

THE PEAK AT COMPASS POINT

FOR LEASE



PROPERTY DETAILS

2400 N. Main St., Tooele, UT 84074

- Join Smith's Marketplace
- Anchor, Mid-Box & Pad Available
- Drive-Thru Opportunities
- 1/2 Mile From Tooele North High School, Summer 2024
- 1/4 Mile From Deseret Peak LDS Temple
- Huge Master Planned Community
- 3,500+ New Homes Planned
- Single & Multi-Family
- Highly Visible Location on Highway 36 (Main Street)
- Strong Traffic Counts
- Highway 36: 26,139 ADT
- Call For Price

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 5,786
3 MILE » 32,700
5 MILE » 55,539



EST. DAYTIME POPULATION 16+

1 MILE » 2,935
3 MILE » 11,615
5 MILE » 17,444



EST. HOUSEHOLDS

1 MILE » 1,675
3 MILE » 10,474
5 MILE » 17,358



EST. AVERAGE HH INCOME

1 MILE » \$121,852
3 MILE » \$110,063
5 MILE » \$124,301



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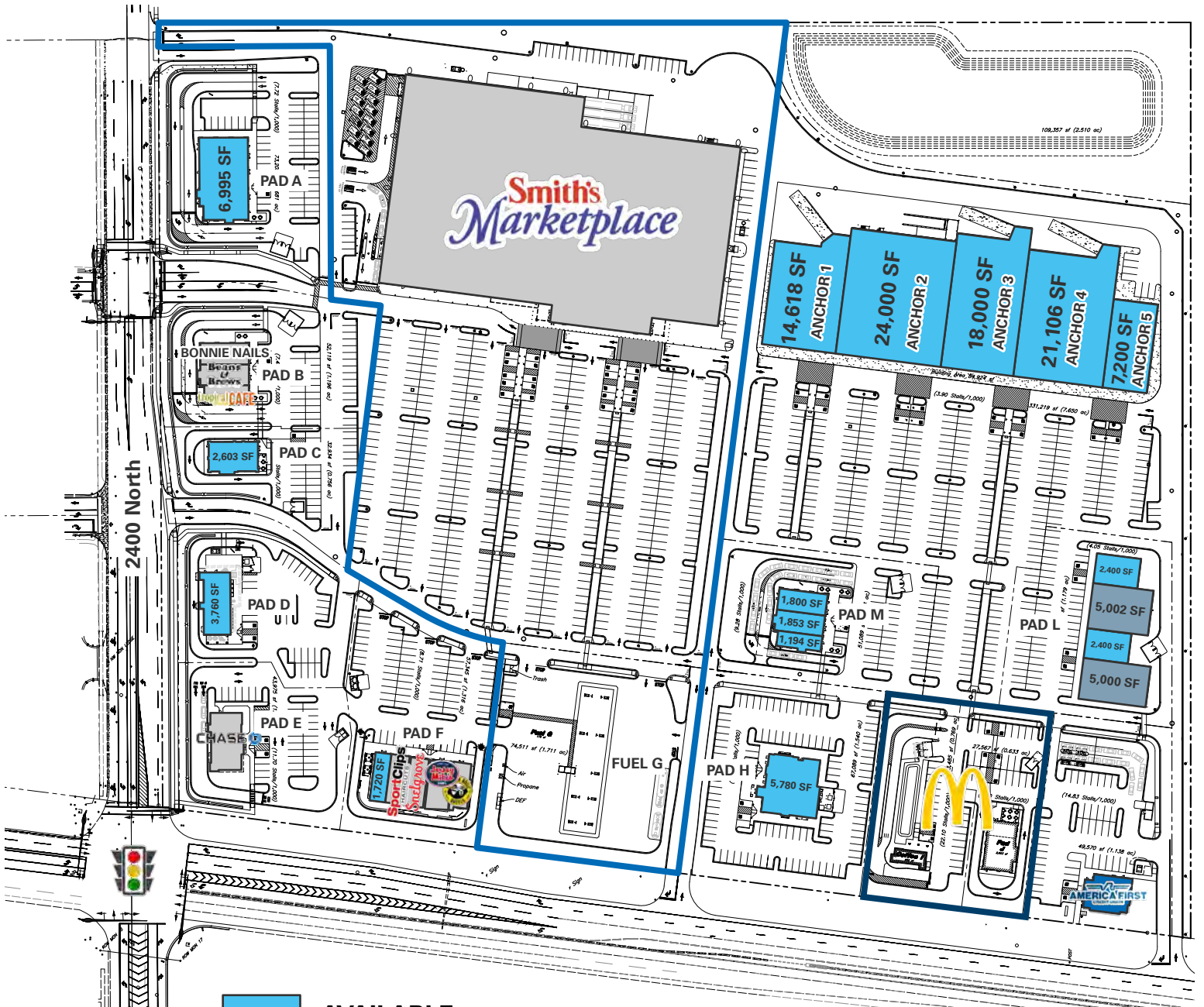
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WEST FACING



SOUTH FACING



NORTHWEST FACING



EAST FACING



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**COMPASS POINT
MASTER PLANNED COMMUNITY
UNDER CONSTRUCTION
3,600 HOUSING UNITS
2M COMMERCIAL SF**



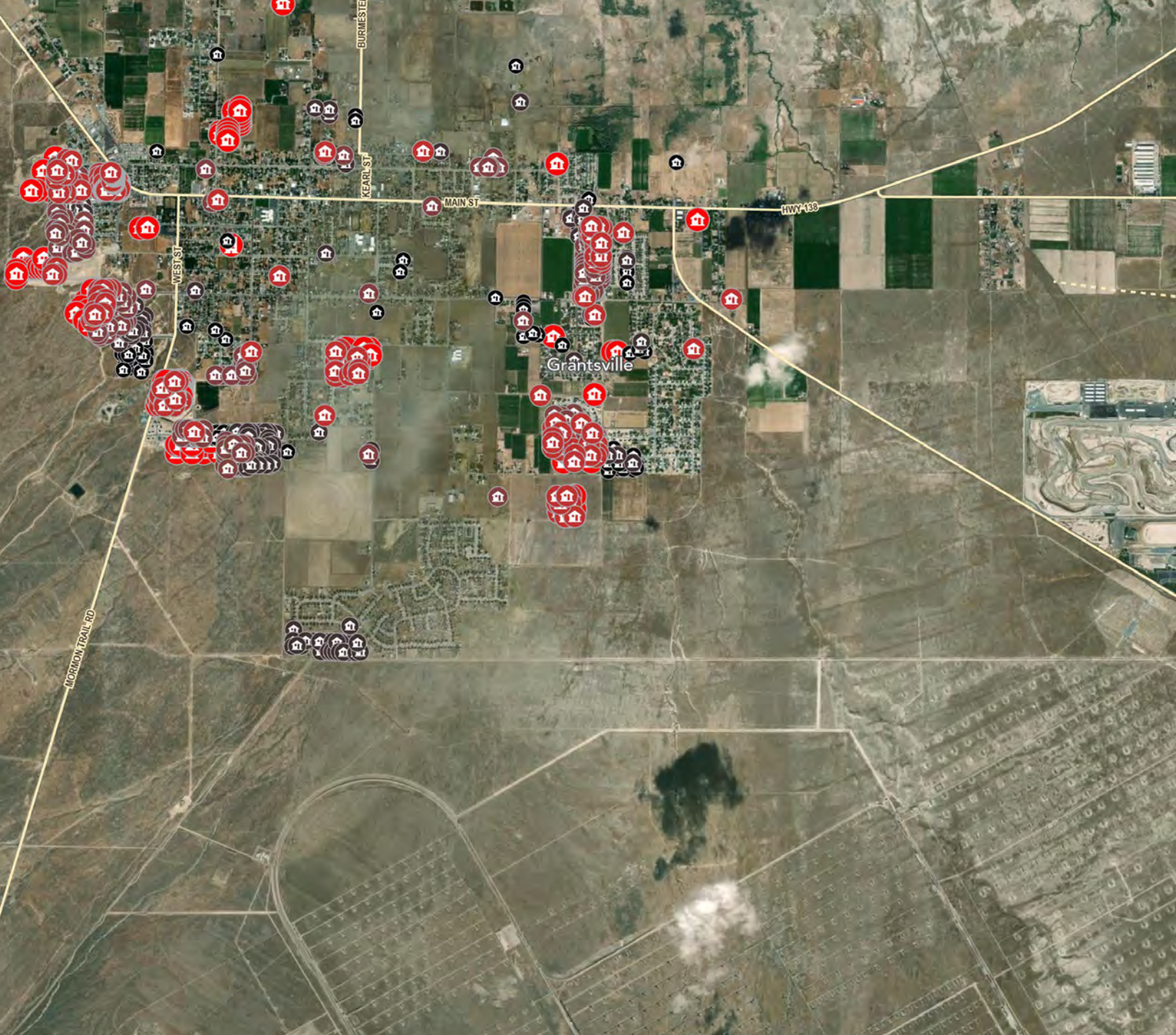


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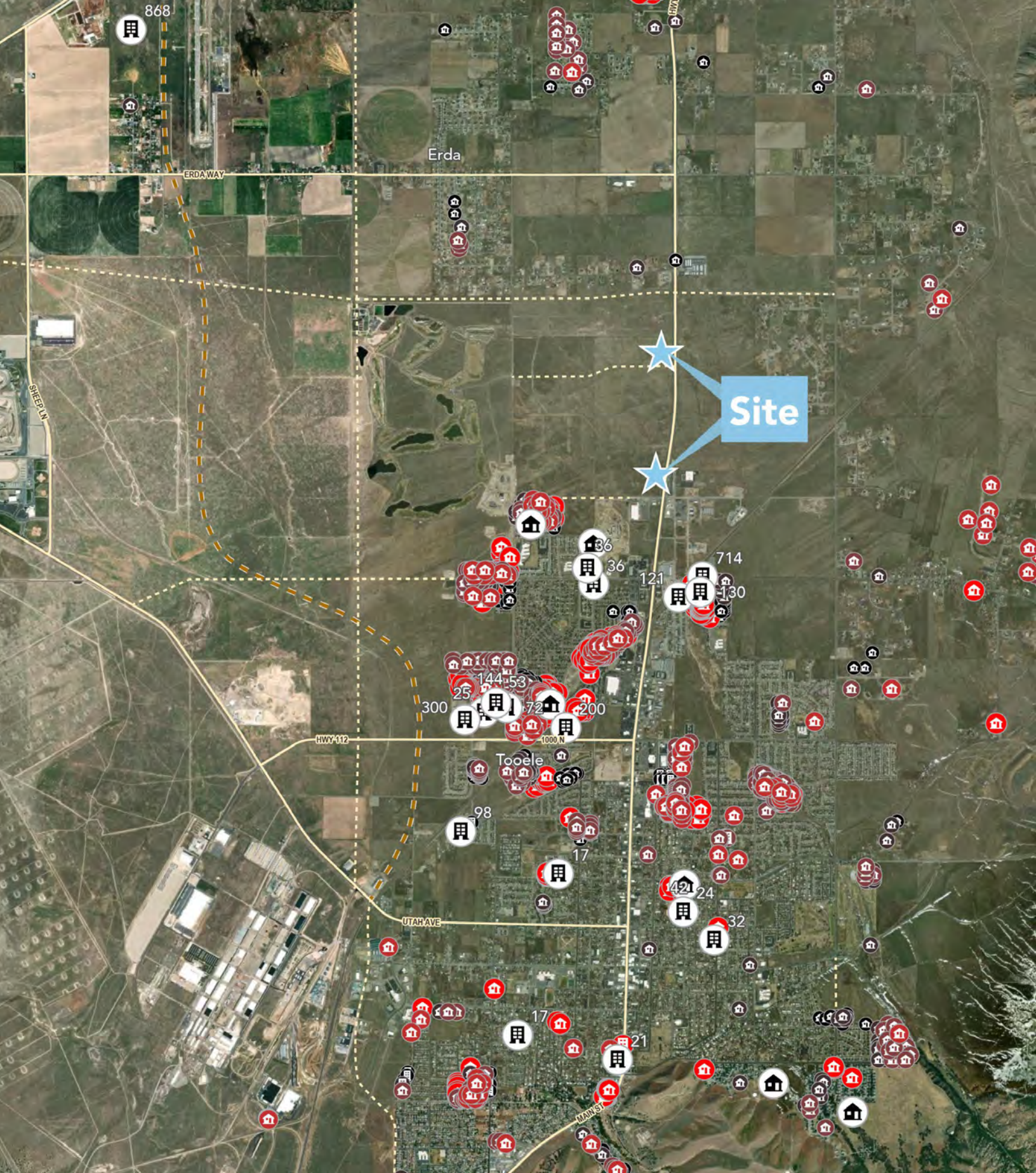
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Single Family Permits MultiFamily Permits

 2019 (240)	 2019 (18)
 2020 (375)	 2020 (7)
 2021 (601)	 2021 (9)
 2022 (478)	 2022 (0)
 2023 (462)	 2023 (11)
 Planned Single Family (8)	 Planned Multi Family (20)



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TRADE AREA
2025 POP: 88,790
EST 2030 POP: 99,636

WENDOVER

DRIVE TIMES

- Erda** » 6 minutes
- Lake Point** » 12 minutes
- Grantsville** » 23 minutes
- Stansbury Park** » 8 minutes
- Stockton** » 15 minutes
- Rush Valley** » 26 minutes
- Dugway** » 1 hour 10 minutes
- Vernon** » 40 minutes
- Wendover** » 1 hour 30 minutes



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IN THE NEWS

Click the logo for news item



Sunday Edition: Business is Booming in Tooele



How AI and your cell phone data decide which stores come to Utah



With new shopping center, Tooele's retail growth is just getting started



Utah's growth experienced a 'significant shift' in 2025. These were the fastest-growing counties

Tooele County is projected to be one of the fastest growing areas of the country

SUMMARY OF RETAIL RANKINGS

Macey's

- 3rd Busiest Location in Utah, Highest Sales Per SF

Jack in the Box

- 2nd Busiest Opening in Utah

Smith's Marketplace

- Busiest Opening Day out of all Kroger Stores Nation-wide
- Busiest Opening Week out of all Kroger Stores Nation-wide

Founder's Pointe

- 975K visits over the first 2 months
- Top 5 for Neighborhood Retail Centers in Utah
- Top 50 for Neighborhood Retail Centers in the Nation
- Median HH Income 5% higher than Utah Average

Ross

- 5th Busiest Opening in the Nation

Chili's

- Busiest Opening by Visitor Count in the Nation
- 2nd Busiest Opening Sales in the Nation

Walmart

- Busiest in Northern UT

Source: Placer.ai

Residential growth has averaged 3.4% over the past 10 years.

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2022 Total Population

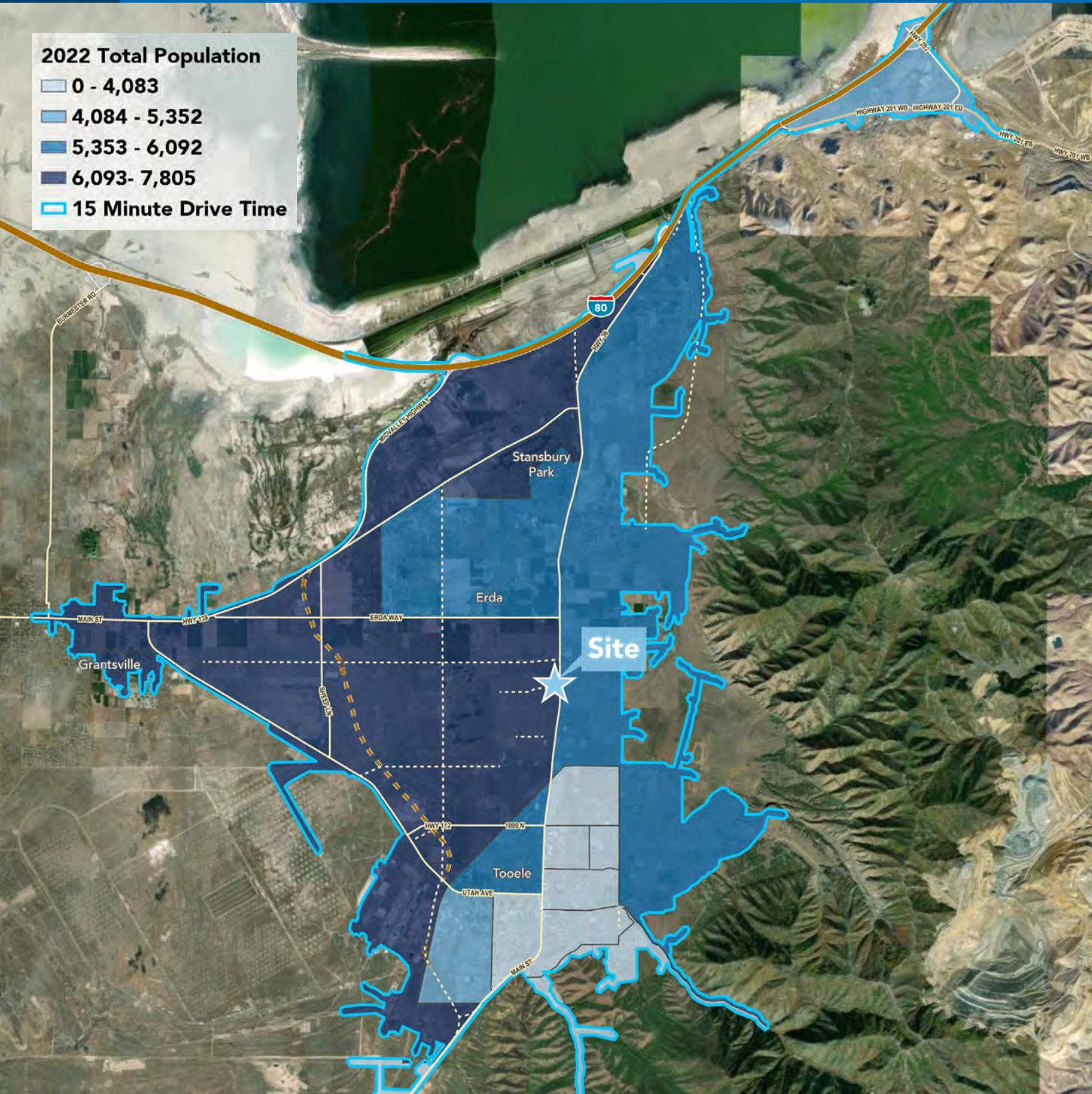
0 - 4,083

4,084 - 5,352

5,353 - 6,092

6,093 - 7,805

15 Minute Drive Time



NEWMARK

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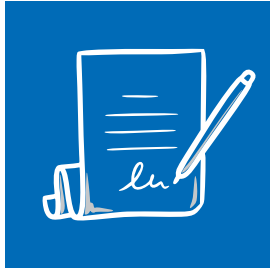
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Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+
TRANSACTIONS COMPLETED



328.2 MILLION
SF TRANSACTED



\$37.5 BILLION
TRANSACTIONS COMPLETED



77K+
ACRES TRANSACTED



49
STATES WITH
COMPLETED TRANSACTIONS



\$13.0+ BILLION
INVESTMENT TRANSACTIONS

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