



DAYBREAK

MARKET WEST

SHOP, DINE, AND GATHER IN THE HEART OF DAYBREAK

SWC Mountain View Corridor & South Jordan Pkwy
South Jordan, UT

330,000 SF Class A Retail

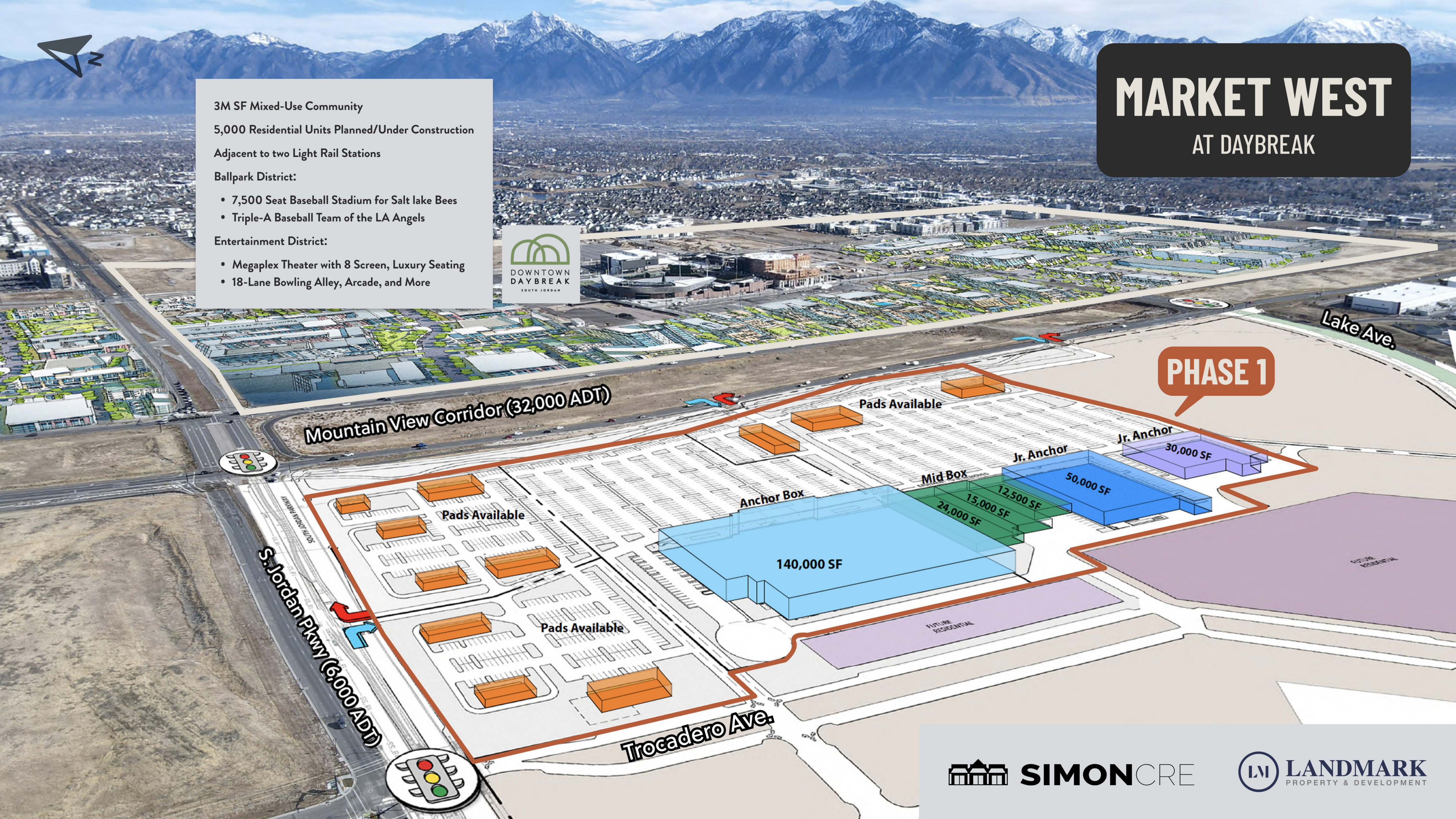
- Junior Box, Pads, and Shops Available





MARKET WEST AT DAYBREAK

3M SF Mixed-Use Community
 5,000 Residential Units Planned/Under Construction
 Adjacent to two Light Rail Stations
 Ballpark District:
 • 7,500 Seat Baseball Stadium for Salt Lake Bees
 • Triple-A Baseball Team of the LA Angels
 Entertainment District:
 • Megaplex Theater with 8 Screen, Luxury Seating
 • 18-Lane Bowling Alley, Arcade, and More



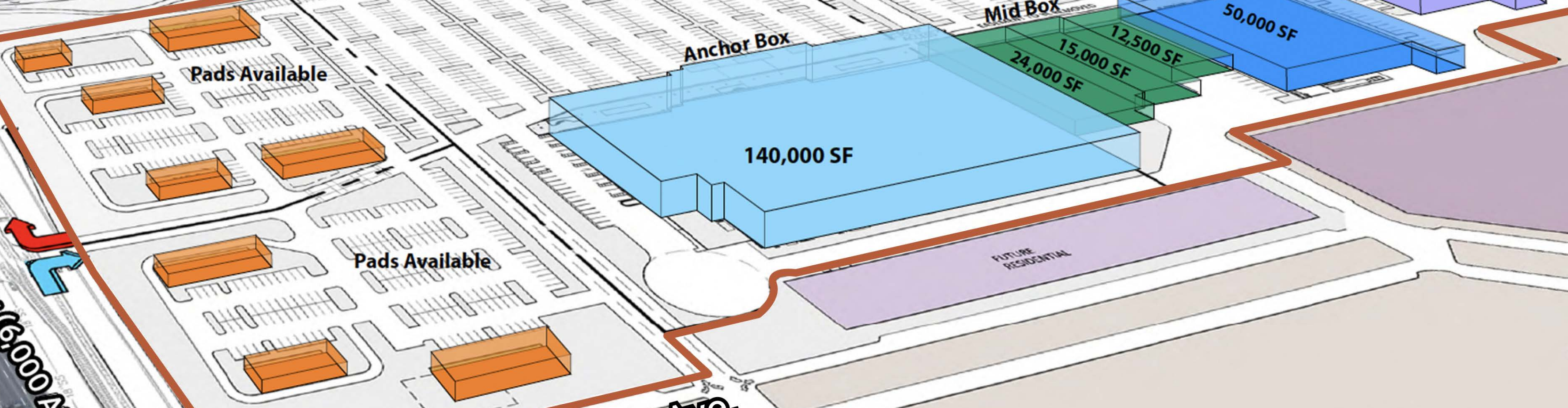
Mountain View Corridor (32,000 ADT)

S. Jordan Pkwy (6,000 ADT)

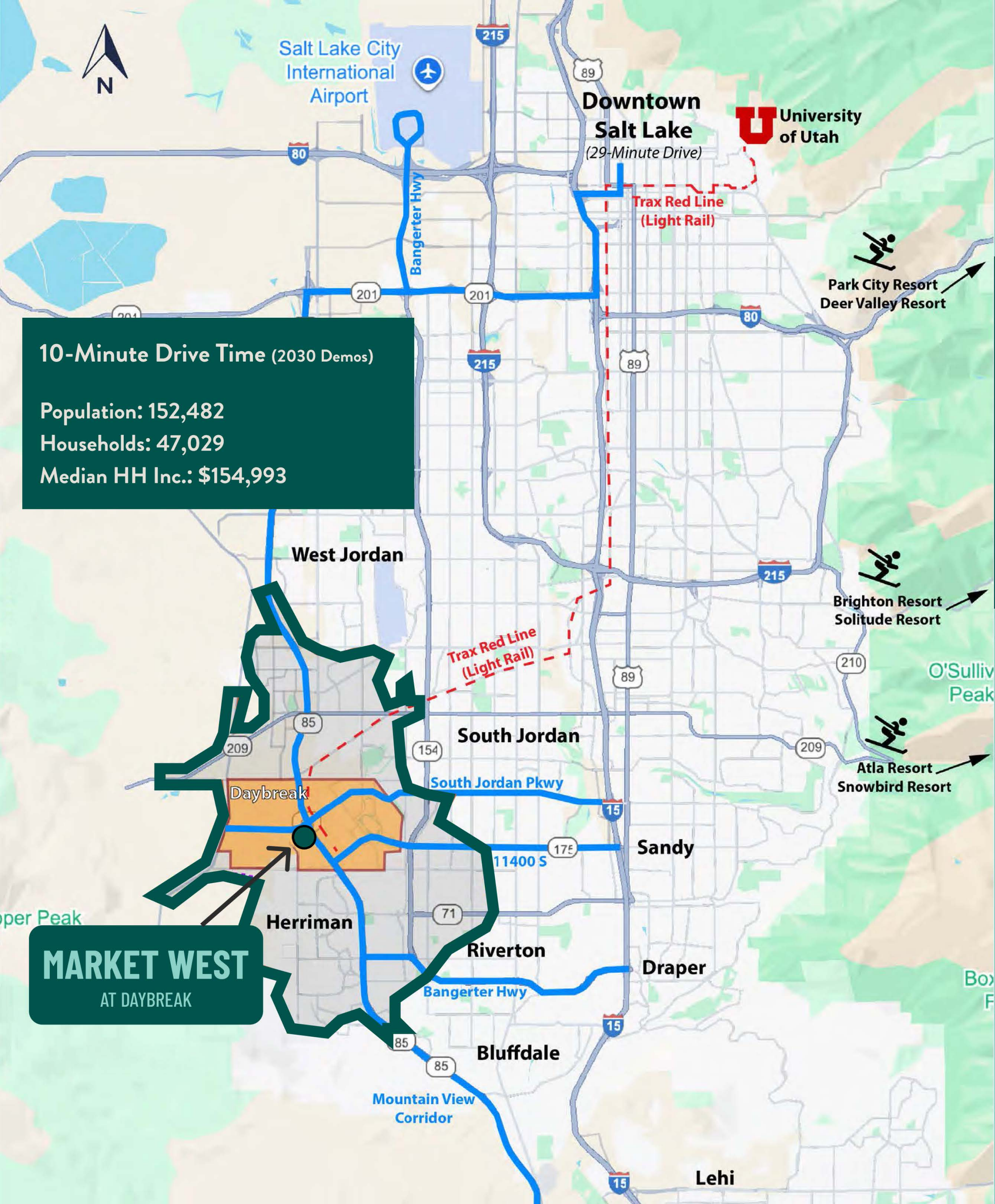
Lake Ave.

Trocadero Ave.

PHASE 1



PROJECT TRADE AREA



10-Minute Drive Time (2030 Demos)
 Population: 152,482
 Households: 47,029
 Median HH Inc.: \$154,993

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2030 DEMOS	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Population	32,614	152,482	326,979
Households	11,416	47,029	100,301
Persons Per HH	2.84	3.24	3.25
Avg. HH Income	\$174,493	\$177,274	\$168,575
Median HH Income	\$149,395	\$154,993	\$148,311



International Airport Within 25-Minute Drive



51.7 M SF Office Within 30-Minute Drive

Goldman Sachs, Intermountain Healthcare, Wells Fargo, Adobe, Pluralsight



6 World-Renowned Ski Resorts Within 1-Hour Drive

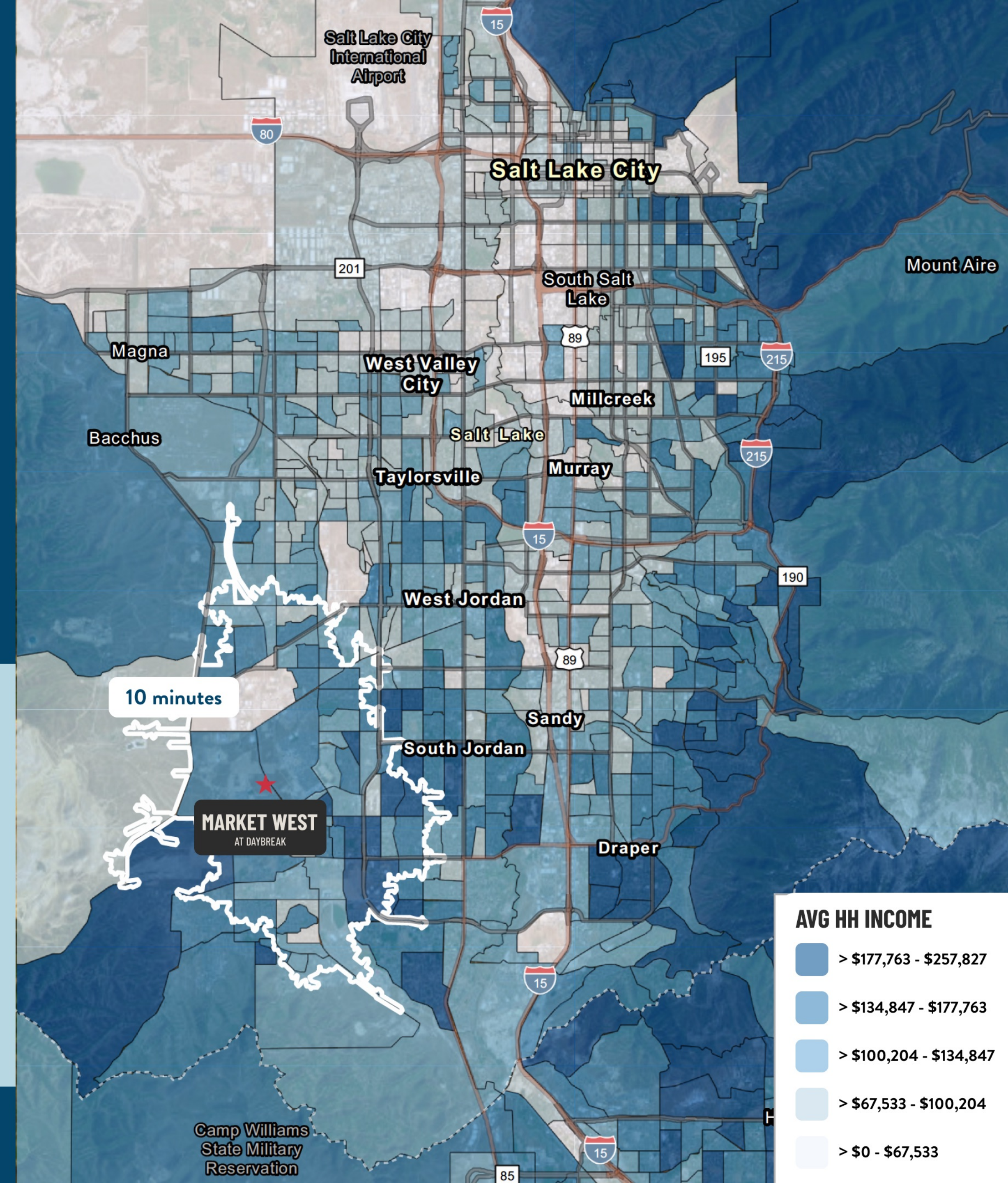
Park City, Deer Valley, Brighton, Solitude, Alta, Snowbird

TRADE AREA INCOME & HOUSING GROWTH

 **51,154+ Units Entitled**

Equating to an additional 166,250+ residents
(Based on an average HH size of 3.25)

DAYBREAK TRADE AREA HISTORICAL HOUSING GROWTH	2022	2023	2024	2025
South Jordan-Daybreak	811	300	578	635
South Jordan	113	72	159	147
West Jordan	160	325	99	357
Herriman	696	638	444	639
Riverton	126	627	330	370
Total	1,906	1,962	1,610	2,148



Source: Historic Data per Kem Gardner Institute; City Planning Dept's



DAYBREAK SOUTH JORDAN

+4,000 Acre Award-Winning Master-Planned Community

+20,000 Entitled Residential Units

Downtown Daybreak: 200+ Acre Mixed-Use Entertainment Hub

(Directly East of Market West Project)

 +1M Estimated Annual Visits

 365-Day Activation

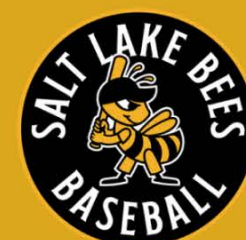
 Home to the Salt Lake City Bees

 Trax Light Rail

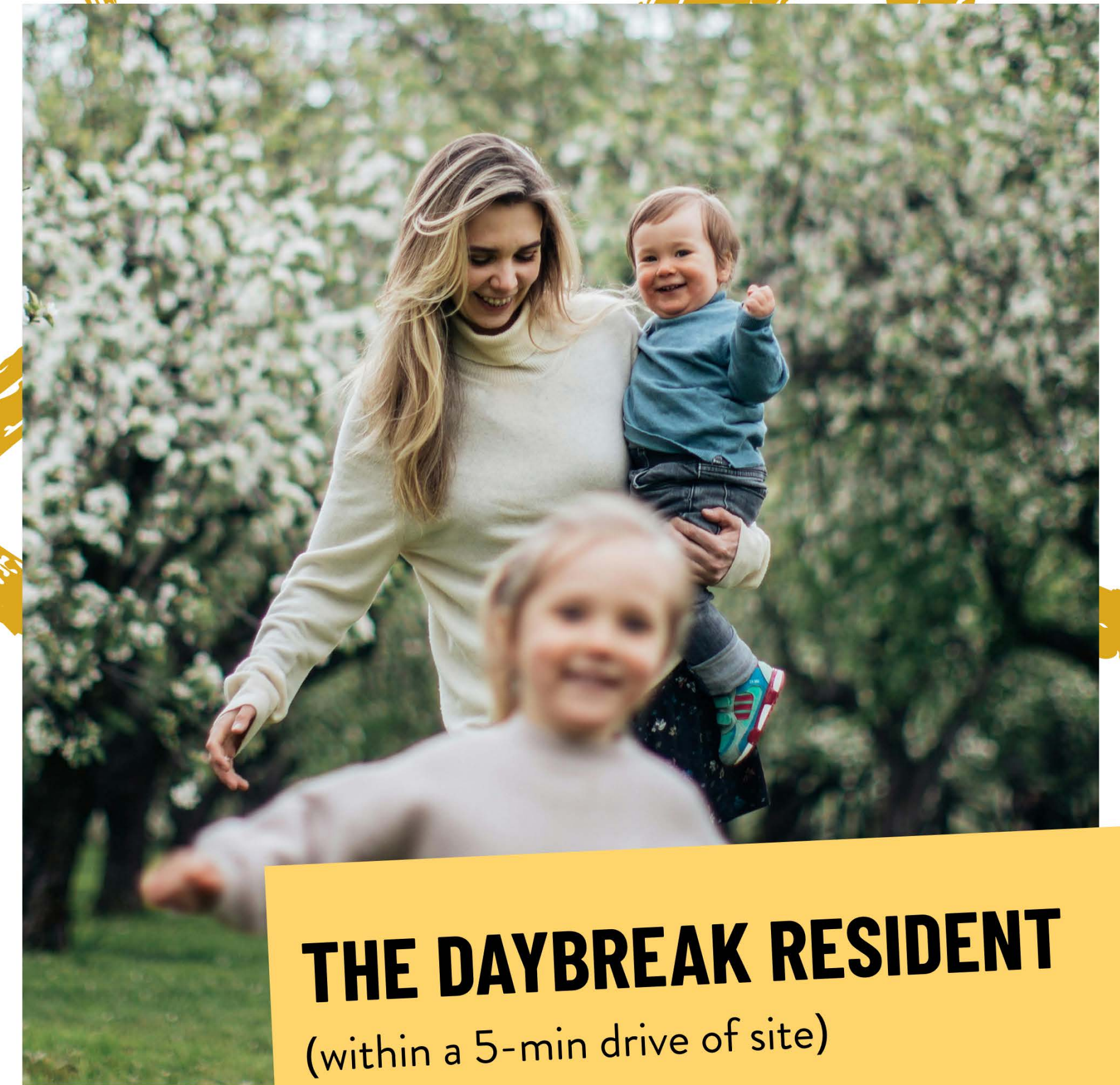
 Performing Arts Center

HARMONS
NEIGHBORHOOD GROCER®

 **HEALTH**
UNIVERSITY OF UTAH



 **MEGAPLEX**



THE DAYBREAK RESIDENT

(within a 5-min drive of site)

Median Age: 31.0

Average HH Income: \$150,142

Education, Bachelor's or Higher: 41.8%

Home Ownership: 73%

Average Home Value: \$655,209



DAYBREAK

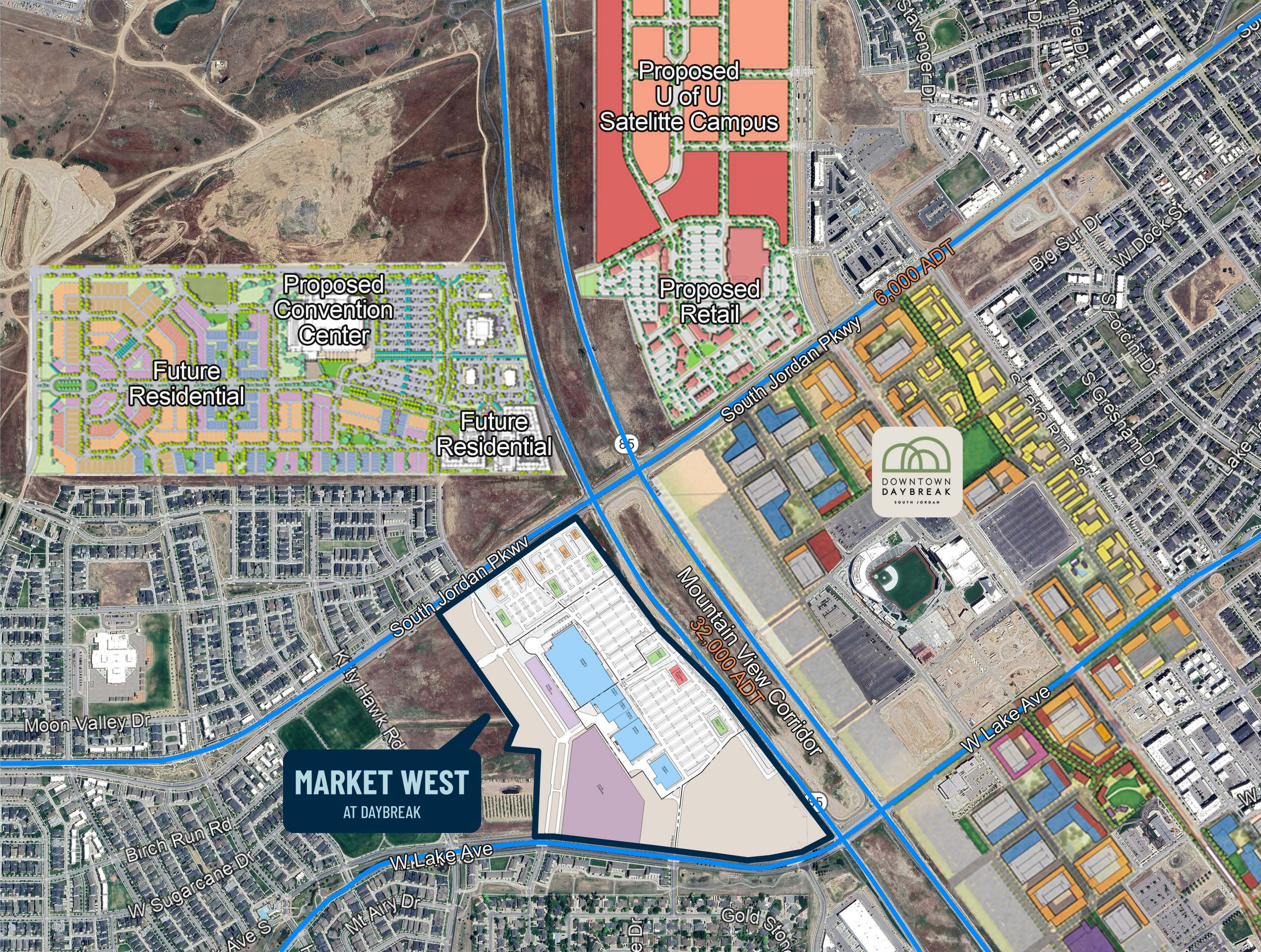
MARKET WEST
AT DAYBREAK

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WIDE AERIAL

- ■ ■ Jordan Landing: 7.4 Miles / 18 Min Drive
- ■ ■ The District: 3.5 Miles / 13 Min Drive
- ■ ■ Mountain View Village: 3.9 Miles / 12 Min Drive





MARKET WEST

AT DAYBREAK

ZOOM AERIAL



Directly Adjacent to Downtown Daybreak

3M SF Mixed-Use Community

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Adjacent to two Light Rail Stations

Ballpark District:

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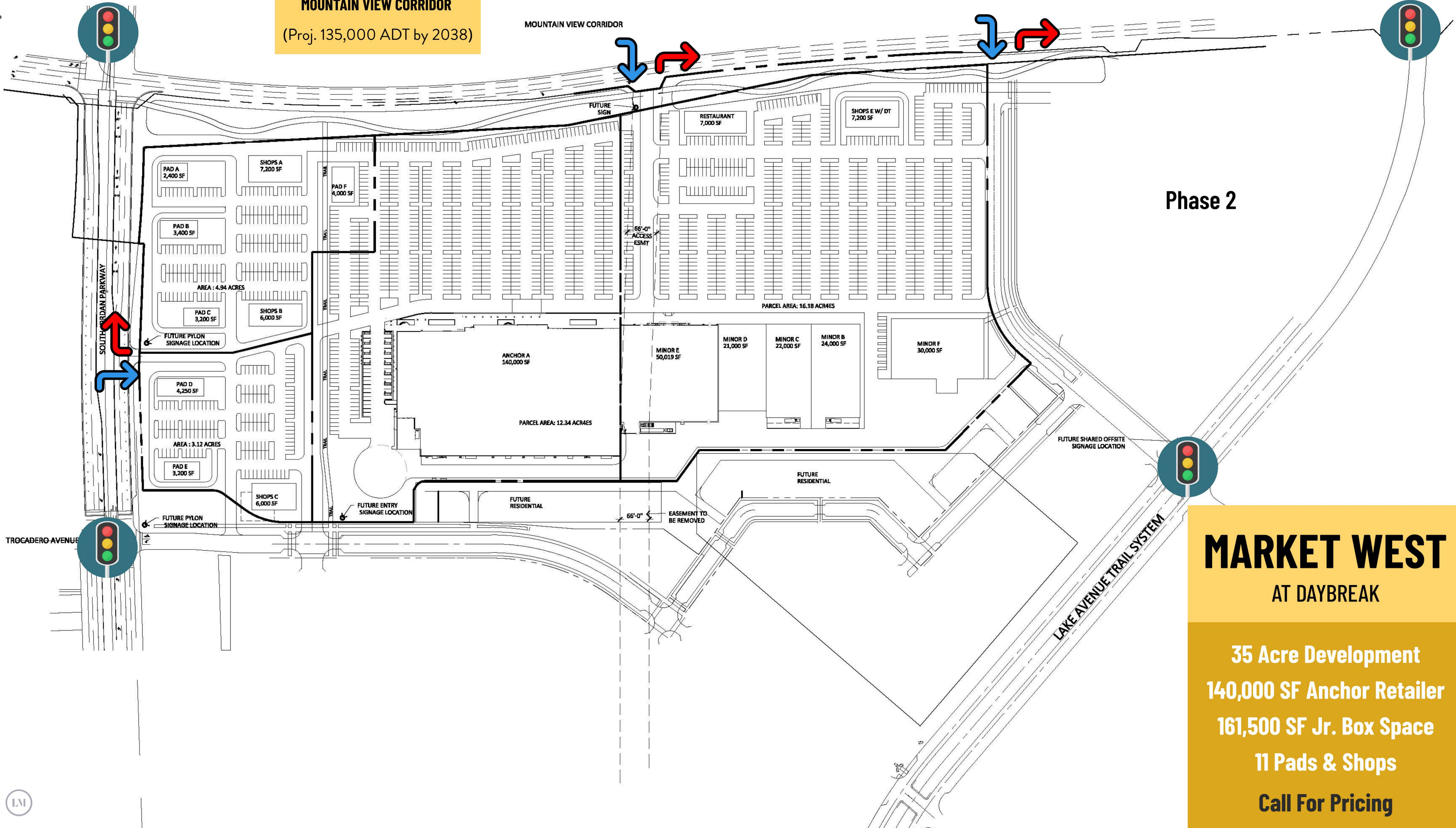
Entertainment District:

- Megaplex Theater with 8 Screen, Luxury Seating
- 18-Lane Bowling Alley, Arcade, and More

MARKET WEST
AT DAYBREAK



MOUNTAIN VIEW CORRIDOR
 (Proj. 135,000 ADT by 2038)



Phase 2

MARKET WEST
 AT DAYBREAK

- 35 Acre Development
- 140,000 SF Anchor Retailer
- 161,500 SF Jr. Box Space
- 11 Pads & Shops
- Call For Pricing



MERCHANDISING VISION

NORDSTROM
rack

BARRY'S

DICK'S
SPORTING GOODS

REI
CO-OP

Sidecar
DOUGHNUTS & COFFEE

Marshalls

BONRUE
BAKERY

Orangetheory[®]

BARTOLO'S
ITALIAN INSPIRED KITCHEN

PET SMART



CULINARY DROPOUT



FIRST WATCH
THE DAYTIME CAFE

Raising
Cane's
CHICKEN FINGERS

CAVA

[solidcore]

MISSION BBQ[®]
The American Way.

Mendocino Farms

THE **HENRY**

MISSION BBQ[®]
The American Way.

Petfolk



UTAH

- Ranked **#1 in Best Economic Outlook** for 18th Year in a Row (2025, incorporating 15 economic variables)
- **One of the top States in cumulative growth** percentage of 28% between 2010-2025, representing 774,000+ people
- Current **State population of 3.5 M people**
- Projecting **217,500 population growth** by 2030
- Utah average **HH Income is \$127,215**
- Utah has the **youngest average age** in the Nation at 32.5
- The State of Utah **added an estimated 33,600 jobs** (a 1.9% increase) from August of 2024 to August of 2025
- Over the past 5 years, Utah has **added 142,972 housing units** (2021-2025)



TOURISM

WORLD-RENOWNED SKI RESORTS

6 world class ski resorts within a 30-minute radius of Downtown Salt Lake City and **10 resorts** within 1 hour.

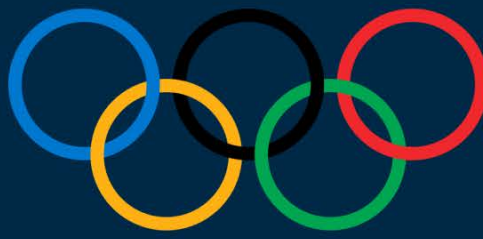
Utah's ski industry set new records in 2022-2023 for skier days, at **7.1 M** and set the 2nd record in 2024-2025 season at **6.9 M**.

15.1 M annual tourists spending \$13.29 B
(Food & Beverage, Retail)

28.3 M annual Inbound flight passengers
\$5.1 B new international airport

Phase 3 (central tunnel & concourse B Plaza) completed Fall 2024

Phase 4 (16 New Concourse B Gates) scheduled completion Fall 2026



Salt Lake City, UT will host the XXVII Olympic and Paralympic Games 2034



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AT DAYBREAK

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