

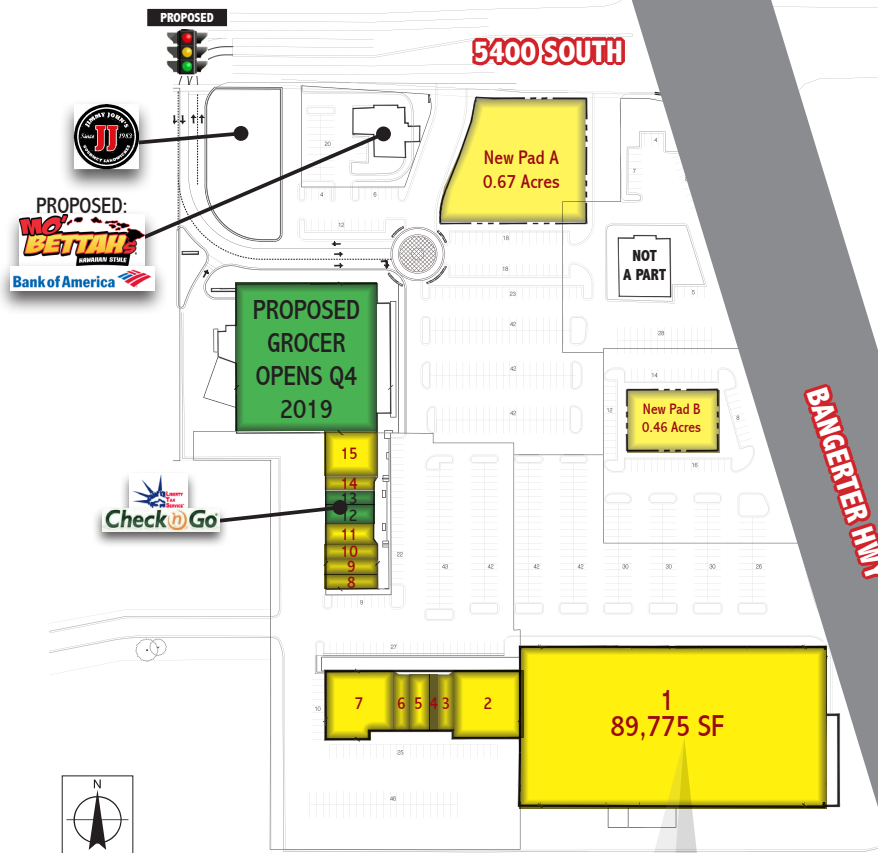
# WEST POINT CENTER

5400 South & Bangerter Hwy. (SWC) ↻ Taylorsville, UT

Space/Tenant

SF

|                 |        |
|-----------------|--------|
| 1 AVAILABLE     | 89,775 |
| 2 AVAILABLE     | 8,070  |
| 3 AVAILABLE     | 2,048  |
| 4 AVAILABLE     | 607    |
| 5 AVAILABLE     | 1,938  |
| 6 AVAILABLE     | 1,527  |
| 7 AVAILABLE     | 7,713  |
| 8 AVAILABLE     | 1,380  |
| 9 AVAILABLE     | 1,413  |
| 10 AVAILABLE    | 1,412  |
| 11 AVAILABLE    | 1,666  |
| 12 Check-N-Go   | 1,800  |
| 13 Liberty Tax  | 1,057  |
| 14 AVAILABLE    | 1,188  |
| 15 AVAILABLE    | 4,105  |
| 16 PROP. GROCER | 42,007 |



## PROPERTY INFORMATION

- Anchor Space: 21,300 to 89,775 SF
  - Anchor Lease Rate: \$6 to \$9 PSF\*
  - Shops: 607 to 8,070 SF
  - Shops Lease Rate: \$10 to \$13 PSF\*
  - NNNs: \$1.66 PSF (est.)
  - Pads: Land Lease or BTS
- \*Subject to tenant improvements, term, credit, etc.*

## FEATURES

- Big Box, Jr. Anchor and Shop Space
- Pylon Signage
- Visibility from Bangerter Hwy
- Utah's 3rd Busiest Intersection (94K Average Daily Traffic)
- Full Access/Visibility from 5400 S.

# FOR LEASE

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

**SITUS** RETAIL GROUP

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DronePhoto

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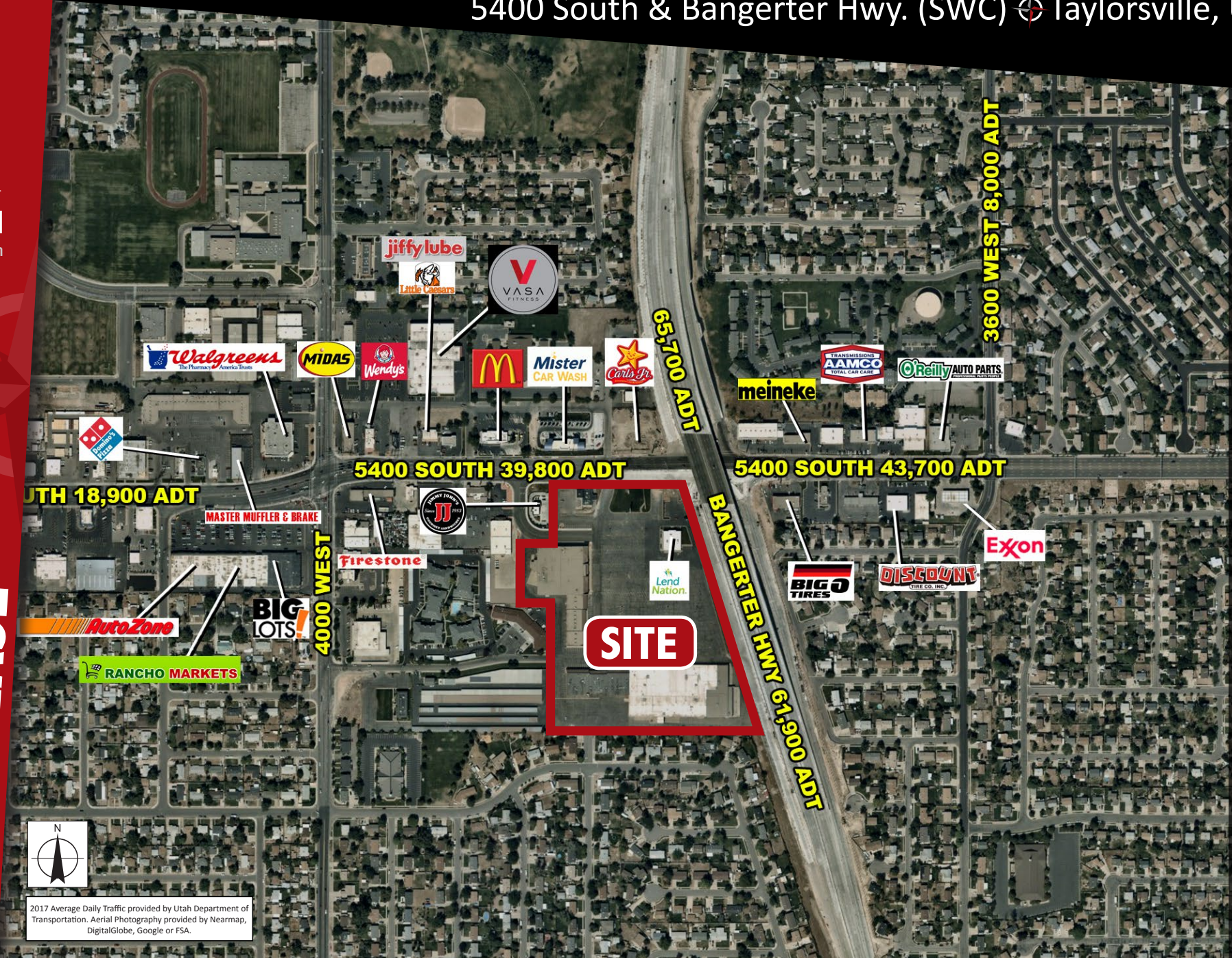
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2017 Average Daily Traffic provided by Utah Department of Transportation. Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

Retailer Aerial

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Proposed Renderings

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Demographic Report

|                          |                              | 1 mi ring       |        | 3 mi ring       |         | 5 mi ring       |         |      |
|--------------------------|------------------------------|-----------------|--------|-----------------|---------|-----------------|---------|------|
| Population               | 2018                         | <b>21,208</b>   |        | <b>170,466</b>  |         | <b>367,340</b>  |         |      |
|                          | 2023                         | 22,612          |        | 182,426         |         | 393,474         |         |      |
|                          | 2010                         | 20,851          |        | 165,089         |         | 341,257         |         |      |
|                          | 2000                         | 21,869          | %      | 156,823         | %       | 296,822         | %       |      |
| <b>Households</b>        |                              | <b>6,227</b>    |        | <b>50,698</b>   |         | <b>110,850</b>  |         |      |
| Average household size   |                              | 3.40            |        | 3.36            |         | 3.29            |         |      |
| Household income         | < \$25,000                   | 557             | 8.9    | 5,583           | 11.0    | 14,403          | 13.0    |      |
|                          | \$25,000 - \$49,999          | 1,647           | 26.4   | 11,300          | 22.3    | 25,449          | 23.0    |      |
|                          | \$50,000 - \$74,999          | 1,659           | 26.6   | 12,022          | 23.7    | 25,120          | 22.7    |      |
|                          | \$75,000 - \$99,999          | 1,106           | 17.8   | 8,451           | 16.7    | 17,609          | 15.9    |      |
|                          | \$100,000+                   | 1,255           | 20.2   | 13,340          | 26.3    | 28,269          | 25.5    |      |
|                          | Median household income      | \$63,270        |        | \$67,369        |         | \$65,165        |         |      |
| Average household income |                              | <b>\$75,335</b> |        | <b>\$83,212</b> |         | <b>\$81,422</b> |         |      |
| Total employees          |                              | 2,272           |        | 31,747          |         | 139,895         |         |      |
| Business establishments  |                              | 293             |        | 2,633           |         | 9,778           |         |      |
| Industrial               |                              | 24              | 8.2    | 289             | 11.0    | 1,329           | 13.6    |      |
| Manufacturing            |                              | 2               | 0.7    | 37              | 1.4     | 366             | 3.7     |      |
| Commercial               |                              | 123             | 42.0   | 897             | 34.1    | 3,166           | 32.4    |      |
| Office                   |                              | 98              | 33.4   | 1,022           | 38.8    | 3,570           | 36.5    |      |
| Other                    |                              | 47              | 16.0   | 388             | 14.7    | 1,347           | 13.8    |      |
| Race                     | White                        | 15,430          | 72.8   | 122,505         | 71.9    | 264,113         | 71.9    |      |
|                          | Black                        | 429             | 2.0    | 3,410           | 2.0     | 8,761           | 2.4     |      |
|                          | American Indian              | 203             | 1.0    | 1,519           | 0.9     | 3,182           | 0.9     |      |
|                          | Asian & Pl                   | 1,031           | 4.9    | 11,019          | 6.5     | 24,288          | 6.6     |      |
|                          | Other                        | 4,114           | 19.4   | 32,012          | 18.8    | 66,996          | 18.2    |      |
| Hispanic population      |                              | 5,739           | 27.1   | 44,604          | 26.2    | 96,598          | 26.3    |      |
| Sex                      | Male                         | 10,700          | 50.5   | 85,263          | 50.0    | 184,506         | 50.2    |      |
|                          | Female                       | 10,508          | 49.5   | 85,203          | 50.0    | 182,834         | 49.8    |      |
| Median age               |                              | 32.3            |        | 33.5            |         | 32.8            |         |      |
| Education                | Population 25+               |                 | 12,980 | 61.2            | 104,153 | 61.1            | 221,366 | 60.3 |
|                          | No high school diploma       |                 | 2,271  | 17.5            | 15,672  | 15.0            | 33,995  | 15.4 |
|                          | High school graduate         |                 | 4,426  | 34.1            | 31,968  | 30.7            | 66,000  | 29.8 |
|                          | Some college                 |                 | 4,538  | 35.0            | 37,490  | 36.0            | 78,305  | 35.4 |
|                          | College graduate             |                 | 1,253  | 9.7             | 13,471  | 12.9            | 30,464  | 13.8 |
|                          | Graduate/professional degree |                 | 492    | 3.8             | 5,552   | 5.3             | 12,602  | 5.7  |

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