



Saratoga Springs

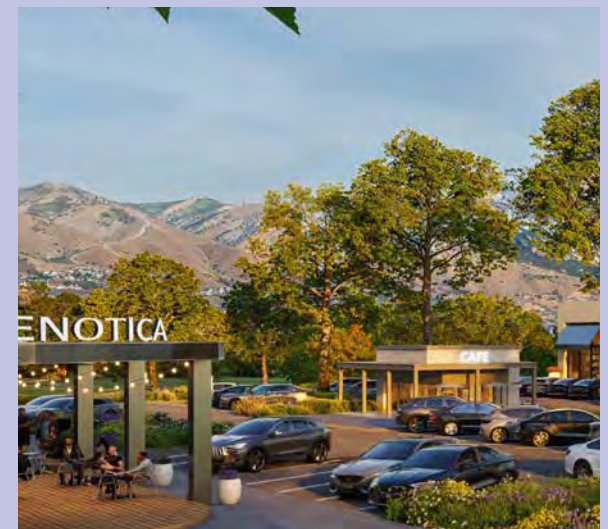
CENTERCAL
PROPERTIES, LLC

LMI **LANDMARK**
PROPERTY & DEVELOPMENT



Saratoga Springs

A once-in-a-generation opportunity to create a world-class destination in Saratoga Springs, featuring best-in-class large format retailers, grocery, top-tier restaurants, and carefully selected retailers. Our vision is to create a unique shopping experience and true city center for the community.





Saratoga Springs

Overall Project Vision

Explore the new Saratoga Springs City Center, a vibrant mixed-use development offering expansive retail, modern residences, and a dynamic community experience.

172 ACRE
MIXED-USE
DEVELOPMENT

+750K SF
RETAIL

+2,500
RESIDENTIAL
UNITS





Phase I

82,000 SF
MULTI-TENANT SHOPS
& RESTAURANTS

78,000 SF
OF PADS

309,000 SF
BIG BOX ANCHORS

120,000 SF
JUNIOR
ANCHOR SPACE



Top Reasons Why



#1 TRADE AREA GROWTH

Saratoga Springs is located in Utah County, the county with the most population growth in the state in 2024.



UNDERSERVED MARKET

For well over a decade, residential growth has significantly outpaced commercial growth, and is expected to continue to do so for the foreseeable future, resulting in this sector of the trade area being the most underserved in the state.

“Utah Ranks Among The Fastest Growing States in the Nation.”

-Forbes

“The median household income in Utah is second-highest in the country after adjusting for the cost of living.”

- Wallet Hub



CONSUMER AFFLUENCE & AFFORDABILITY

\$140K Average Household Income within a 20 minute drivetime.



JOB GROWTH & OPPORTUNITIES

Top ranked state for economic outlook for 17 years in a row by American Legislative Exchange Council.

“Utah was the #1 Hottest Job Market”

- Wall Street Journal (2024)



The Utah Advantage



LOW COST OF LIVING

SALT LAKE CITY

\$131,981

2024 AVERAGE
HOUSEHOLD
INCOME

22.64%

NET WORTH
ABOVE \$1M

BOSTON

\$140,284

2024 AVERAGE
HOUSEHOLD
INCOME

14.13%

NET WORTH
ABOVE \$1M

SAN FRANCISCO

\$199,265

2024 AVERAGE
HOUSEHOLD
INCOME

22.19%

NET WORTH
ABOVE \$1M

NEW YORK CITY

\$121,909

2024 AVERAGE
HOUSEHOLD
INCOME

12.29%

NET WORTH
ABOVE \$1M

STRONG ECONOMY

1,000+
COMPANIES

within the silicon
slopes ecosystem

11.6%

of Utah County
Workforce is
in the Tech Sector

\$20.1

Billion Annual
Payroll in the Tech
Sector alone

\$11B

Expansion of Texas
Instruments (TI) facility,
adding 800 new jobs

PLAY

WITHIN A FEW HOURS OF
SARATOGA SPRINGS

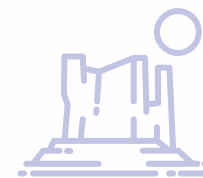


14

World-Class
Ski Resorts

5

National
Parks



7

National
Monuments

Demographics



POPULATION
TOTAL

HOUSEHOLDS TOTAL

AVERAGE HH
INCOME

MEDIAN HH
INCOME

TRADE AREA 20 min drive

373,000

106,000

\$141,000

\$112,000

HOUSEHOLD TRENDS



3.5

AVERAGE HH SIZE



\$1.5M

AVERAGE NET WORTH



63,383

HH WITH INCOME ABOVE \$100K

2,200

UNITS APPROVED &
UNDER CONSTRUCTION IN
SARATOGA SPRINGS / EAGLE
MOUNTAIN IN 2025

40,355

UNITS ENTITLED
IN SARATOGA SPRINGS/
EAGLE MOUNTAIN

POPULATION GROWTH



PROJECTED BY 2029

50,000

increase

Demographic Comparison

20 MIN DRIVE

	Saratoga Springs	KIERLAND COMMONS	MALL AT GREEN HILLS
PROJECTED POPULATION GROWTH 2025-2029	12.5%	2.3%	8.1%
2024 AVERAGE HOUSEHOLD INCOME	\$141,000	\$148,000	\$128,000
HH INCOME ABOVE \$100K (%)	60%	51%	40%

NEARBY EMPLOYMENT IN THE MSA:



Phase I Project Look & Feel



Project Aerial





Saratoga Springs

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