

RETAIL FOR LEASE PAD FOR SALE

VINEYARD GATEWAY PHASE II

145 North Geneva Road | Vineyard, Utah 84059



Property Highlights

- Multi-Tenant Retail Building
- Sizes: 1,292 to 8,368 SF
- Lease Rate: \$38 PSF
- Estimated NNN \$6.50
- Pad For Sale
 - Size: 0.87 Acres
 - Price: \$32 PSF
- Estimated Delivery: Q3 2026

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PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	16,362	94,498	189,478
2031 PROJECTED POPULATION	16,967	95,058	188,559
2026 HOUSEHOLDS	5,329	30,120	59,666
2026 AVG HH INCOME	\$129,047	\$120,609	\$129,054
2026 BUSINESSES	650	4,468	9,751
2026 DAYTIME POPULATION	5,517	42,096	94,569



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GENEVA RD 20,000 ADT

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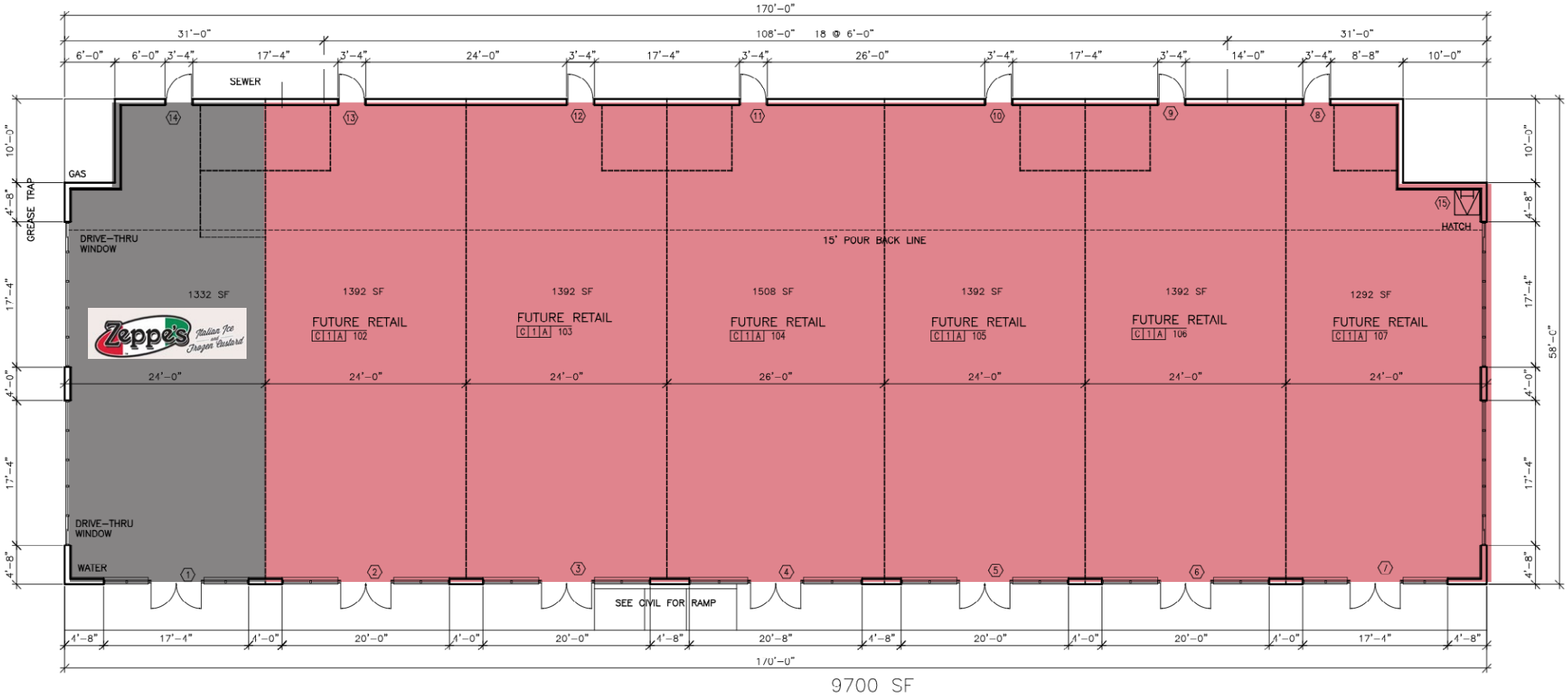
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