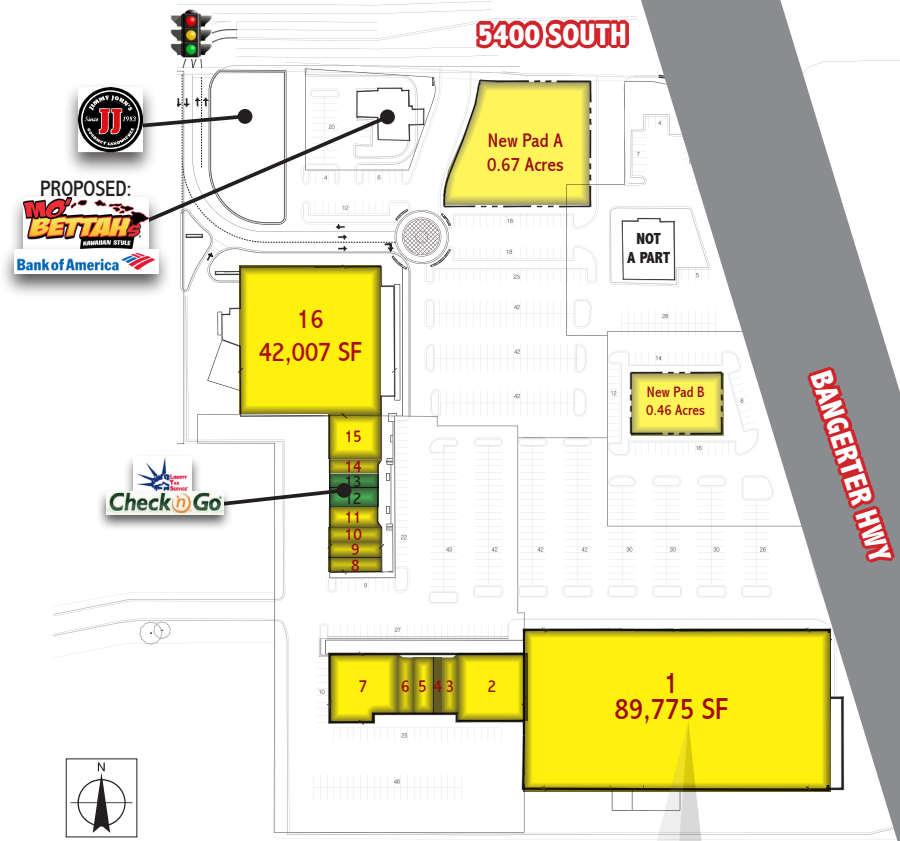


WEST POINT CENTER

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 AVAILABLE	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
 - Pad A: 0.67 Acres
 - Pad B: 0.46 Acres
- *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.

FORLEASE

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FORLEASE

DronePhoto

PROPOSED:
NO BETTER
Bank of America

OPENED 2015
J
JIMMY JOHN'S

OPENED 2018
Mister
CAR WASH

OPENED 2019
Carl's Jr.

Lend
Nation.

5400 SOUTH
BANGERTER HWY

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SITUS RETAIL GROUP

WEST POINT CENTER

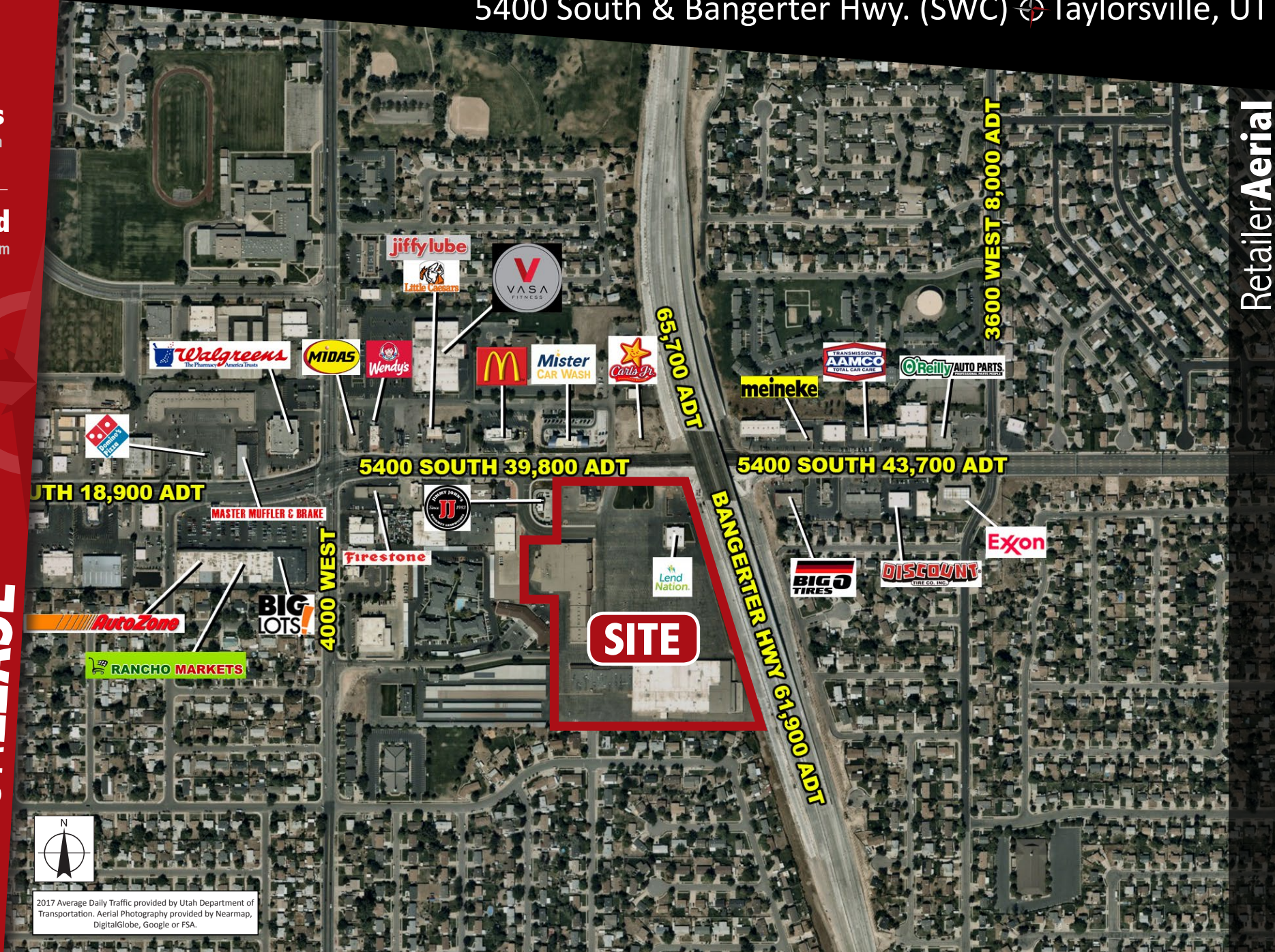
5400 South & Bangerter Hwy. (SWC) ↻ Taylorsville, UT

RetailerAerial

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

SITE

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SITUS RETAIL GROUP

WEST POINT CENTER

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Proposed Renderings

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Demographic Report

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FORLEASE

		1 mi ring		3 mi ring		5 mi ring	
Population	2019	20,775		166,031		362,687	
	2024	21,823		175,148		382,967	
	2010	20,847		164,658		341,324	
	2000	21,882	%	156,421	%	296,955	%
Households		6,321		51,116		113,510	
	Average household size	3.28		3.24		3.17	
Household income	< \$25,000	565	8.9	5,096	10.0	12,926	11.4
	\$25,000 - \$49,999	1,527	24.2	10,265	20.1	24,190	21.3
	\$50,000 - \$74,999	1,704	27.0	12,124	23.7	26,515	23.4
	\$75,000 - \$99,999	1,301	20.6	10,023	19.6	20,662	18.2
	\$100,000+	1,222	19.3	13,609	26.6	29,219	25.7
	Median household income	\$64,088		\$69,429		\$66,861	
Average household income		\$73,503		\$82,931		\$81,470	
Total employees		2,058		30,431		143,960	
Business establishments		275		2,574		9,916	
	Industrial	24	8.7	268	10.4	1,310	13.2
	Manufacturing	1	0.4	35	1.4	357	3.6
	Commercial	111	40.4	865	33.6	3,158	31.8
	Office	96	34.9	1,022	39.7	3,681	37.1
	Other	44	16.0	384	14.9	1,408	14.2
Race	White	14,990	72.2	118,407	71.3	258,772	71.3
	Black	444	2.1	3,492	2.1	9,033	2.5
	American Indian	200	1.0	1,508	0.9	3,200	0.9
	Asian & PI	1,028	4.9	10,913	6.6	24,591	6.8
	Other	4,113	19.8	31,713	19.1	67,091	18.5
Hispanic population		5,723	27.5	44,084	26.6	96,509	26.6
Sex	Male	10,464	50.4	83,005	50.0	182,171	50.2
	Female	10,311	49.6	83,026	50.0	180,516	49.8
Median age		32.7		33.9		33.2	
Education	Population 25+	12,831	61.8	102,457	61.7	221,267	61.0
	No high school diploma	1,890	14.7	14,825	14.5	31,464	14.2
	High school graduate	4,534	35.3	31,789	31.0	67,755	30.6
	Some college	4,425	34.5	35,790	34.9	75,593	34.2
	College graduate	1,522	11.9	14,616	14.3	33,471	15.1
	Graduate/professional degree	460	3.6	5,437	5.3	12,984	5.9

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