



Accelerating success.



Developed by:



For Lease

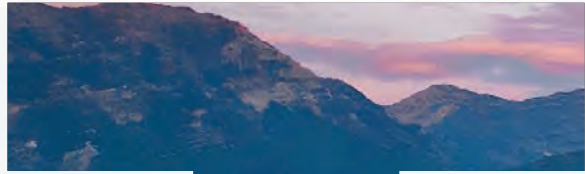


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PLEASANT GROVE BLVD & NORTH
COUNTY BLVD



**PROPERTY
INFO**



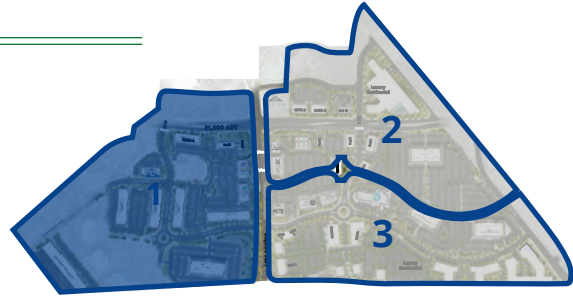
KEY POINTS

- Easy access to Interstate I-15
- Major Mixed-Use Development
- High Traffic Counts - 60,000+ ADT
- Located in the Center of UT County
- I-15 Visibility
- Drive thru options available
- 1 Million SF of Office
- 400,000 SF of Retail



**SITE
PLANS**

PHASE 1



- Existing
- Future/Planned
- Available
- Lease Signed/Review
- Under Construction



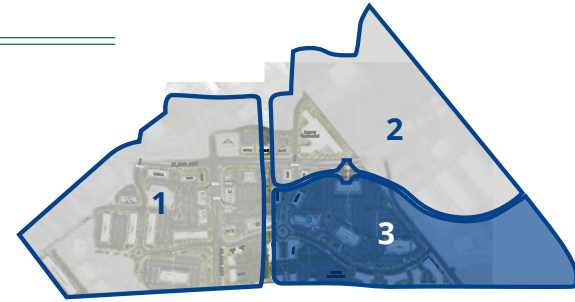
PHASE 2



- Existing
- Future/Planned
- Available
- Lease Signed/Review
- Under Construction



PHASE 3



- Existing
- Future/Planned
- Available
- Lease Signed/Review
- Under Construction





3

DEMOGRAPHICS



PLEASANT GROVE DEMOGRAPHICS

Overview

Population

2024 Estimated 37,881

2029 Projected 38,560

Households

2024 Estimated 11,376

2029 Projected 11,916

Income

2024 Median HHI \$99,458

2024 Average HHI \$126,961

2024 Per Capita \$38,131



Median Home Value
\$565,667



Average Household Income
\$126,961



Daytime Population
35,925



Average Household Size
3.32



Average Disposable Income
\$93,869



Average Net Worth
\$1,257,773



Median Net Worth
\$297,130

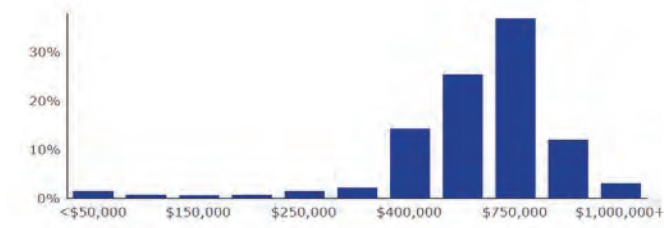


Median Age
29.8

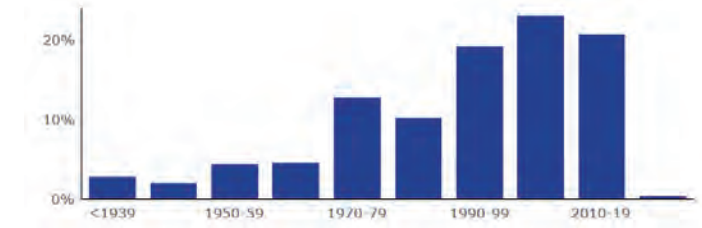


HOUSING TRENDS

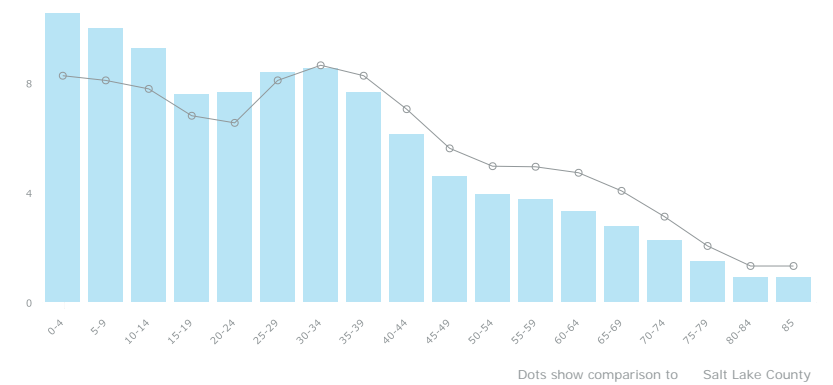
Home Value



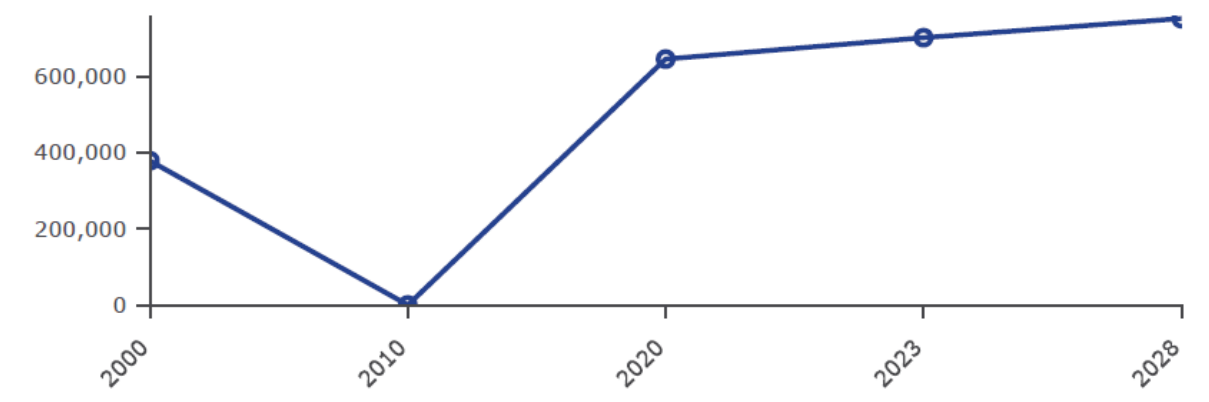
Housing: Year



Age Profile



Historical Trends: Population



TAPESTRY SEGMENT PROFILES



Tapestry Lifemode	Households	% HHs	\$ US HHs	Index
Affluent Estates (L1)	1,628	14.31%	9.9%	144
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	5,116	44.97%	7.5%	600
GenXurban (L5)	0	0.00%	11.4%	0
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	841	7.39%	7.1%	104
Middle Ground (L8)	2,868	25.21%	10.9%	232
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	923	8.11%	6.2%	131
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

TOP SEGMENTS

4A

Workday Drive
2,854 Households
25.1% of Households

Household Type: Married Couples
Median Age: 37
Income: \$102,300
Education: College Degree

8C

Bright Young Professionals
2,388 Households
21.0% of Households

Household Type: Married Couples
Median Age: 34
Income: \$61,000
Education: College Degree

4C

Middleburg
2,262 Households
19.9% of Households

Household Type: Married Couples
Median Age: 37
Income: \$69,200
Education: College Degree




VALLEY GROVE



CONSUMER EXPENDITURES

AVG. ANNUAL SPENDING TOTAL



Annual Budget Expenditures
\$109,774

AVERAGE ANNUAL ENTERTAINMENT & RECREATION SPENDING

-  Entertainment, Recreation \$4,569
-  Sports, Rec, Exercise Equipment \$397
-  Books \$53
-  Photo Equipment, Supplies \$67
-  Toys, Games, Crafts, Hobbies \$200
-  TV, Video, Audio \$1,424

AVERAGE ANNUAL APPAREL SPENDING

-  Apparel & Services \$2,699
-  Men's Apparel \$494
-  Women's Apparel \$887
-  Children's Apparel \$450
-  Infant Apparel (Under 2 Yrs) \$114
-  Footwear \$575



CONSUMER EXPENDITURES

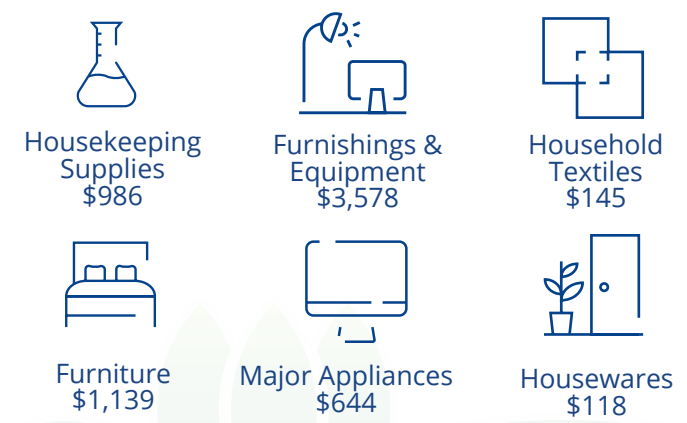
AVG. ANNUAL SPENDING TOTAL

 Retail Goods
\$35,735

AVERAGE ANNUAL FOOD & ALCOHOL SPENDING



AVERAGE ANNUAL HOUSEHOLD GOODS SPENDING



VALLEY GROVE OVERVIEW



VALLEY GROVE

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VALLEY GROVE PHASE VI

TWO NEW BUILDINGS NOW UNDER CONSTRUCTION



VALLEY GROVE

Developed by:
 **ST. JOHN**
PROPERTIES



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