

# THE YARD

VINEYARD RETAIL



For Lease > Retail

XDEV

Colliers

# PROPERTY INFORMATION

## DEMOGRAPHICS



### Population

2025 Estimated	1 Mile	3 Mile	Vineyard City
2030 Projected	14,150	92,686	16,149
'25-'30 Est. Population Change	15,004	97,659	19,098
	6.0%	5.4%	18.3%



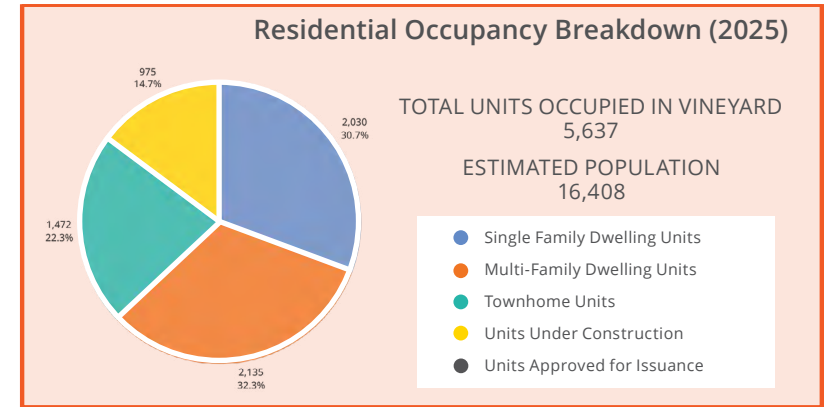
### Households

2025 Estimated	1 Mile	3 Mile	Vineyard City
2030 Projected	4,581	29,334	5,071
	4,913	31,678	6,096



### Income

2025 Median HHI	1 Mile	3 Mile	Vineyard City
2025 Average HHI	\$95,457	\$90,524	\$112,791
	\$123,533	\$118,055	\$147,251



- > Anchored by a strong-performing Larry H. Miller Megaplex Theater and Top Golf
- > Located across the street from the planned UVU expansion
- > Easy access to I-15
- > One of the fastest growing residential communities in the state of Utah



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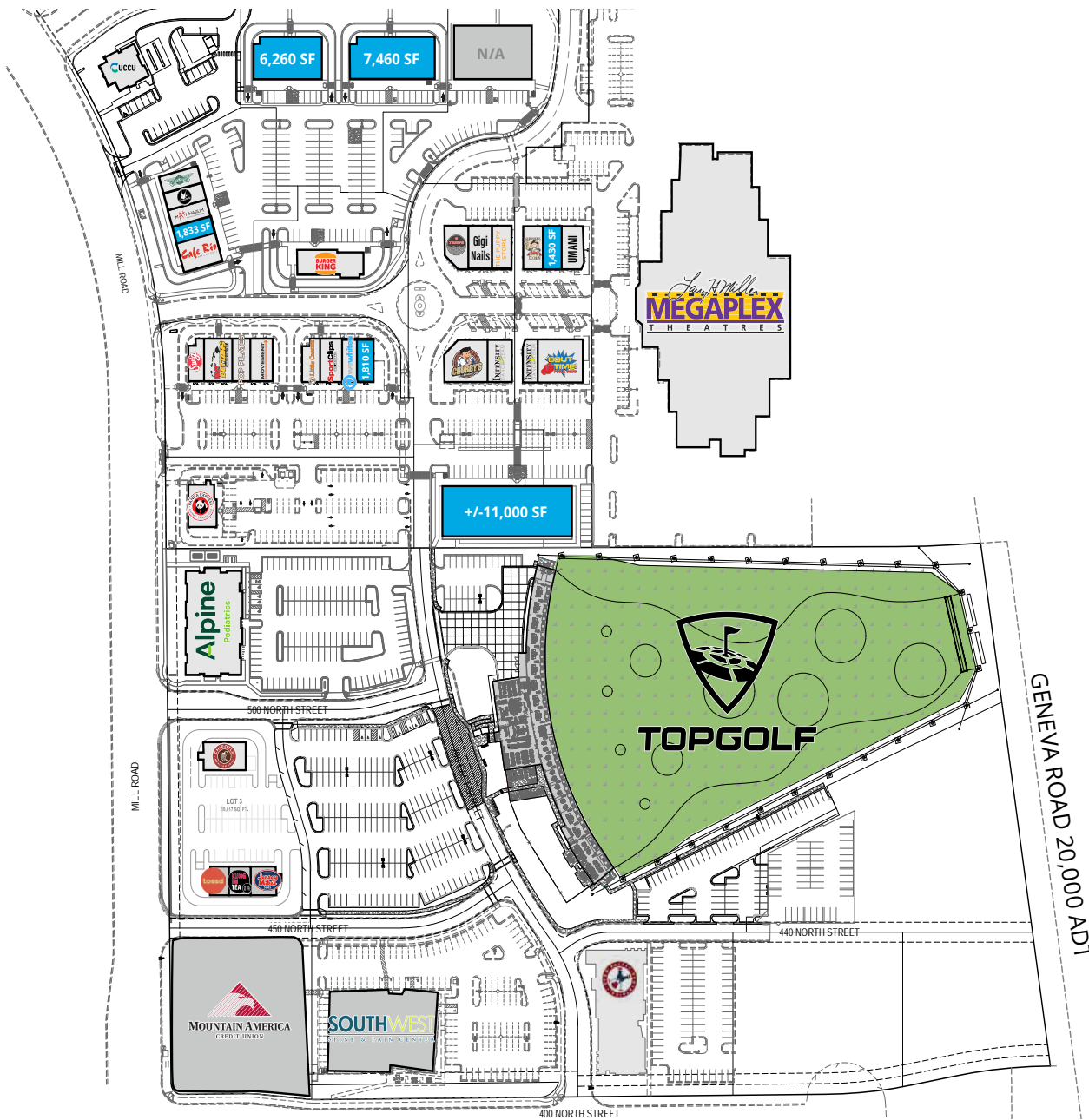
**LEGEND**

-  PROPOSED
-  LOI
-  LEASE/CONTRACT REVIEW
-  LEASE SIGNED/OPEN
-  AVAILABLE

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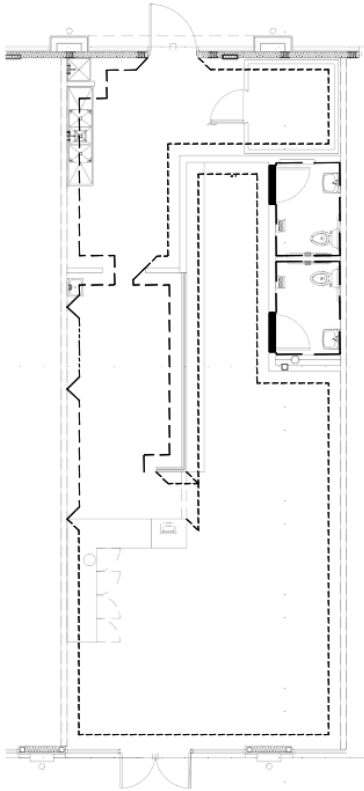
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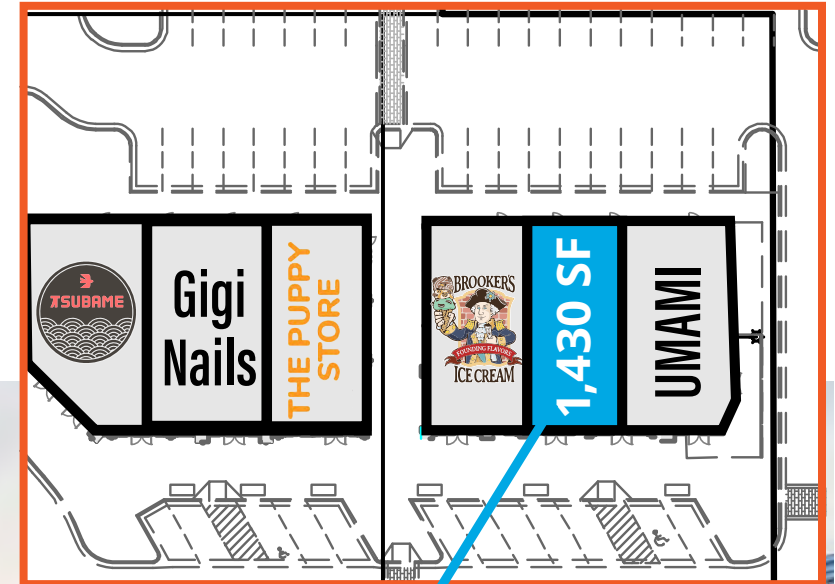
## SPACE INFORMATION

- > 1,430 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable

## FLOOR PLAN



## SITE PLAN



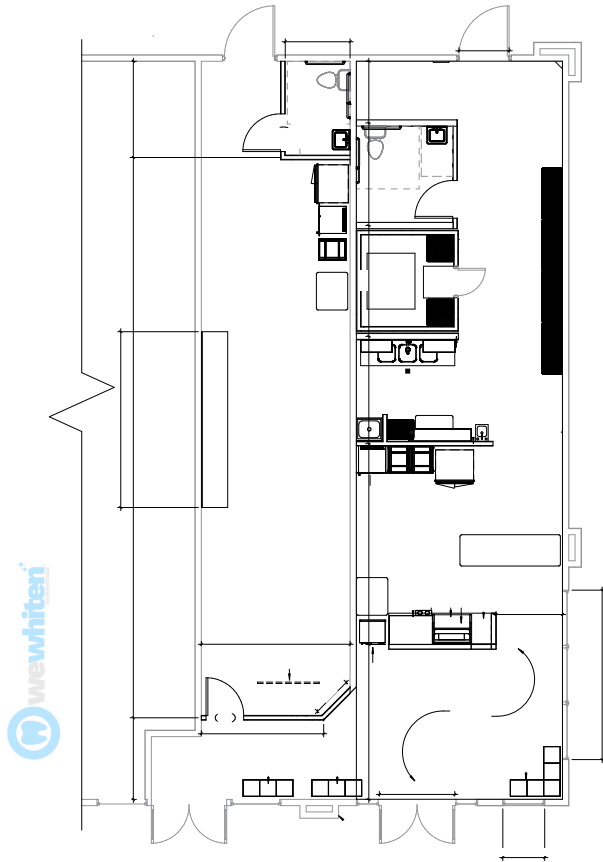
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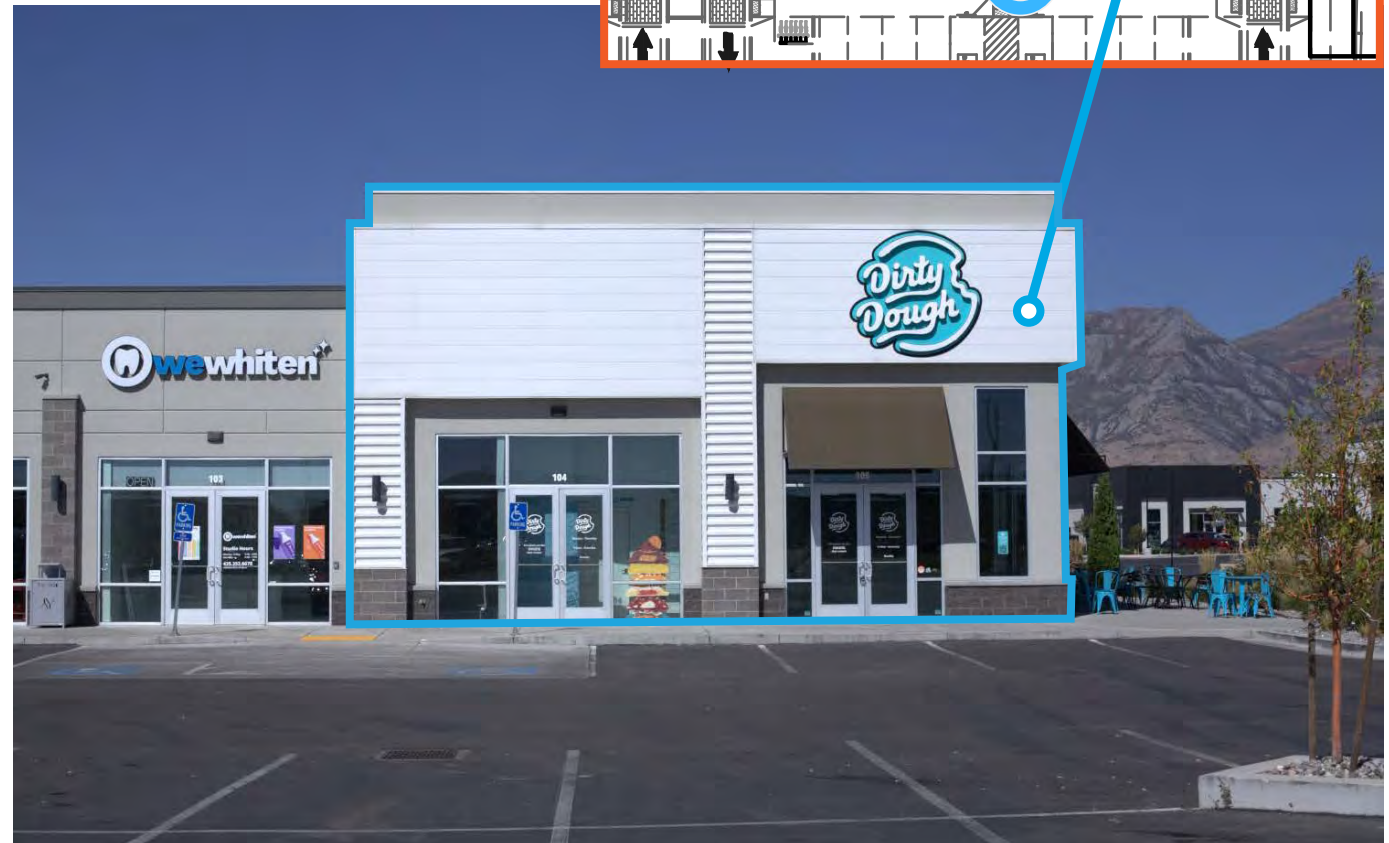
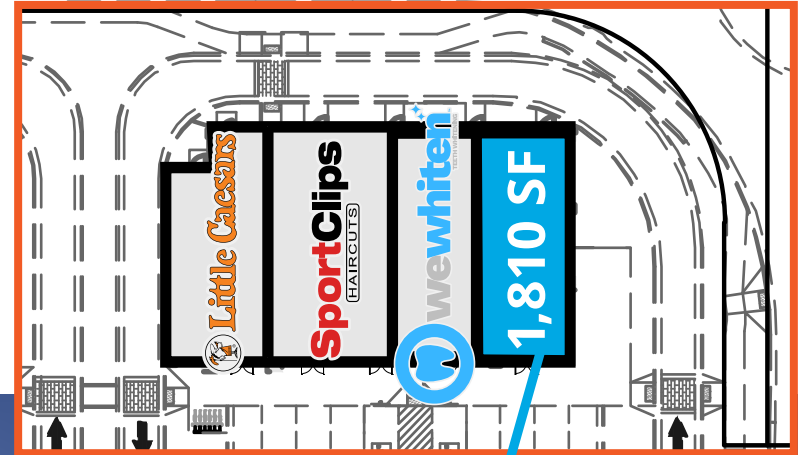
## SPACE INFORMATION

- > 1,810 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable

## FLOOR PLAN



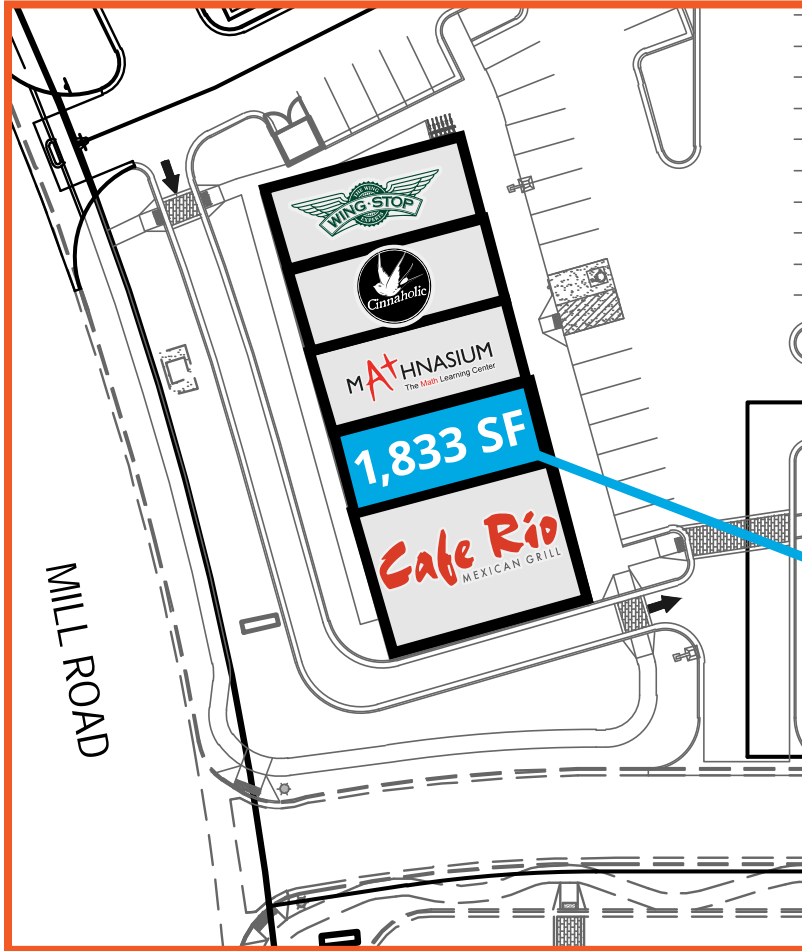
## SITE PLAN



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## SITE PLAN



## SPACE INFORMATION

- > 1,833 SF
- > \$8.00 NNN
- > 200 Amp Power
- > TI Negotiable



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Topgolf has joined MegaPlex Theaters as a 2nd anchor at the Yard.

**2HR**  
AVERAGE  
VISIT  
LENGTH

**50K**  
AVERAGE  
MONTHLY  
VISITS

OPEN  
**365**  
DAYS  
A YEAR



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NEW BEACH  
DEVELOPMENT

Utah City  
17 Mil. SF Mixed Use Space

Vineyard Station  
Vineyard

THE FORGE  
AT GENEVA

Retail/Industrial  
130 Acres Available

Holiday

Exit 272  
Orem  
800 N

MAVERIK WinGo  
FOODS

SUBWAY



BANK OF  
UTAH



MIXED USE URBAN  
SITE



Retail

Commercial  
23 Acres

1,936  
MF Units

Retail

675  
MF Units

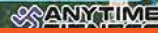
2,100 Single  
Family Units

123 SF  
Units

1,123 Single  
Family Units

Future  
Overpass

Home Builders Assoc.  
of Utah



Utah Lake

Orem

Exit 271  
Orem Center St



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