



FOR LEASE



VALLEY GROVE

PLEASANT GROVE BLVD & NORTH COUNTY BLVD
PLEASANT GROVE, UTAH

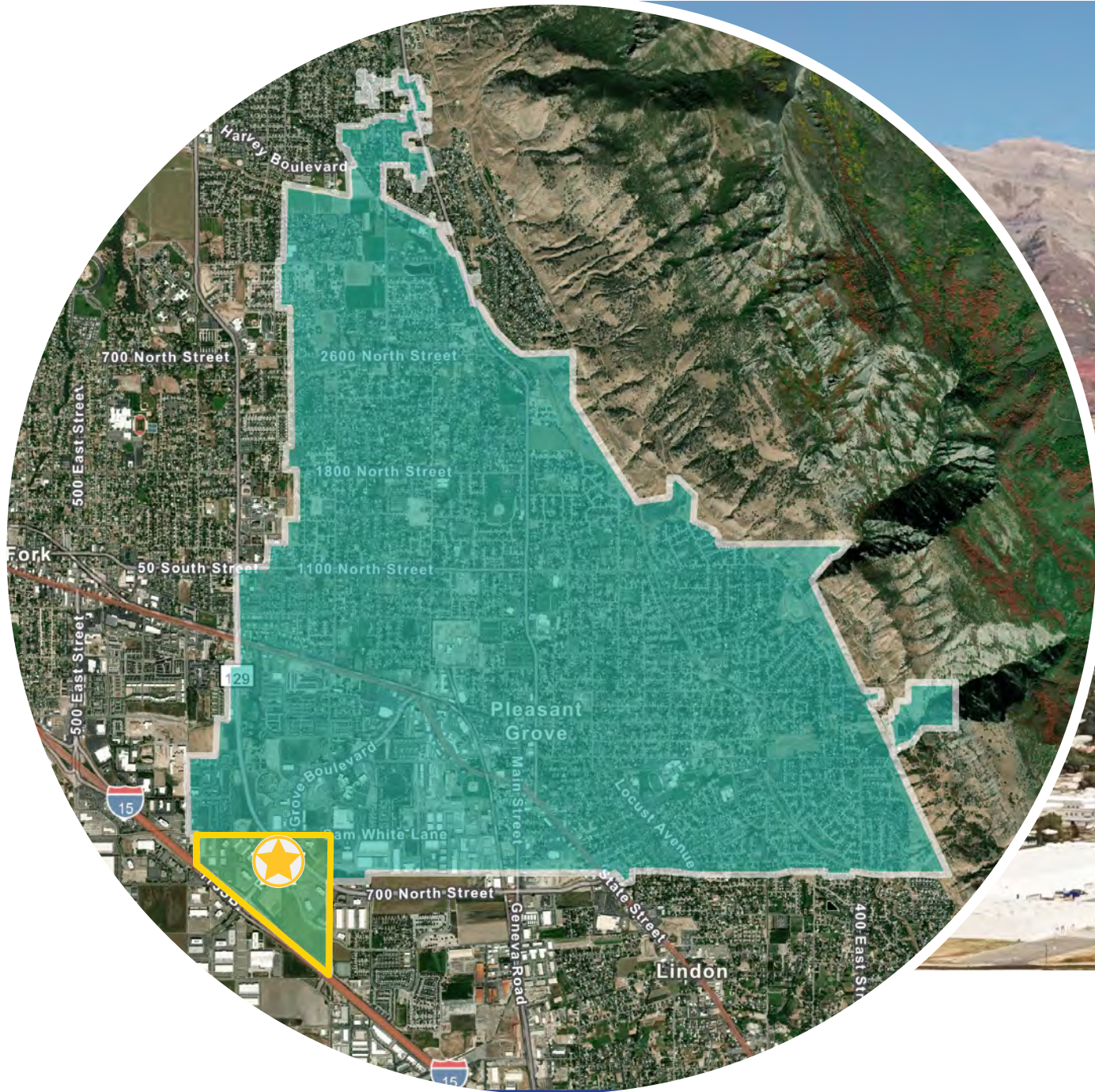


PROJECT RENDERING



- I-15 Visibility
- Drive thru options available
- 1 Million square feet of office
- 400,000 square feet of retail
- Easy access to I-15
- Major mixed-use development
- High traffic counts 60,000+ ADT
- Located in the center of Utah County

VALLEY GROVE HIGHLIGHTS



VALLEY GROVE DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 ESTIMATED	11,382	68,926	170,263
2030 ESTIMATED	12,007	73,755	182,280



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 ESTIMATED	4,237	21,737	52,161
2030 ESTIMATED	4,567	24,009	57,438



INCOME

	1 MILE	3 MILES	5 MILES
2025 MEDIAN HHI	\$76,109	\$97,671	\$106,216
2025 AVERAGE HHI	\$92,677	\$125,225	\$135,748
2025 PER CAPITA	\$34,869	\$39,574	\$41,667



PROJECT RENDERING



PLEASANT GROVE CONSUMERS

MEDIAN NET WORTH	\$275,773
MEDIAN AGE	29.8
AVG HOUSEHOLD SIZE	3.25
MEDIAN HOME VALUE	\$581,083
MEDIAN DISPOSABLE INCOME	\$82,560

AVAILABILITY AERIAL

tru **HOMewood SUITES**
by HILTON
UNDER CONSTRUCTION

2 NEW BUILDINGS AVAILABLE:
1,598 SF - 5,169 SF
1,747 SF

MOUNTAIN AMERICA CREDIT UNION | **VILLAGE BAKER** | **WOK THE LINE** | **at&t**

Jersey Mike's SUBS | **Starbucks** | **Chick-fil-&**

quickgreens
OMNIA
SALON STUDIOS

fika | **CLUB PILATES**

PRIME

AVAILABLE:
1,400 SF

PRIME | **The MilkShake FACTORY** | **HAND & STONE** | **Cafe Rio**

PLEASANT GROVE BLVD
60,000 ADT

SLIM CHICKENS

Panera BREAD | **WING-STOP**

AVAILABLE:
3,654 SF

VALLEY GROVE WAY

TWISTED SUGAR | **Melty** | **WAYBACK BURGERS** | **THE SMOKED TACO**



VALLEY GROVE

PRODUCT LEGEND

- Multi-Story Office
- Single-Story Office
- Flex/R&D
- Pad Sites
- Retail
- Hotel

STATUS

- Available
- Signed Lease / Open

SITE PLAN



30,000 AADT

60,000 AADT

225,000 AADT

3,654 SF

2,800 - 5,850 SF

1,421 SF
9,747 SF

1,423 SF
9,775 SF

2,550 - 18,741 SF

1,400 SF

1,747 SF

1,598 - 5,169 SF

SAM WHITE LANE

W GROVE PARKWAY

W GRANITE WAY

W PLEASANT GROVE BLVD

PLEASANT VIEW DRIVE

S MOUNTAIN VIEW LANE

S VALLEY GROVE WAY

PROCTOR LANE

1300 WEST

Pleasant Grove City Line
Lindon City Line

FUTURE DEVELOPMENT

LUXURY RESIDENTIAL

LUXURY RESIDENTIAL

VALLEY GROVE I

VALLEY GROVE II

VALLEY GROVE III

GROVE TOWER

OFFICE OVER RETAIL

OFFICE OVER RETAIL

COLUMBIA BANK

Hilton

COLUMBIA BANK

UTAH EYE CENTERS

Verizon

Starbucks

graze craze

charles SCHWAB

Happy Toriyaki

Jersey Mike's

at&t

OMNIA

quickgreens

SLIM CHICKENS

Cafe Rio

WING STOP

Panera BREAD

WAYBACK BURGERS

Chick-fil-A

snooze

MASSAGE LUXE

GREAT GREEK

Rancherito's MEXICAN FOOD



PROJECT AERIAL

THE GRID
Hale Centre Theatre
Jersey Mike's Subs
GROVE TOWER
Chick-fil-A
Starbucks

VALLEY GROVE I | VALLEY GROVE II | VALLEY GROVE III

TESLA
BMW

Cafe Rio
P.F. Chang's
Panera Bread
Slim Chickens
Village Baker
Wing-Stop
dōTERRA
Columbia Bank
Mountain America Credit Union
Omnia Salon Studios
fika
AT&T
Club Pilates

Hilton

60,000 ADT



225,000 ADT



PROJECT RENDERING



Accelerating success.

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