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**Valley Grove**

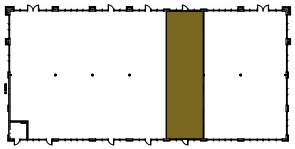
**1926 W Pleasant Grove Boulevard | Pleasant Grove, UT 84062**

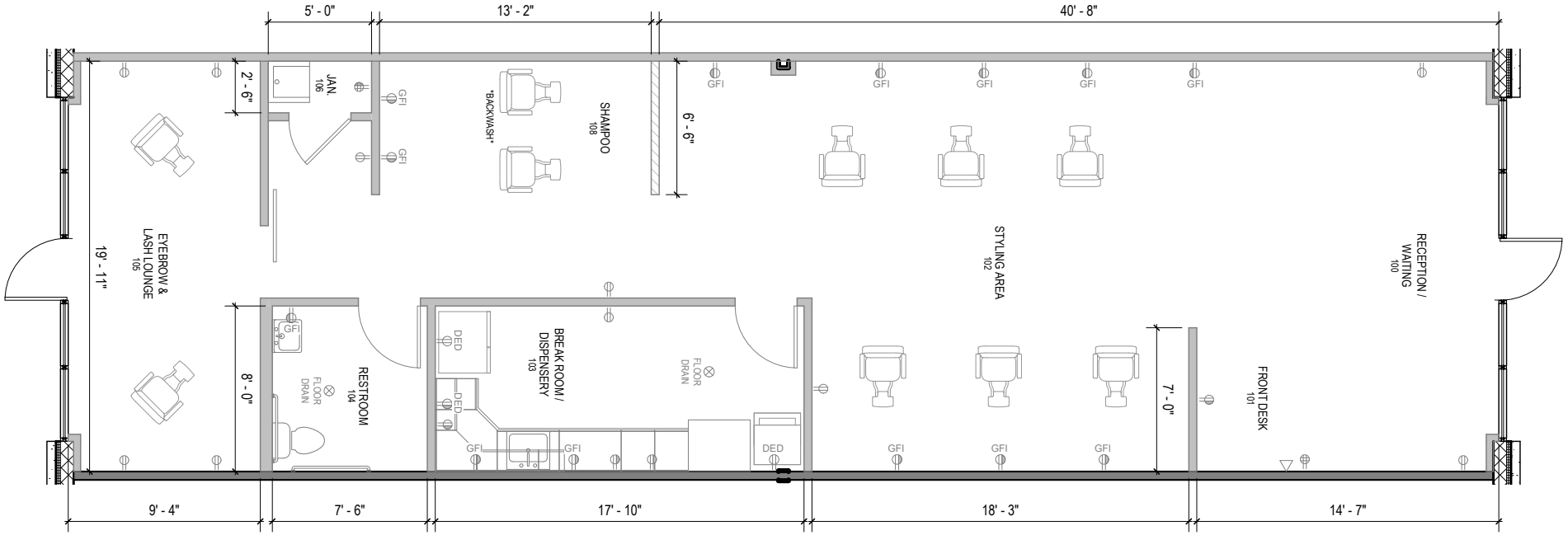
Suite C

**Total SF Available:**
1,420 SF

*Salon build-out with reception/waiting area, private restroom, and break area*

**KEY PLAN**
*NOT TO SCALE*






***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**

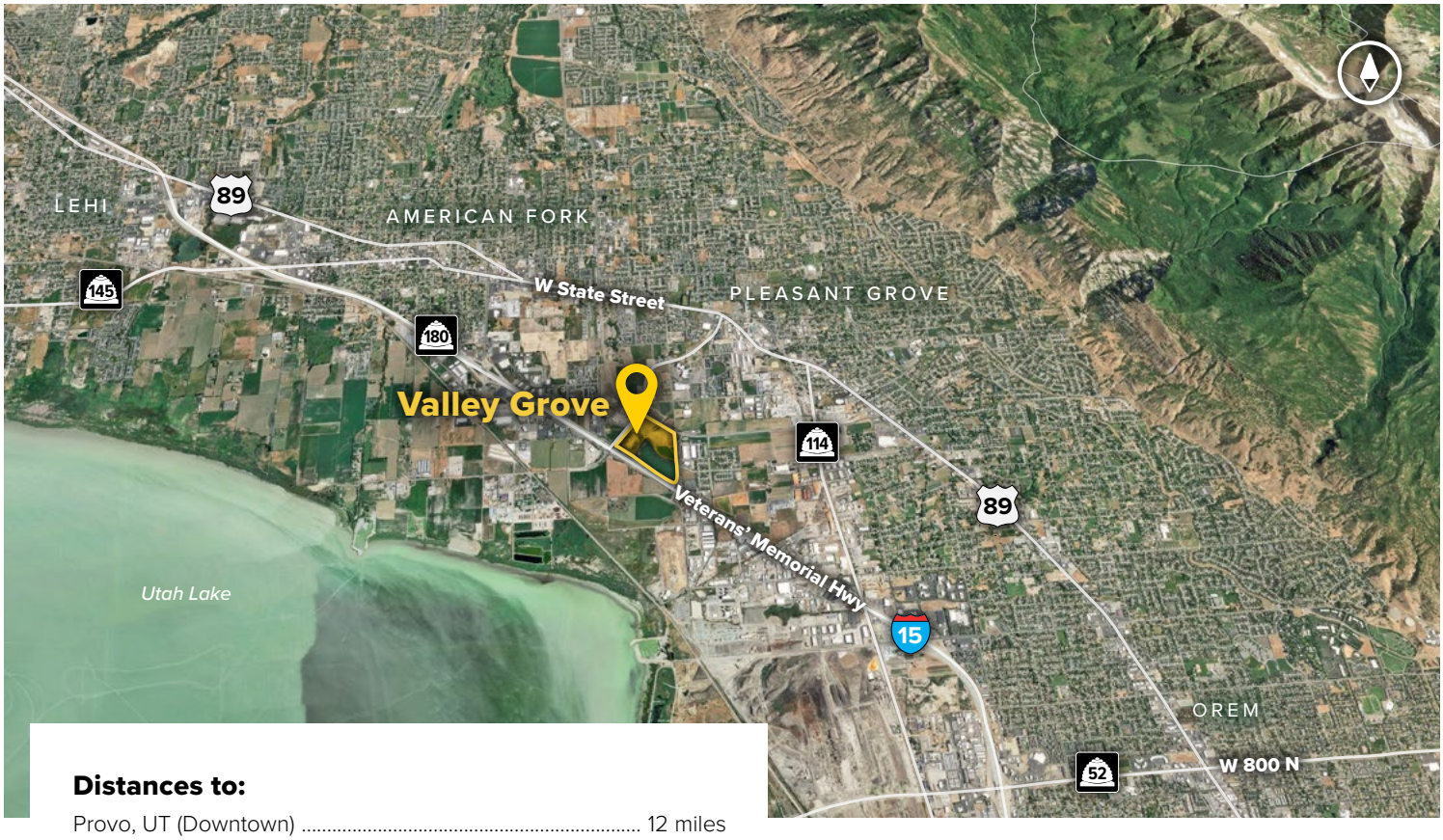
**North County Blvd (W 700 N):** 30,000+ vehicles/day

**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 |

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# Contact Us

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ST.JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

**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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USGBC MEMBER

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