

DOWNTOWN DAYBREAK PHASE 2

FOR LEASE



PROPERTY DETAILS

11311 GRANDVILLE AVENUE, PHASE 2
SOUTH JORDAN, UT 84009

- 939 to 3,922 SF Available – Main Floor Retail Space
- \$24-26/PSF NNN
- Hard Corner at Lighted Intersection
- Located Across the Street From the New Daybreak Library and High Traffic TRAX Station
- 499 Apartment Units Surrounding Retail Space
- Located One Block South of the The Ballpark at America First Square, Home of the Salt Lake Bees – Opening April 2025
- Phase I of Downtown Daybreak to include: The Ballpark at America First Square, Megaplex Theaters, Playground, Ice Rink, Plaza Lawn, Plaza Amphitheater, and a New TRAX Light Rail Station
- Downtown Daybreak is the New Regional Hub for Salt Lake and Utah Counties, with 1M+ Annual Visitors and 365 Days of Activity

2024 DEMOS



EST. POPULATION

1 MILE » 15,149
3 MILE » 91,806
5 MILE » 225,526



EST. HOUSEHOLDS

1 MILE » 5,054
3 MILE » 27,997
5 MILE » 67,842



EST. AVERAGE HH INCOME

1 MILE » \$148,271
3 MILE » \$155,639
5 MILE » \$151,127



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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GROUND LEVEL RETAIL



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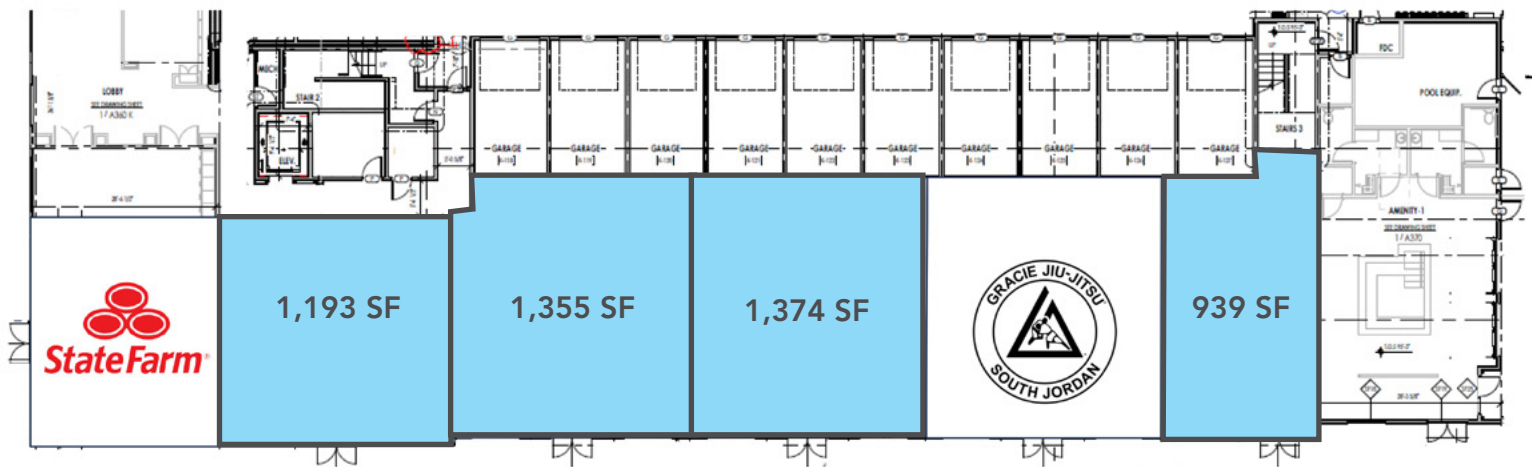
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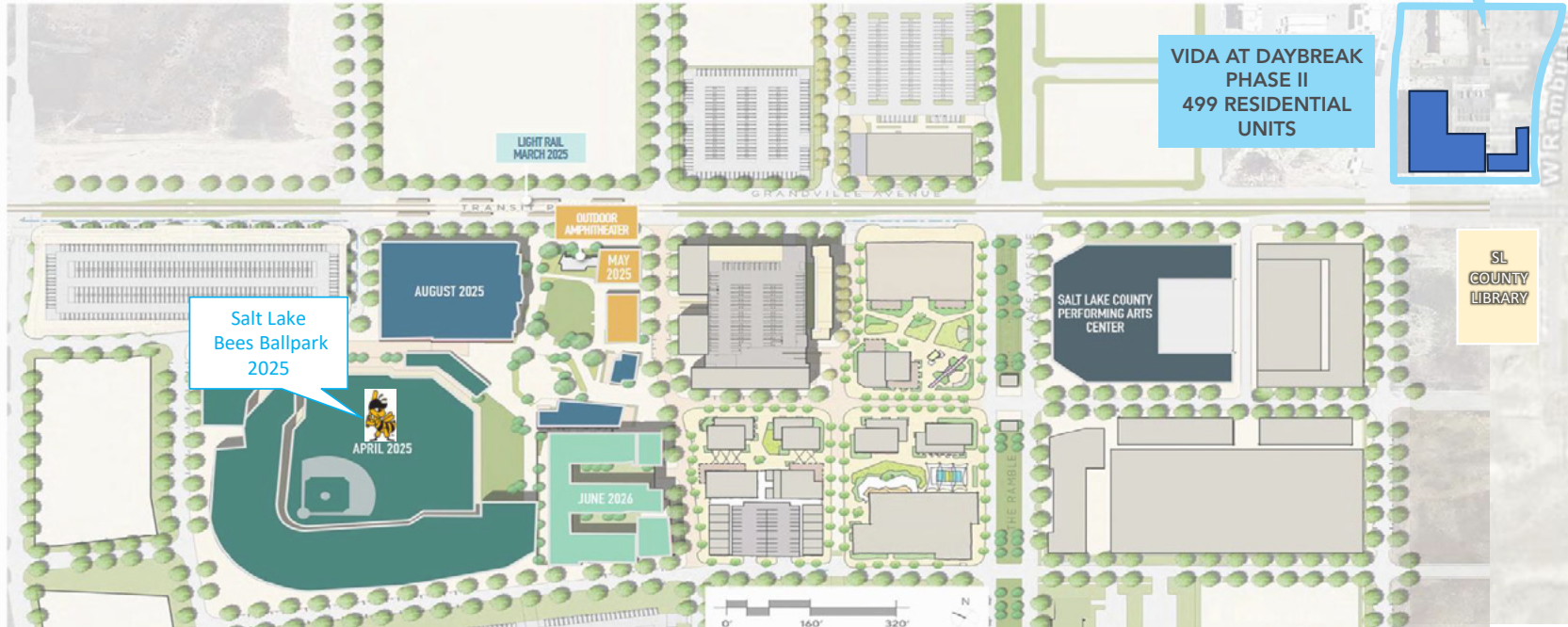
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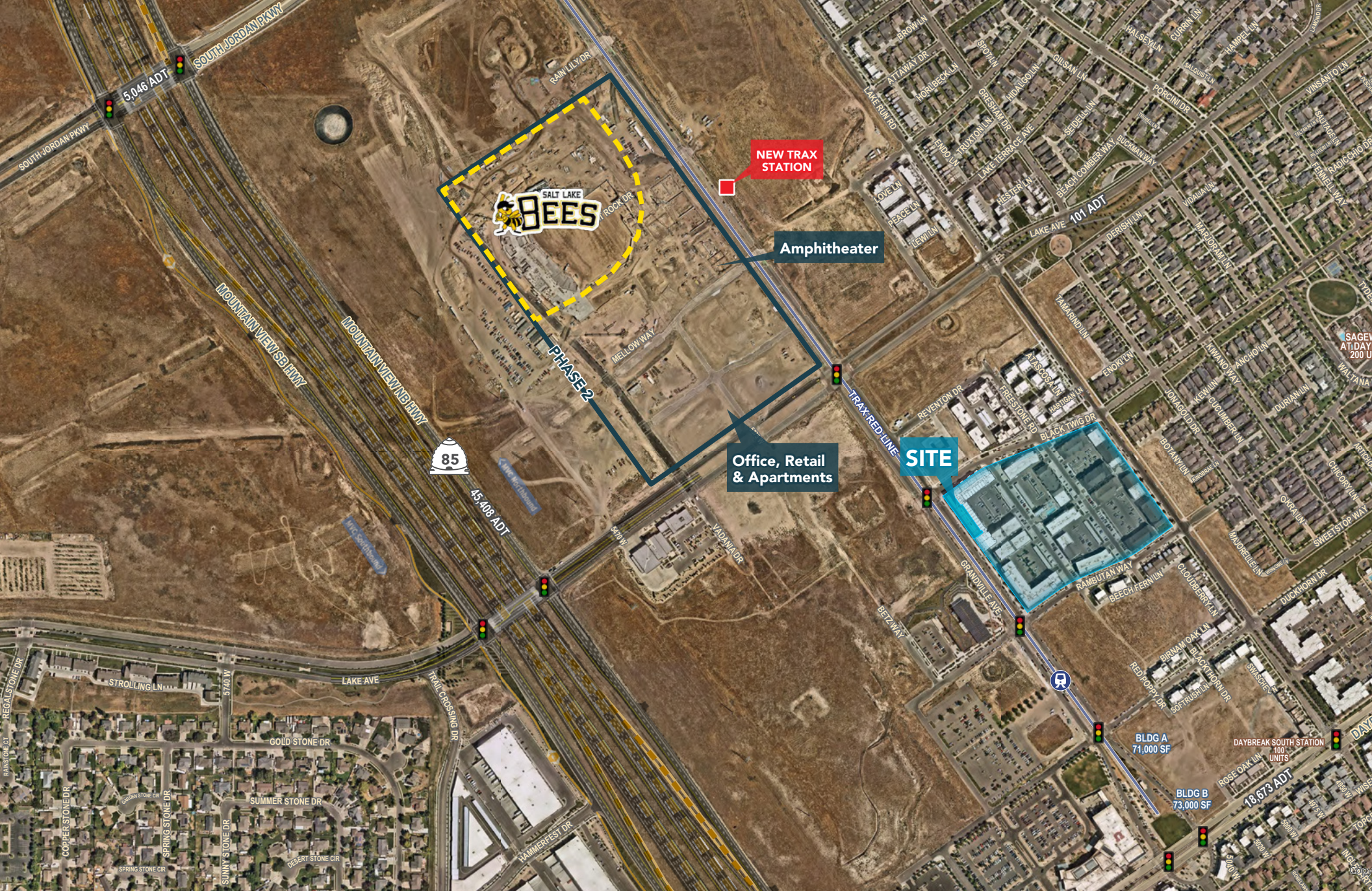
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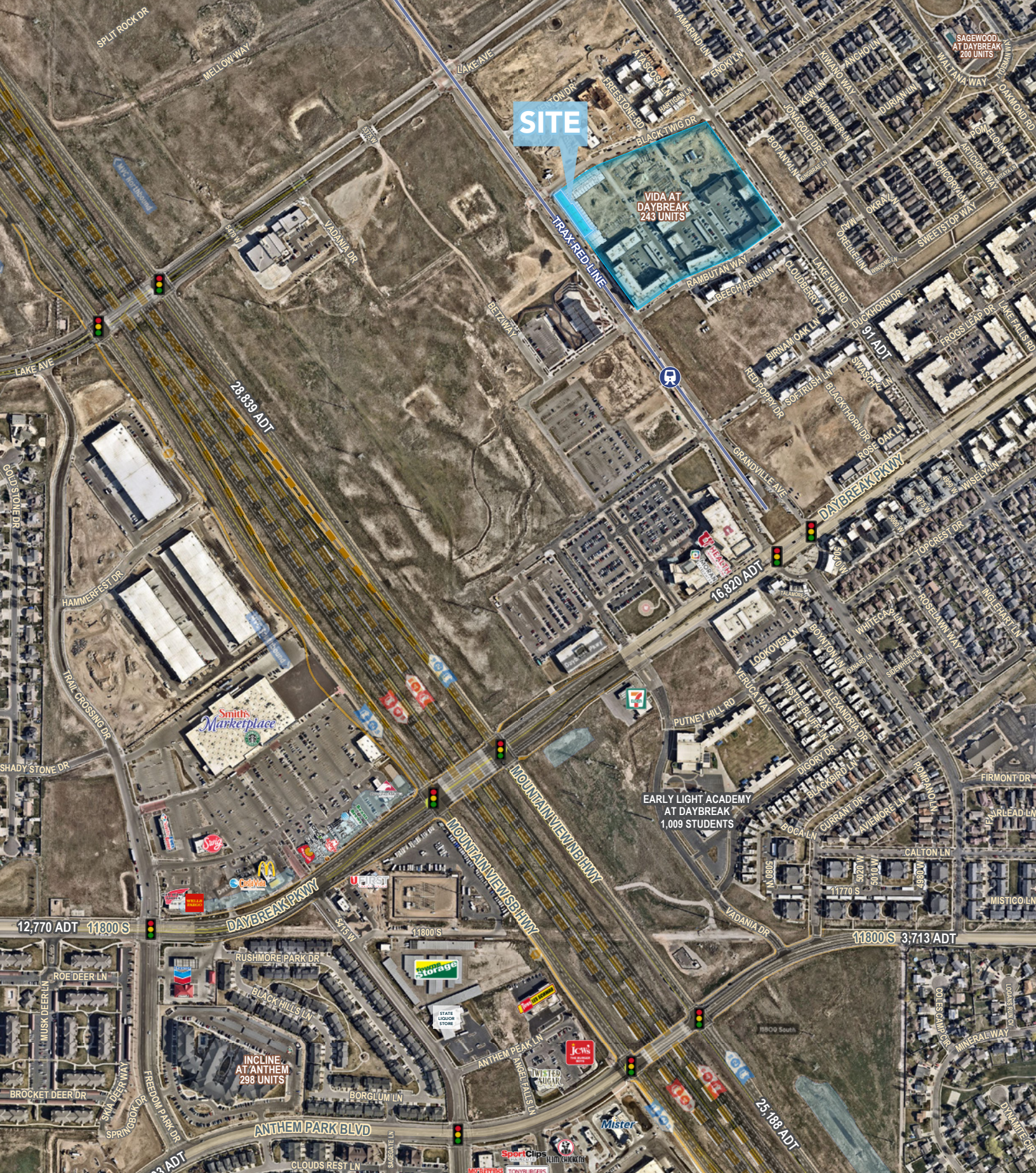
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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



SITE

**VIDA AT DAYBREAK
243 UNITS**

**SMITHS
Marketplace**

**EARLY LIGHT ACADEMY
AT DAYBREAK
1,009 STUDENTS**

**INCLINE
AT ANTHEM
298 UNITS**



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