



# HIGHLAND MAINS



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# HIGHLAND MAINS

- Situated on the East Bench of Highland
- Located in the High Income Area of Highland and Alpine in Utah County
- 70% Dining and Restaurant / 30% Shops and Services
- Inspired by and designed by the team that planned the One Paseo project in Del Mar, CA
- Expected Completion Date Set For June 1, 2026



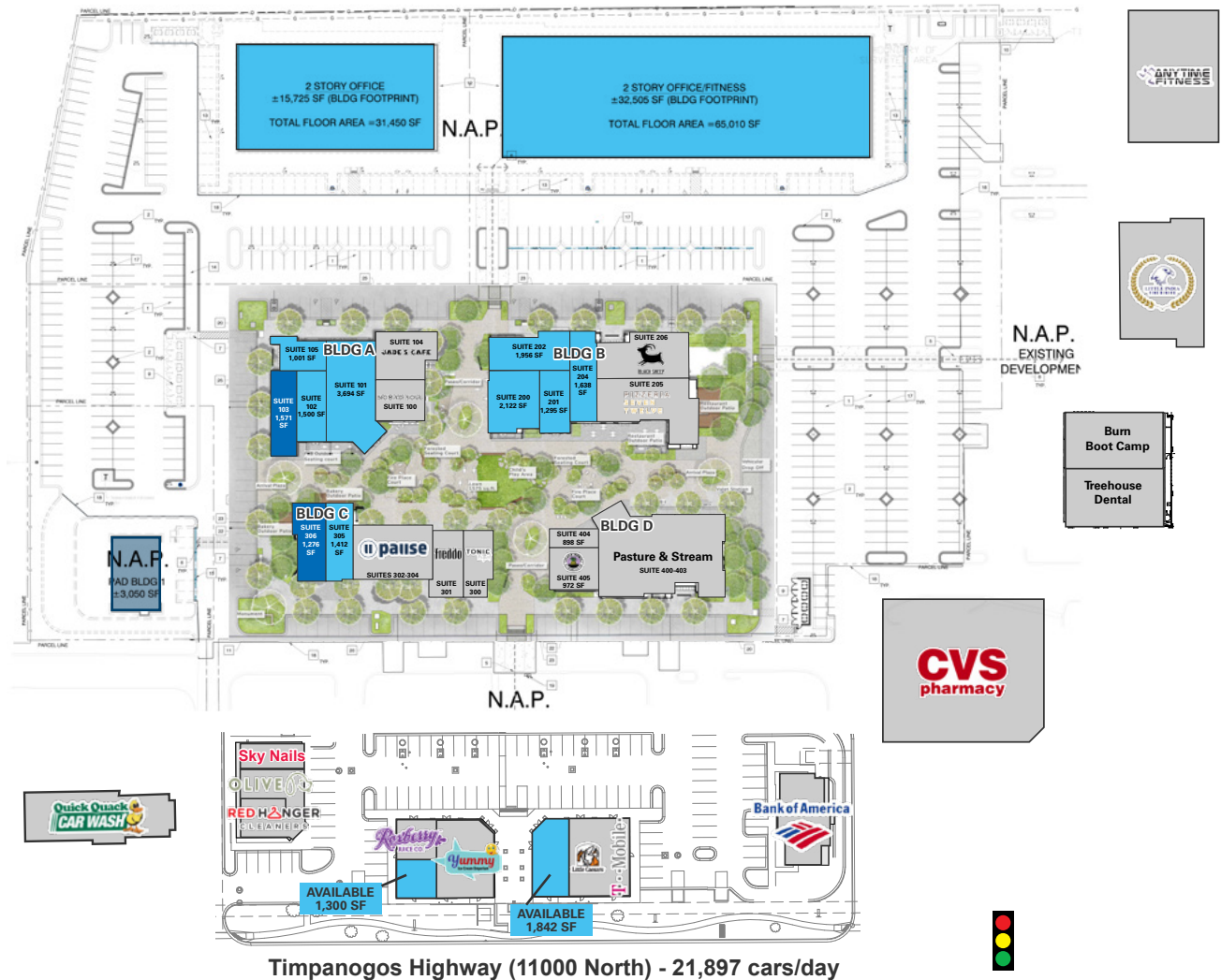
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# HIGHLAND MAINS

- SIGNED LOI
- LEASED
- AVAILABLE
- BTS, GROUND LEASE, FOR SALE



Alpine Highway - 13,886 cars/day



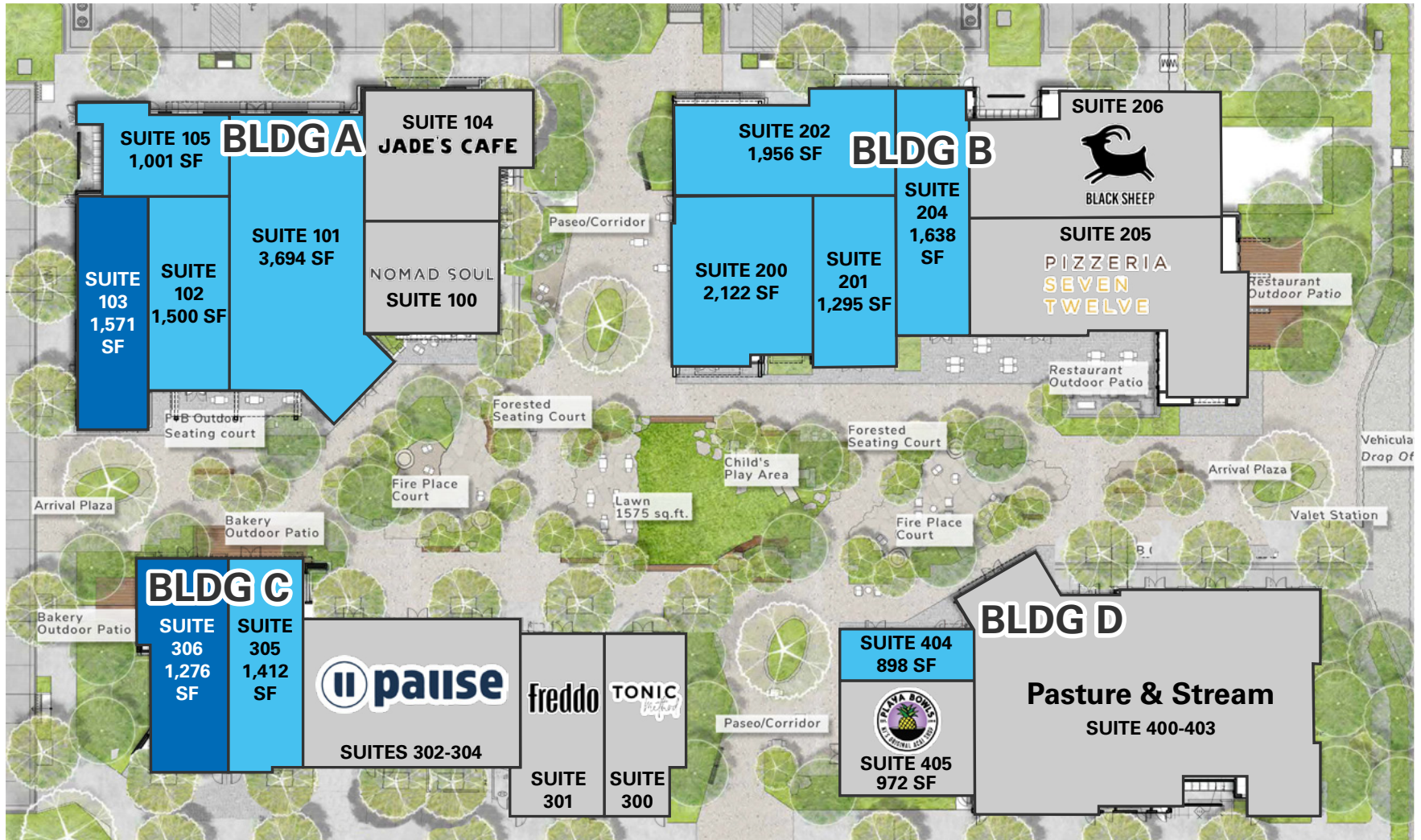
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# HIGHLAND MAINS

- SIGNED LOI
- LEASED
- AVAILABLE



Alpine Highway - 13,886 cars/day

Timpanogos Highway (11000 North) - 21,897 cars/day



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## CONSTRUCTION PROGRESS



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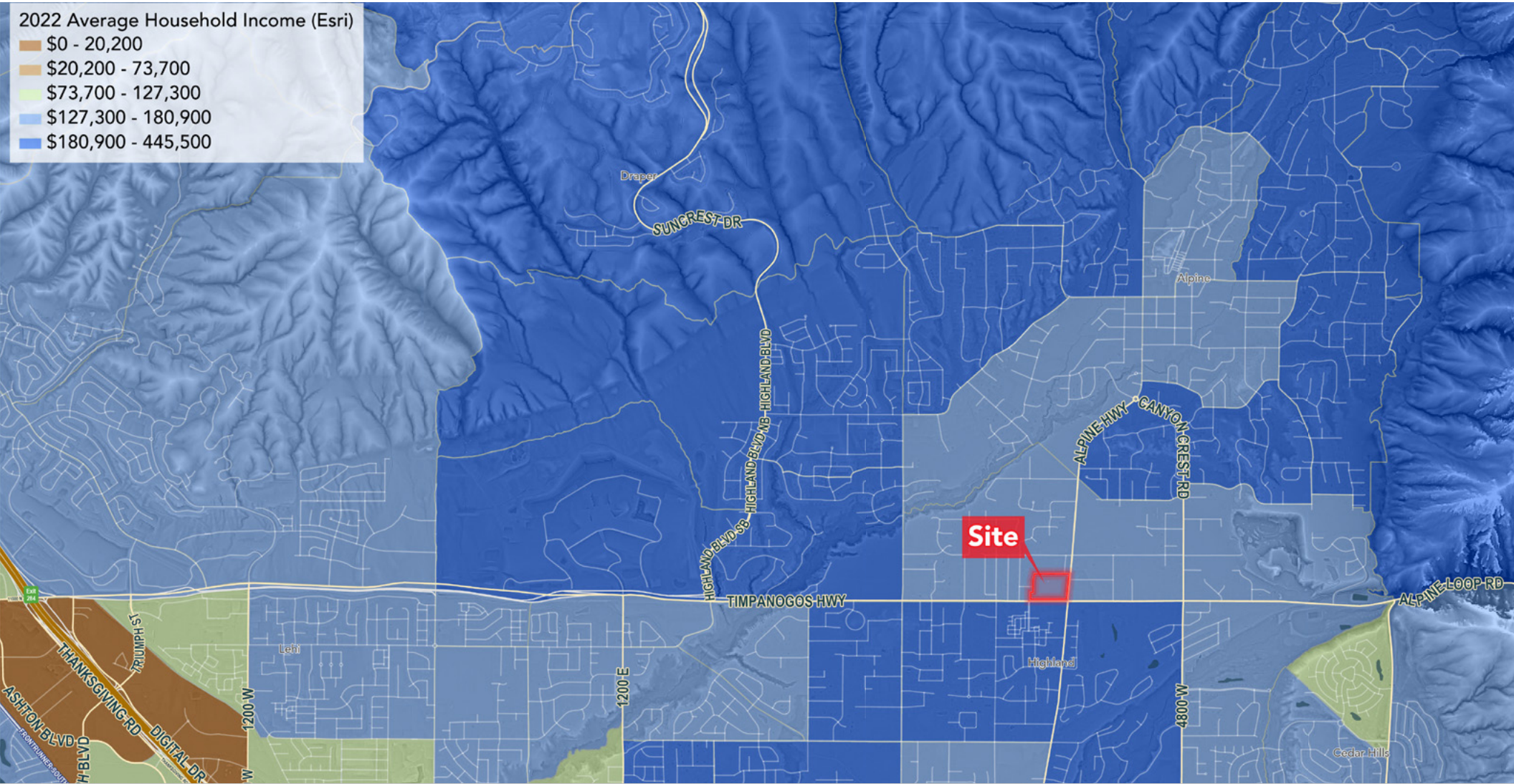
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# HIGHLAND MAINS

2022 Average Household Income (Esri)

- \$0 - 20,200
- \$20,200 - 73,700
- \$73,700 - 127,300
- \$127,300 - 180,900
- \$180,900 - 445,500



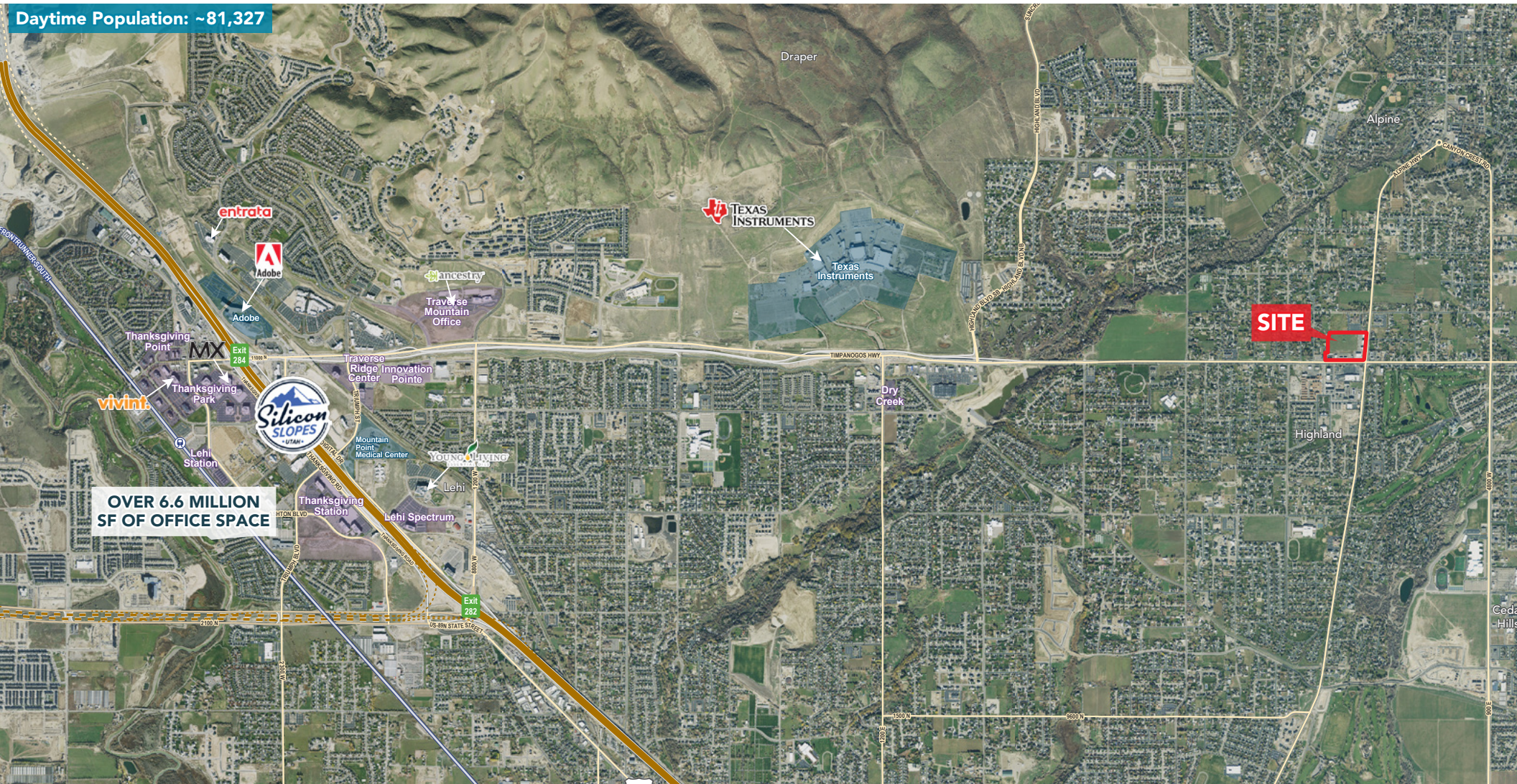
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# HIGHLAND MAINS

Daytime Population: ~81,327



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# HIGHLAND MAINS

## POPULATION

**1 MILE**  
6,678  
2025 EST.  
POPULATION

**3 MILES**  
57,910  
2025 EST.  
POPULATION

**5 MILES**  
148,344  
2025 EST.  
POPULATION

**1 MILE**  
7,112  
2030 EST.  
POPULATION

**3 MILES**  
59,011  
2030 EST.  
POPULATION

**5 MILES**  
160,771  
2030 EST.  
POPULATION

## HOUSEHOLDS & AVERAGE INCOME

**1 MILE**  
1,747  
2025 EST.  
HOUSEHOLDS

**3 MILES**  
14,681  
2025 EST.  
HOUSEHOLDS

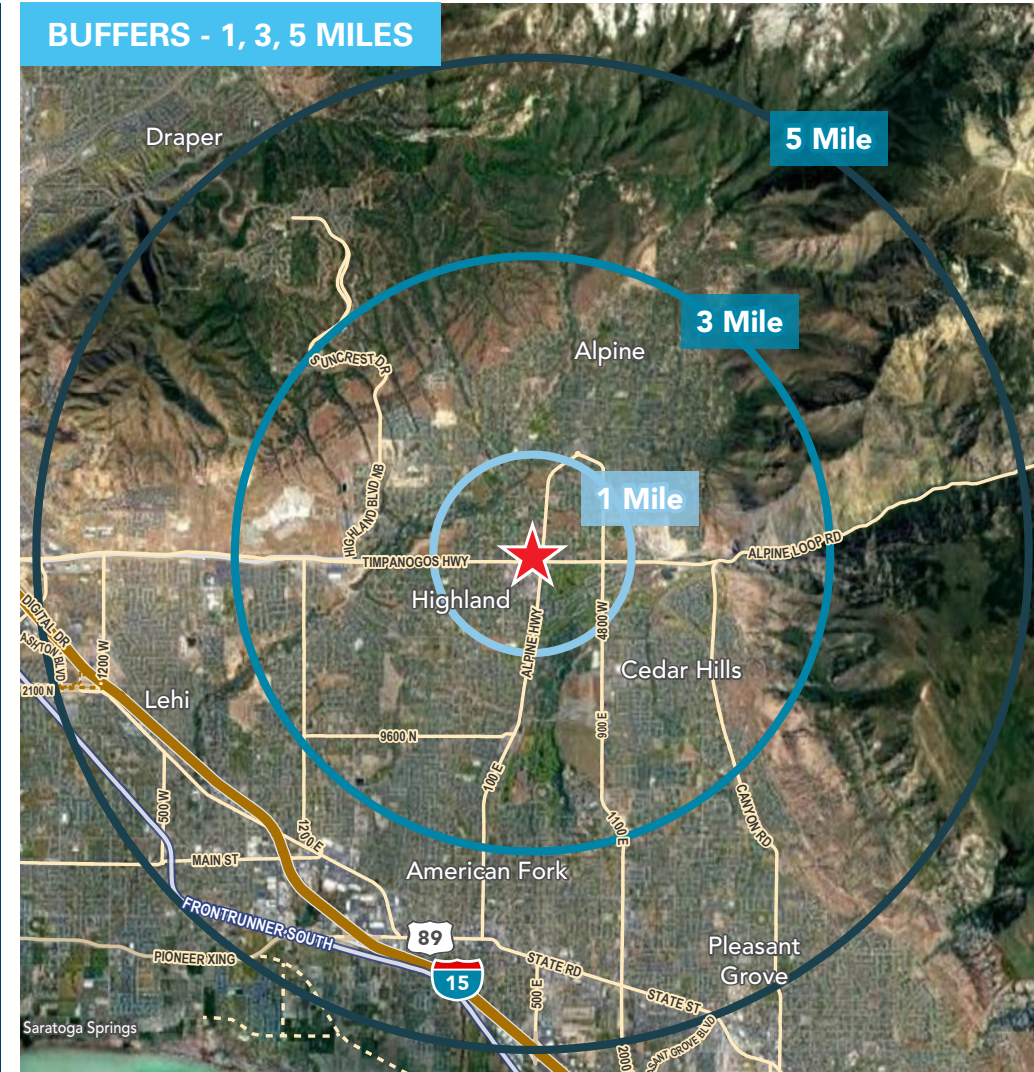
**5 MILES**  
42,720  
2025 EST.  
HOUSEHOLDS

**1 MILE**  
\$217,268  
2025 EST.  
INCOME

**3 MILES**  
\$211,141  
2025 EST.  
INCOME

**5 MILES**  
\$170,898  
2025 EST.  
INCOME

## BUFFERS - 1, 3, 5 MILES



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# HIGHLAND MAINS

## POPULATION

**5 MINUTES**  
25,448  
2025 EST.  
POPULATION

**10 MINUTES**  
90,316  
2025 EST.  
POPULATION

**20 MINUTES**  
256,619  
2025 EST.  
POPULATION

**5 MINUTES**  
26,298  
2030 EST.  
POPULATION

**10 MINUTES**  
93,889  
2030 EST.  
POPULATION

**20 MINUTES**  
282,155  
2030 EST.  
POPULATION

## HOUSEHOLDS & AVERAGE INCOME

**5 MINUTES**  
6,387  
2025 EST.  
HOUSEHOLDS

**10 MINUTES**  
24,263  
2025 EST.  
HOUSEHOLDS

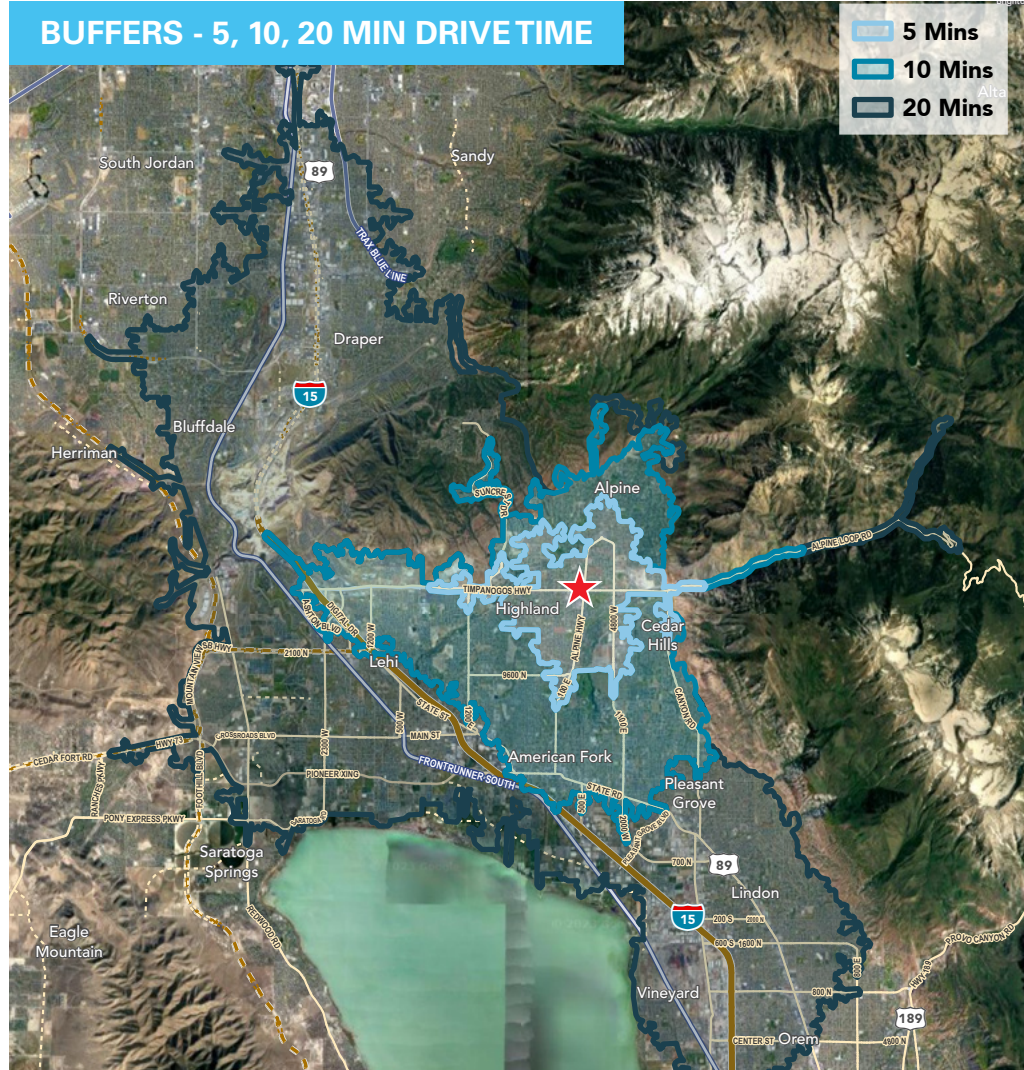
**20 MINUTES**  
74,303  
2025 EST.  
HOUSEHOLDS

**5 MINUTES**  
\$221,647  
2025 EST.  
INCOME

**10 MINUTES**  
\$190,901  
2025 EST.  
INCOME

**20 MINUTES**  
\$160,066  
2025 EST.  
INCOME

## BUFFERS - 5, 10, 20 MIN DRIVE TIME



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