



FOR LEASE

US6 and Canyon Creek Parkway,
Spanish Fork, UT



PROPERTY HIGHLIGHTS

- > Only super regional power center in southern Utah County
- > Nationally ranked 2nd out of 7,143 community shopping centers
- > Received 15 million visits in the last 12 months
- > 70 acre IHC regional hospital
- > All major roads in southern Utah County converge at Canyon Creek
- > 6% annual population growth rate
- > New construction available, multi-tenant, pads, and boxes

Primary Market Population
193,423

Traffic Counts
US6 • 37,000AADT

Income
\$121,693
Average Household Income

I-15 • 118,000 AADT

MAJOR TENANTS



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CANYON CREEK

WOODBURY CORPORATION

WPI

SITE OVERVIEW

AVAILABLE SPACES

| | |
|----|---------------------|
| 1 | up to 5,000 SF |
| 2 | up to 7,000 SF |
| 3 | up to 7,000 SF |
| 4 | up to 6,000 SF |
| 5 | Drive Thru 2,496 SF |
| 6 | 2nd Gen 2,436 SF |
| 7 | up to 7,000 SF |
| 8 | up to 6,500 SF |
| 9 | up to 5,500 SF |
| 10 | up to 6,030 SF |
| 11 | up to 13,000 SF |
| 12 | up to 3,991 SF |

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