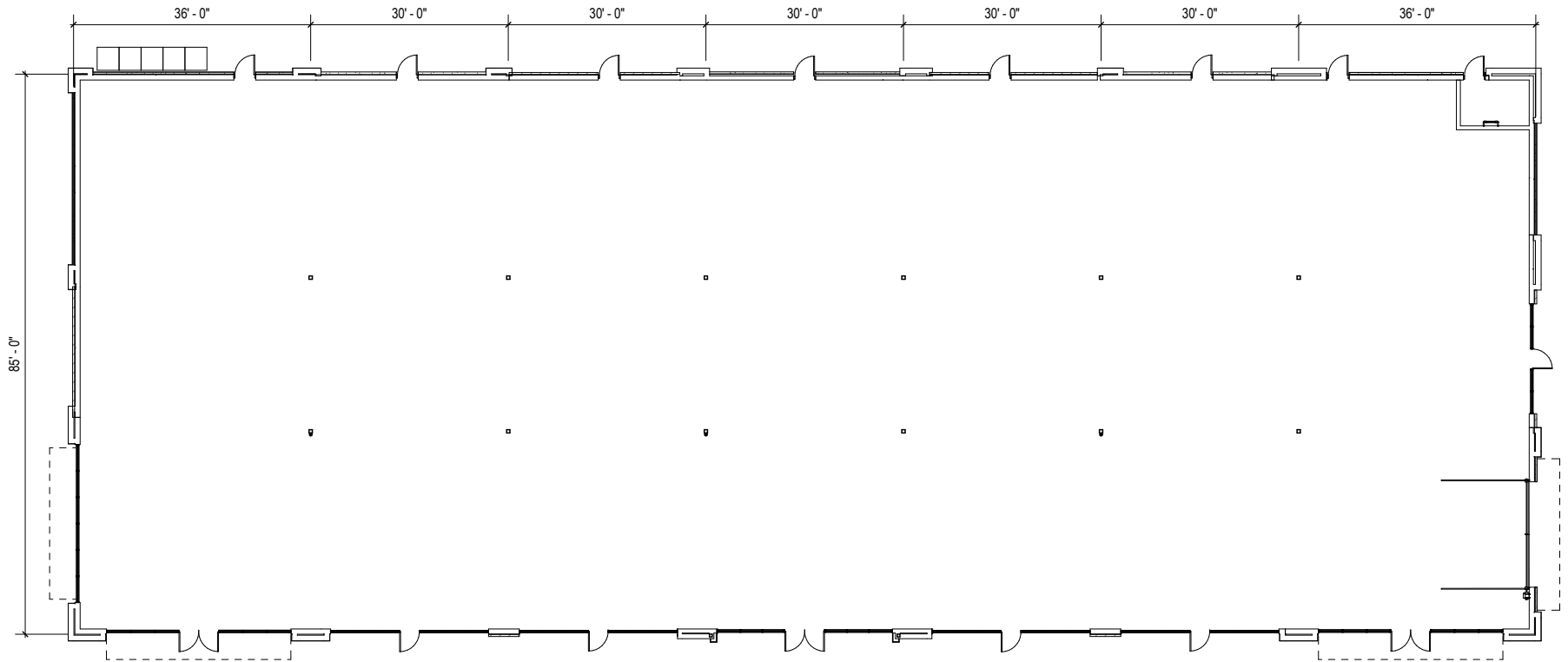




Total SF Available:
Up to 18,741 SF

New inline retail with high visibility

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

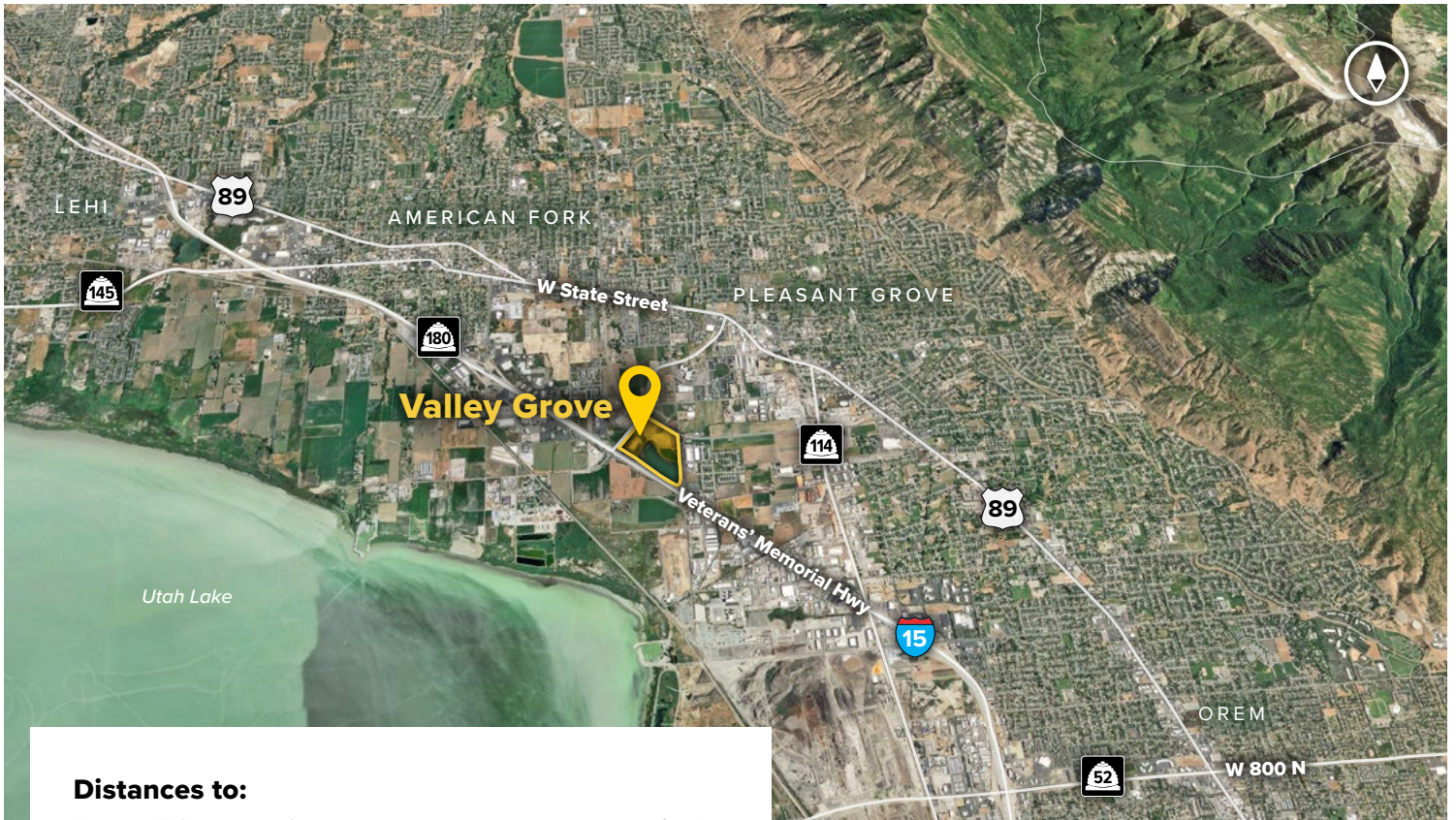
Traffic Counts

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	
1033 S Mountain View Lane	9,747 SF	
1043 S Valley Grove Way	9,725 SF	
1051 S Valley Grove Way	9,377 SF	
1077 S Mountain View Lane	9,775 SF	
1165 S Valley Grove Way	18,741 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





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



Scan now to take a virtual tour, download floor plans and more!

Contact Us

Scott Gifford

Vice President of Leasing

SGifford@sjpi.com | 801.899.7991

Daniel Thomas

Regional Partner

DThomas@sjpi.com | 801.899.7991

Utah Office:

1064 S North County Boulevard | Suite 190
Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH



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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 06/26