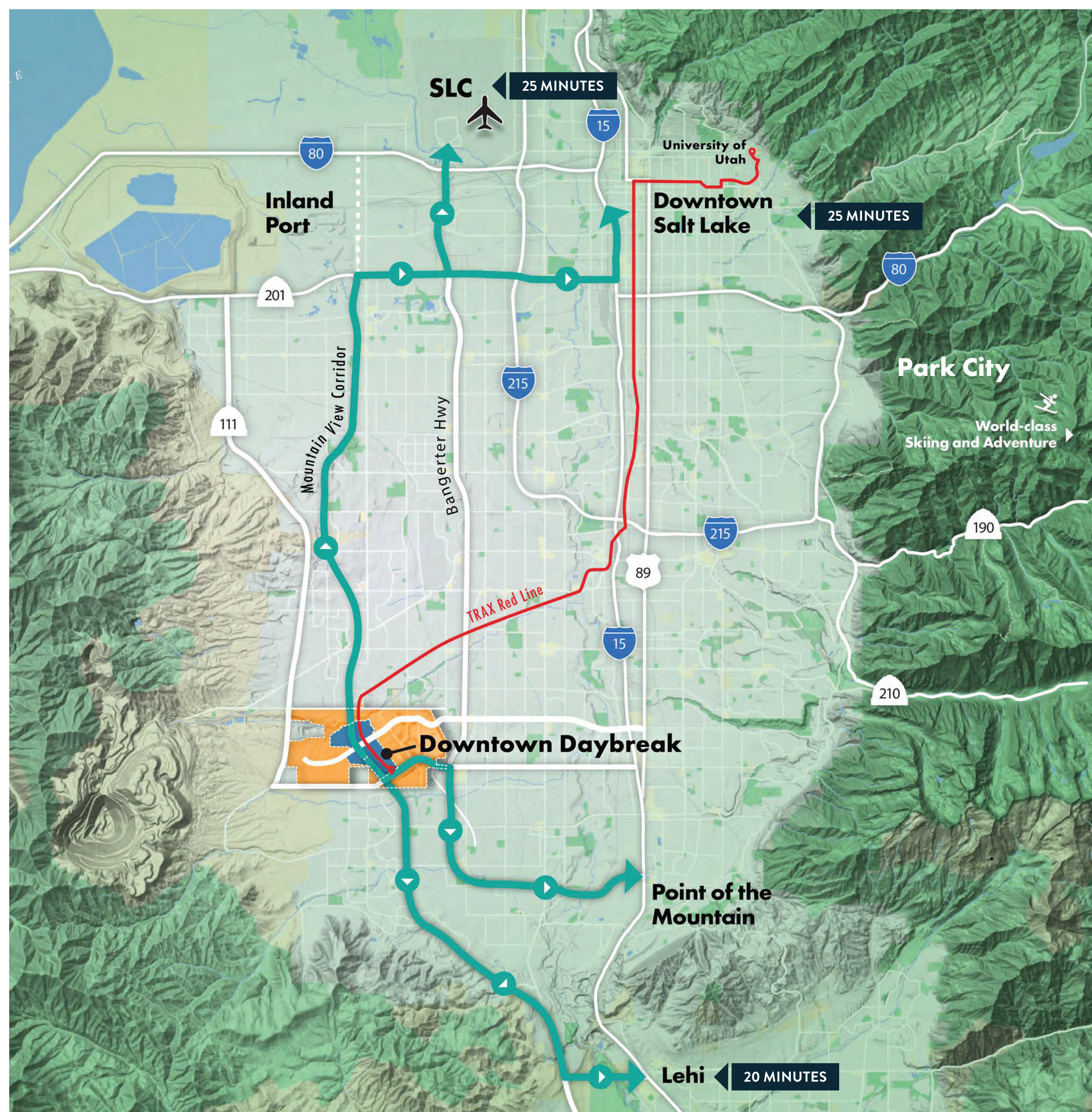


DOWNTOWN
DAYBREAK®
SOUTH JORDAN

MOUNTAIN VIEW CORRIDOR & LAKE AVENUE | SOUTH JORDAN, UT • LEASING OPPORTUNITIES





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

The Big Picture



MEGAPLEX

FUTURE
LARRY H. & GAIL MILLER
PERFORMING ARTS CENTER

MEDICAL
CAMPUS

LIGHT RAIL
STOP

HOTEL

STAGE

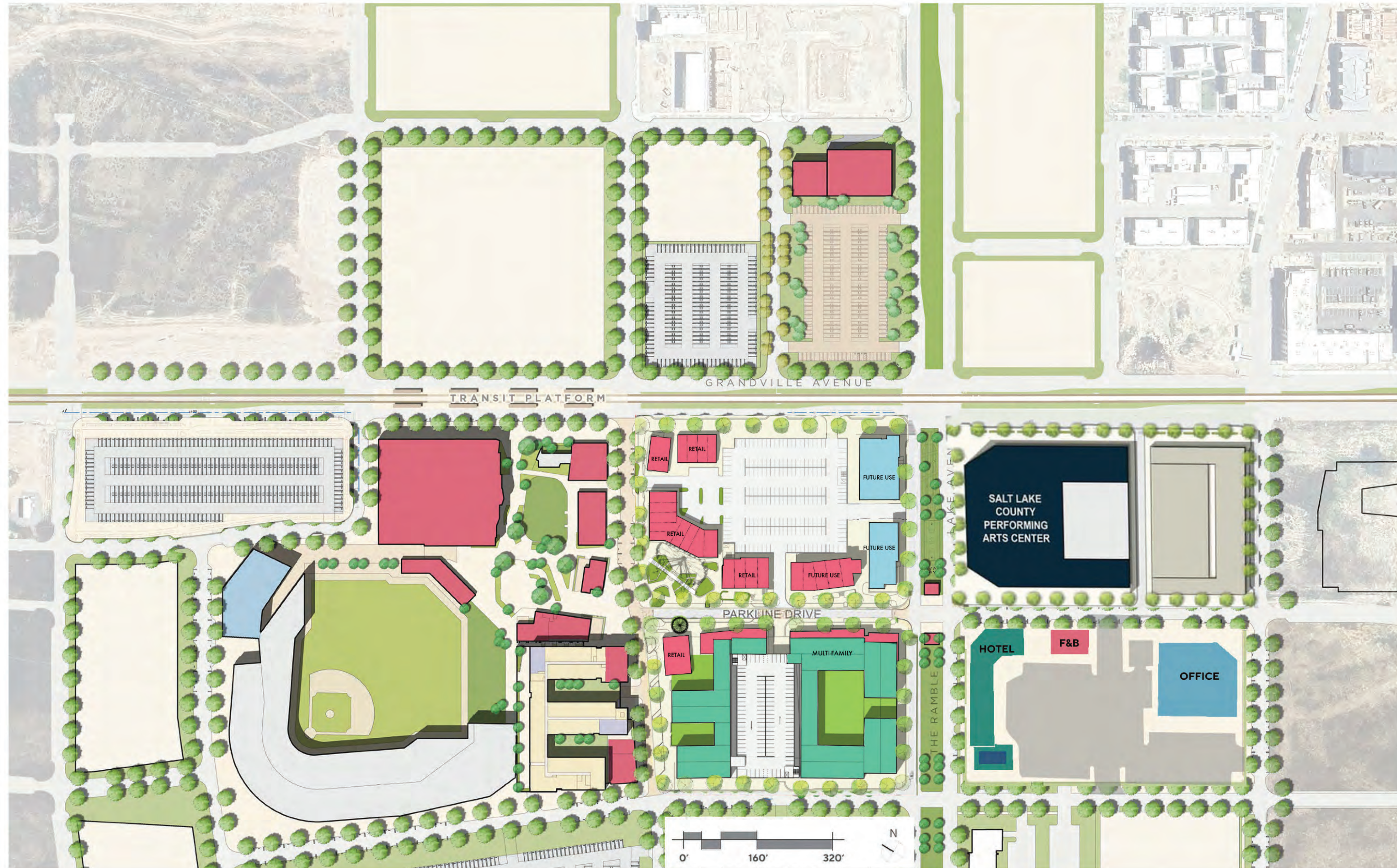


BALLPARK

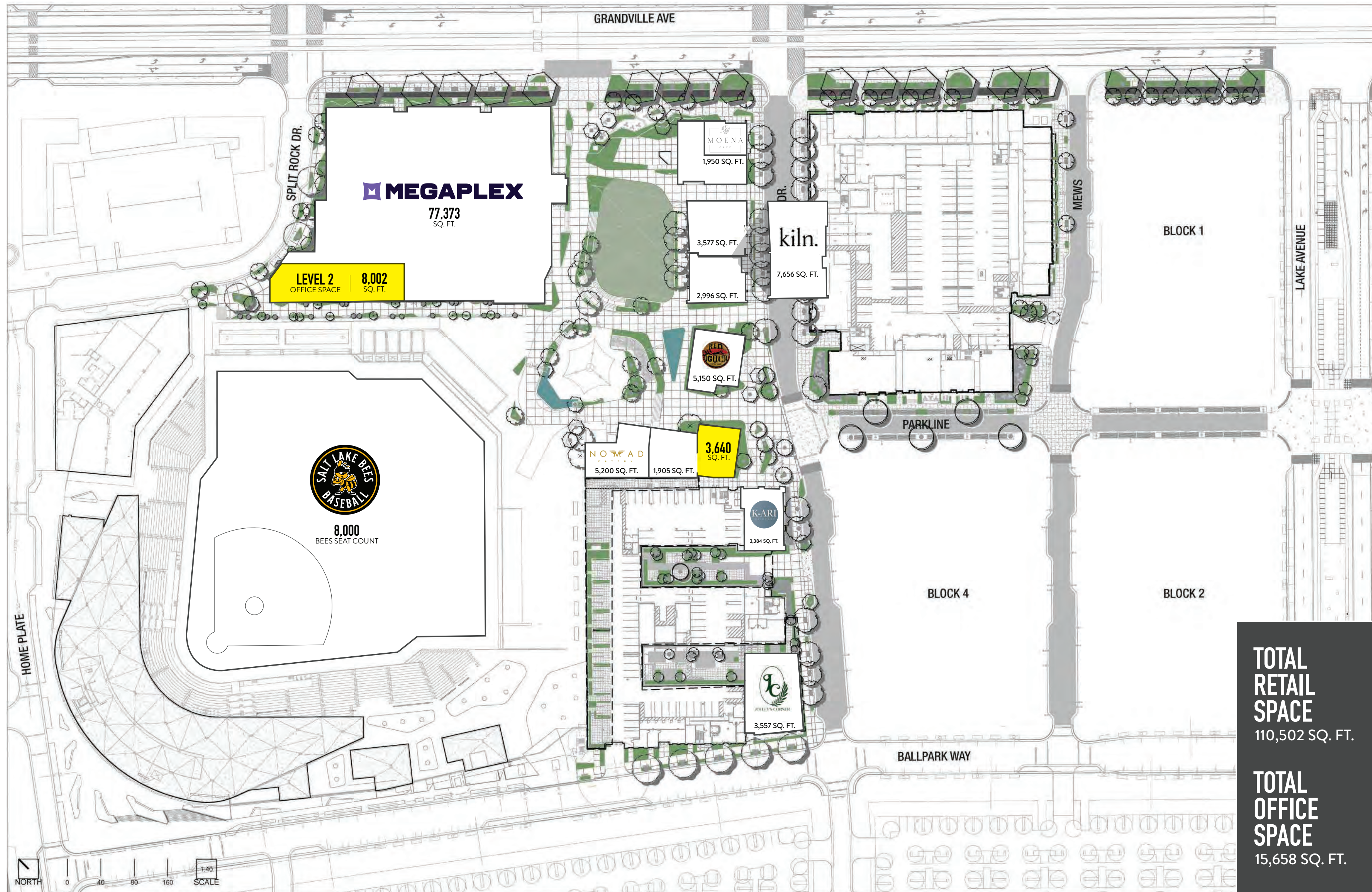
MOUNTAIN VIEW
CORRIDOR

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

Site Map - Phase II



Phase 1



Who's Here? Who's Near?

SIGNIFICANT POPULATION INCREASE

Salt Lake and Utah County grew by an average of 21.4% from 2010-2020.
 – US Census Bureau, 2021

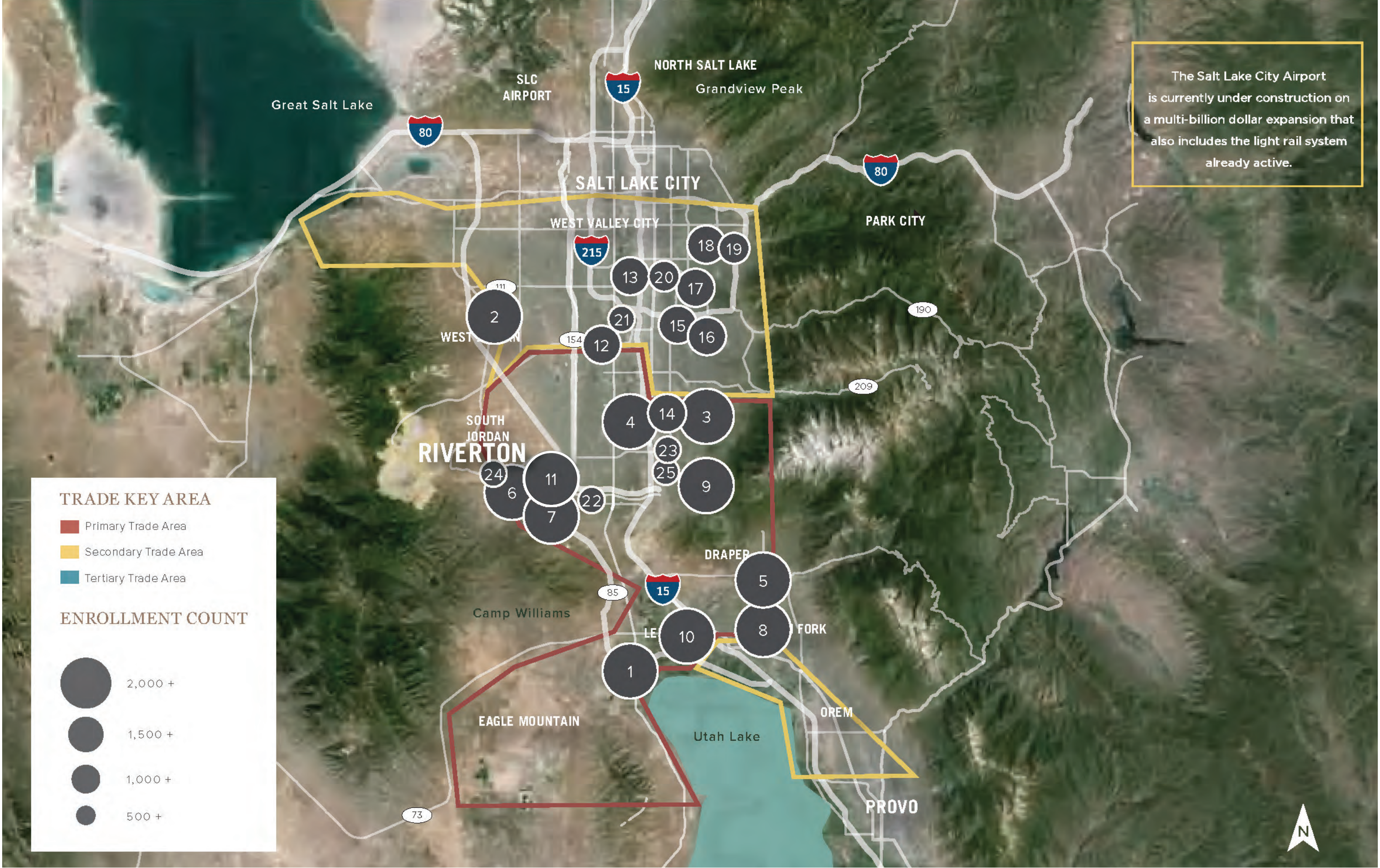
DEMOGRAPHIC PROFILE

	5-MILE RADIUS	10-MILE RADIUS
Population	249,815	694,352
Households	75,176	223,396
Median age	31.8	33.4
Average Household Income	\$152,967	\$138,346
Median Household Income	\$127,701	\$110,874
Any College+	74.6%	68.2%
Population 25-54 Employed	65.9%	64.9%
White Collar	72.3%	67.3%
Apparel & Services Annual Spend	\$243,862,888	\$655,668,148
Entertainment & Recreation Annual Spend	\$401,164,652	\$1,075,590,160
Food Away From Home Annual Spend	\$409,631,940	\$1,106,768,753

Demographic Source: Esri 2026

Local High School Enrollment Study

SCHOOL ENROLLMENT COUNTS	
	ENROLLMENT COUNT
1 Westlake High (Utah County)	2,541
2 Copper Hills High School (Salt Lake County)	2,430
3 Alta High School (Salt Lake County)	2,411
4 Bingham High School (Salt Lake County)	2,408
5 Lone Peak High (Utah County)	2,374
6 Herriman High School (Salt Lake County)	2,184
7 Mountain Ridge High School	2,179
8 American Fork High School (Utah County)	2,114
9 Corner Canyon High School (Salt Lake County)	2,074
10 Lehi High School (Utah County)	2,074
11 Riverton High School (Salt Lake County)	2,044
12 West Jordan High School (Salt Lake County)	1,742
13 Taylorsville High School (Salt Lake County)	1,726
14 Jordan High School (Salt Lake County)	1,724
15 Hillcrest High School	1,688
16 Brighton High School	1,670
17 Cottonwood High School	1,578
18 Olympus High School	1,543
19 Skyline High School	1,479
20 Murray High School	1,451
21 West Jordan Middle School	960
22 Bluffdale Elementary	950
23 Ridge View Middle School	920
24 Herriman Elementary	880
25 Juan Diego Catholic High School (Salt Lake County)	814



STUDENT POPULATION

Total Enrollment 43,958 (+/-)

Enrollment Counts: Online Research, numbers provided by School Districts.
 Driving Distance: Online Research, numbers provided by Google Maps.

Year Round Activation







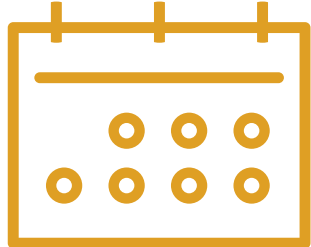



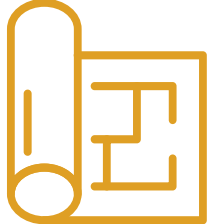

1.25M+ ANNUAL VISITORS

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+
- ✔ Larry H. & Gail Miller Performing Arts Center: 250k+
- ✔ America First Square + Rio Tinto | Kennecott Stage: 100k+
- ✔ Residents Within a 5-Minute Walk: 32k+
- ✔ TRAX Light Rail Average Weekday Daily Boardings: 21k+
- ✔ Mountain View Corridor Annual Average Daily Traffic: 45k+



By The Numbers

50+ WALKABLE BIKEABLE MILES 		 BOUTIQUE RESTAURANTS	3 TRAX LIGHT RAIL STOPS 
\$223M ANNUAL \$ ON APPAREL + SERVICES		 600+ ANNUAL EVENTS	
 75 TRIPLE-A HOME GAMES 	YEAR ROUND ACTIVATION 		2 MILES MOUNTAIN VIEW CORRIDOR FRONTAGE
	 5-MINUTE LIFE	1 ICE SKATING RINK 	
1M+ ANNUAL VISITORS	AVERAGE HOUSEHOLD INCOME \$177,475 	 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.

Tenant Opportunities

GRAND OPENING SUPPORT		FIRST 90-DAY ACTIVATION	
<p>Welcome Package</p> <ul style="list-style-type: none"> ✓ Property management tenant manual ✓ Emergency response guide ✓ Marketing calendar of events ✓ Preferred vendor list ✓ Hiring resources 	<p>Chamber Membership</p> <ul style="list-style-type: none"> ✓ Membership dues paid for one year ✓ Grand opening support ✓ Networking events ✓ Ad partnership opportunities and more 	<ul style="list-style-type: none"> ✓ One double-sided poster (Opening Soon & Now Open) ✓ Two-month run on property pylon and kiosk (Opening Soon & Now Open) ✓ Digital announcement on Daybreak, Downtown Daybreak, ✓ Larry H. Miller Real Estate’s channels including website, Instagram, Facebook and LinkedIn ✓ Two-week property take over upon opening Mountain View Corridor pylon Three DTDB kiosks ✓ Dedicated digital ads in primary trade area on KSL.com and a dedicated Brandview advertorial ✓ Paid social ads ✓ Daybreak resident newsletter ✓ DTDB E-blast ✓ Two influencers paid to post about your restaurant ✓ Grand Opening festivities 	
<p>PR Support</p> <ul style="list-style-type: none"> ✓ Press release crafting (optional) ✓ Distribution to local media outlets ✓ Grand opening professional photography 	<p>Equipment</p> <ul style="list-style-type: none"> ✓ Tables, chairs, cloths, stanchions, PA system, red carpet, scissors, and canopy ✓ Window graphics (Opening Soon) 	<p>GUEST INTERACTION OPPORTUNITIES</p> <ul style="list-style-type: none"> ✓ Salt Lake Bees Pregame ✓ Winter Village ✓ Concerts ✓ Seasonal Celebrations 	



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**Renderings and maps are for illustrative purposes only and subject to change.*