



The Crossing

Pioneer Crossing & Redwood Rd.
Saratoga Springs, Utah

Retail Sale or Lease

Tenants Include:

Smith's
Marketplace

HOBBY
LOBBY

petco

RatPac
ALL OUT FUN

ROSS
DRESS FOR LESS

SPORTSMAN'S
WAREHOUSE

ULTA
BEAUTY

Chick-fil-A

CHIPOTE
MEXICAN GRILL

the
Habit
BURGER GRILL

chili's

Costa Vida

MOD

noodles
& COMPANY

Jersey Mike's
SUBS

Beans
& Brews
COFFEE HOUSE

CAFE
ZUPAS

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AEW

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The Crossing

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0.90 Acre Pad

For Ground Lease



4,000 SF Shop Space

For Lease

Demographics



Population

2025 Estimated

6,690

91,909

169,643

2030 Projected

7,377

105,577

193,514



Households

2025 Estimated

2,007

24,464

45,364

2030 Projected

2,260

28,735

52,981



Income

2025 Median HHI

\$ 113,717

\$129,964

\$127,295

2025 Average HHI

\$131,770

\$152,619

\$150,256

2025 Per Capita

\$38,377

\$40,719

\$40,599

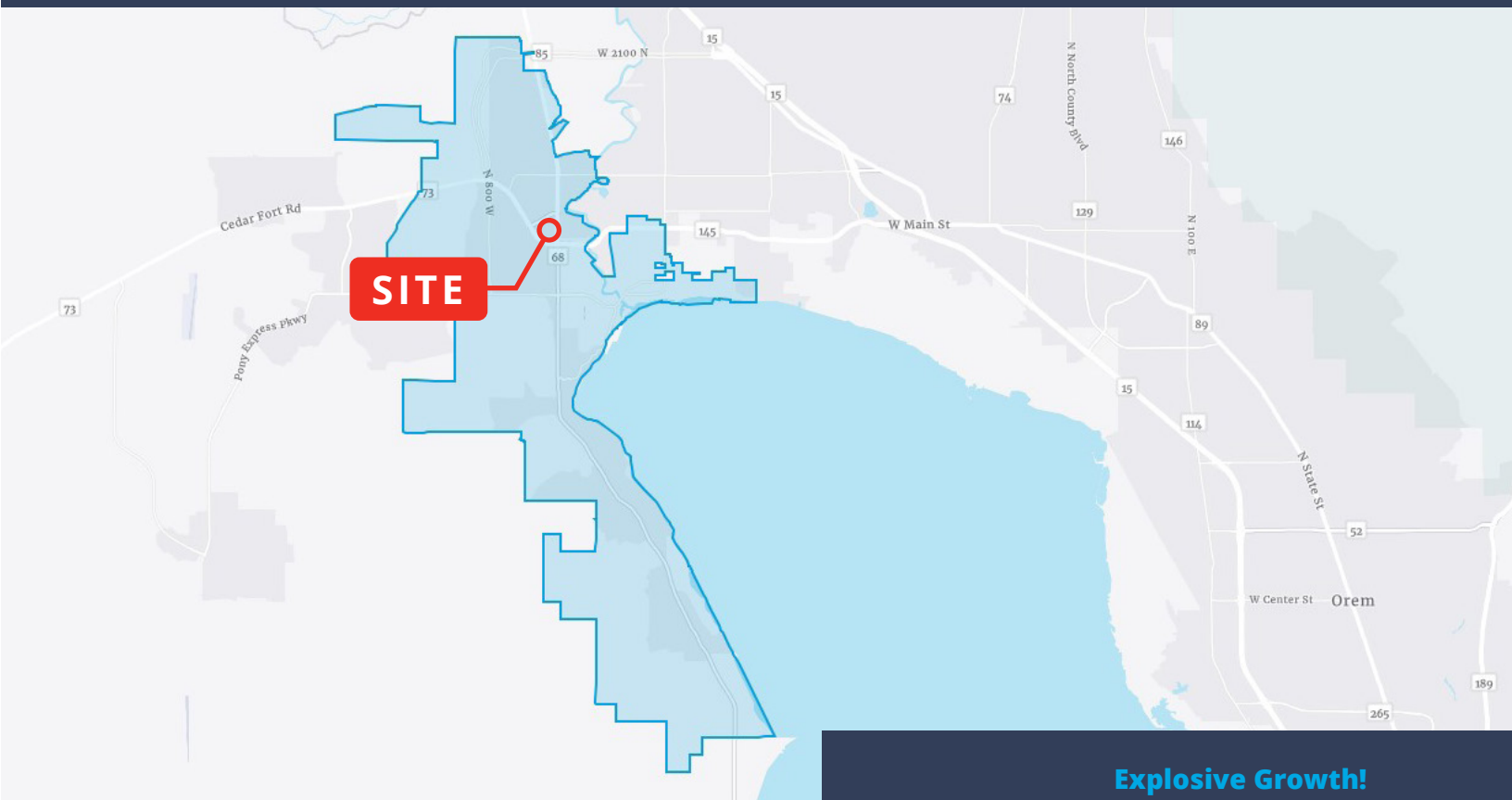
Information provided by ESRI Business Analyst



Property Highlights

- One of the fastest growing areas in Utah
- Call for pricing

Saratoga Springs, Utah



Key Points



54k+
Population
(2024)



26.4
Median Age



4.0
Average Household Size



\$137k+
Median Household Income

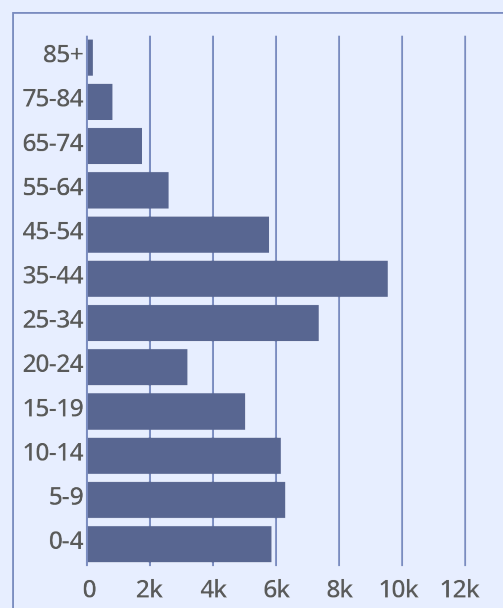


Explosive Growth!

28.8%

Population Growth
2024-2029

Population by Age



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