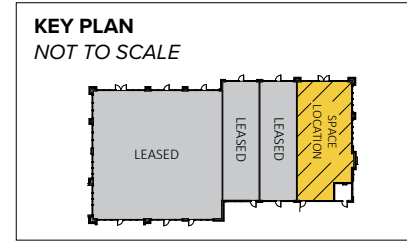


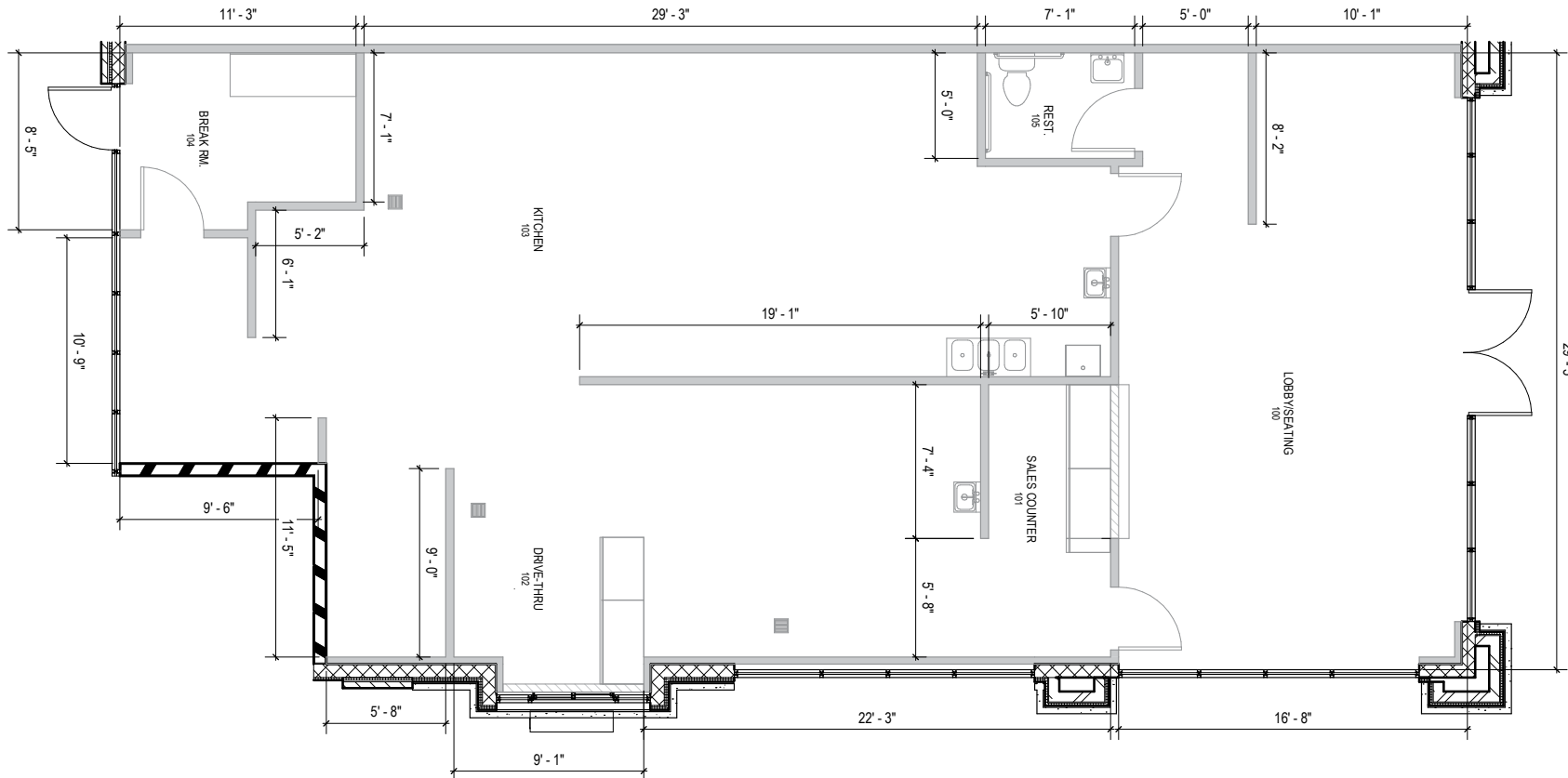


Total SF Available:
1,877 SF

Built-out retail space with a drive-thru, open kitchen area with storage space, bathroom, sales counter, and lobby/seating area



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





Inline Retail

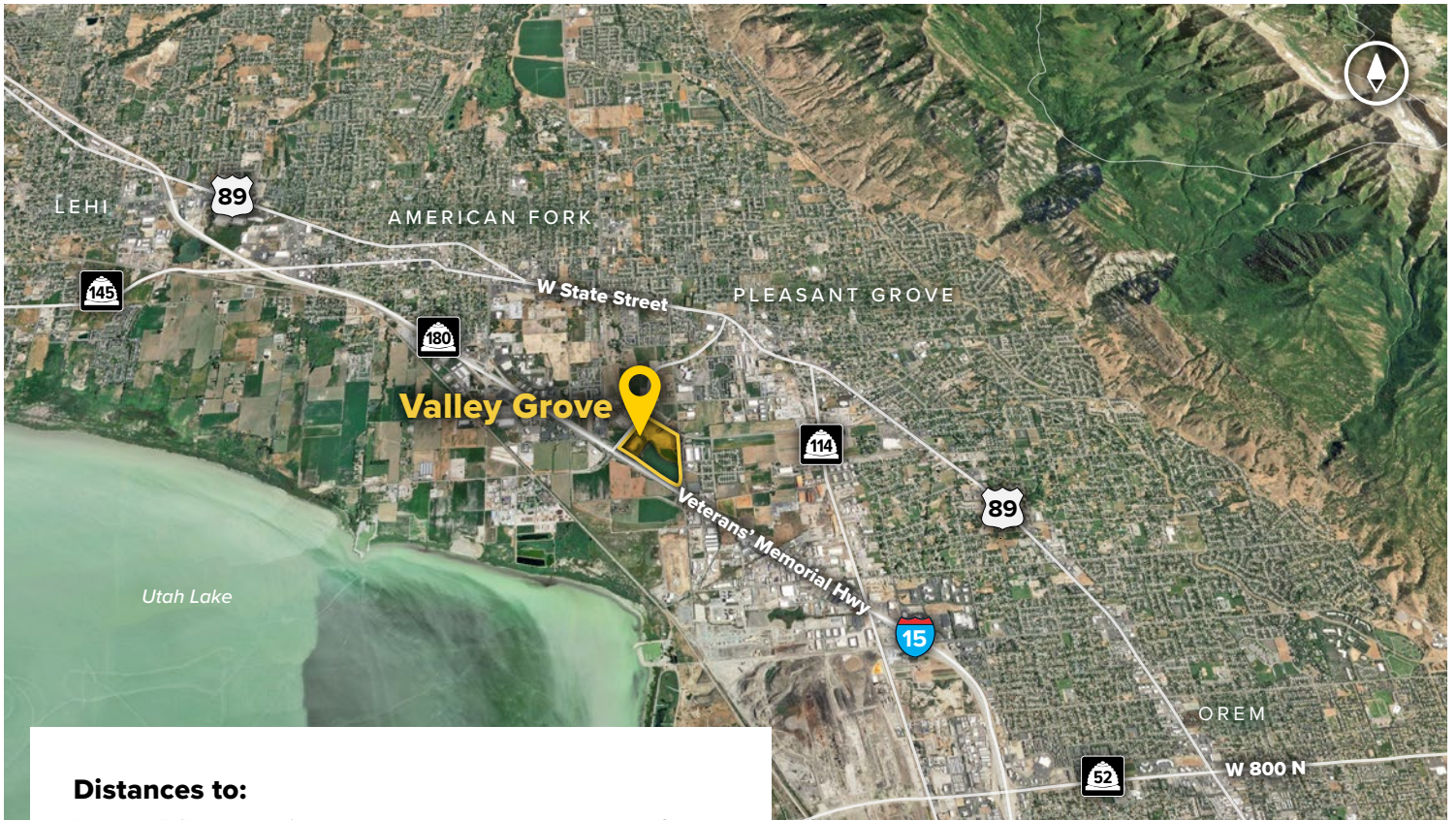
Offering drive-thrus & patio seating

Demographics			
	1 Mile	3 Miles	5 Miles
Population	7,264	61,126	153,817
Avg. Household Income	\$79,953	\$98,766	\$103,753
Traffic Counts			
North County Blvd (W 700 N): 30,000+ vehicles/day			
Pleasant Grove Blvd: 60,000+ vehicles/day			
Interstate 15: 225,000+ vehicles/day			

Retail Buildings

758 S North County Blvd	13,050 SF	
863 S North County Blvd	9,031 SF	
876 S North County Blvd	9,675 SF	
887 S North County Blvd	9,031 SF	
1043 S Valley Grove Way	9,725 SF	
1051 S Valley Grove Way	9,377 SF	
1865 W Pleasant Grove Blvd	11,152 SF	
1882 W Pleasant Grove Blvd	10,396 SF	
1926 W Pleasant Grove Blvd	10,447 SF	
2067 W Pleasant Grove Blvd	8,121 SF	FUTURE
2093 W Pleasant Grove Blvd	7,630 SF	FUTURE
Retail L	10,000 SF	FUTURE
Retail P	18,700 SF	FUTURE
Retail Q	9,500 SF	FUTURE
Retail R	9,500 SF	FUTURE





Distances to:

- Provo, UT (Downtown) 12 miles
- Interstate 215 25 miles
- Salt Lake City, UT (Downtown) 34.5 miles
- Salt Lake City International Airport 38 miles



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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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