

THE SHOPS AT SKY VIEW

Timpanogos Hwy & Center St. | Lehi, Utah



Gardner



PLUMB
HOLDINGS



LANDMARK
PROPERTY & DEVELOPMENT

Project Overview

100 Acre Mixed-Use Development Under Construction in the Heart of Silicon Slopes

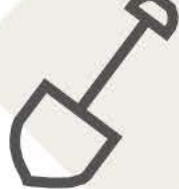
Timpanogos Hwy & Center St. Lehi, UT

 **300,000 SF** Retail

 **307** Residential Units

 **316,000 SF** Class A Office

 **130** Hotel Keys

 **Q1 2027** Delivery



Deal Status

- Signed Deal / Out for Signature
- Lease Negotiation
- LOI Negotiation
- Available

Specialty Grocer

Hotel
130 Keys

Projected Fall 2027
Opening

LIFETIME®

N.A.P.

TIMPANOGOS HIGHWAY / UTAH STATE ROUTE 92

EAST OF C

Site Area:

Retail

Grocer

Fitness

Retail:

East F

East R

Grocer

Fitness

Hotel (5 S

Size:

¹Note: Fitness

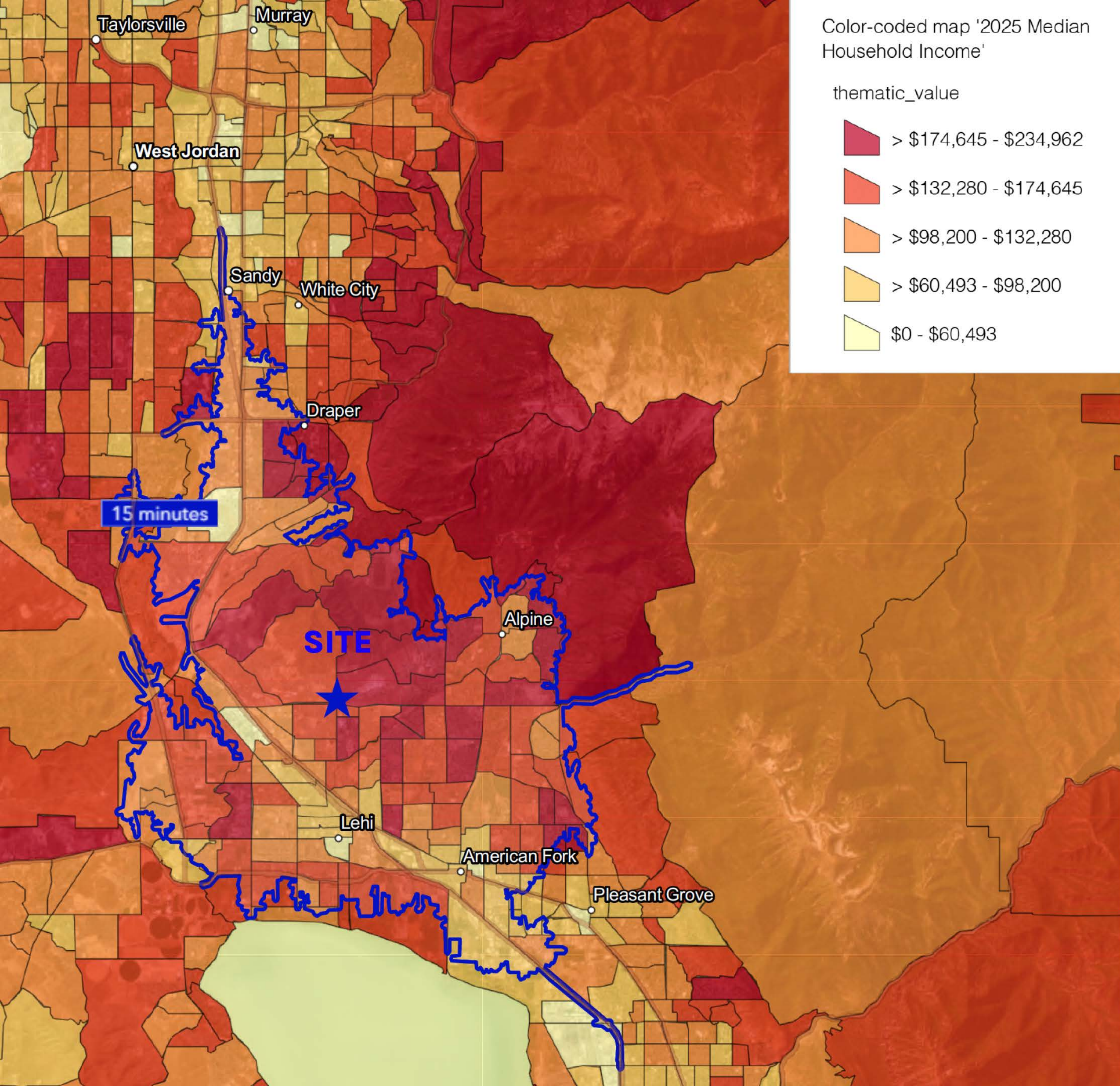
²Note: Hotel is

and pool sits al

space.

CENTER STREET

ds: +33.5 ac
+3.9 ac
omm.: +12.0 ac
+17.6 ac
+144,300 sf
od/Bev: +11,200 sf
ail: +4,000 sf



Trade Area Demographics

Based on the 2025 15-Minute Drive Time

 **Population - 237,865**

 **Households - 69,951**

 **Average HH Size - 3.35**

 **Average HH Income - \$167,004**

 **Median HH income - \$133,436**

Project Design



Active Site Developent - January 2026





Lehi & Northern Utah County Housing Growth

Northern Utah County Housing Growth

🏠 **62,000+ units** entitled

Equating to an additional 213,900+ residents
(based on an average HH size of 3.45)

Lehi Trade Area Housing Growth

🏠 **15,528 units** entitled

Equating to an additional 49,500 residents
(based on an average HH size of 3.19)



Merchandising Vision

- **Unique-to-market retail and restaurant collection**
- **Community gathering**
- **Employment node**
- **Best in class offering**



UTAH



Ranked **#1 in Best Economic Outlook** for 18th Year in a Row (2025, incorporating 15 economic variables)

One of the top States in cumulative growth percentage of 28% between 2010-2025, representing 774,000+ people

Current **state population of 3.5 M people**

Projecting **217,500 population growth** by 2030

Utah average **HH Income is \$127,215**

Utah has the **youngest average age** in the Nation at 32.5

The State of Utah **added an estimated 33,600 jobs** (a 1.9% increase) from August of 2024 to August of 2025

Over the past 5 years, Utah has **added 149,222 housing units** (2020-2024)

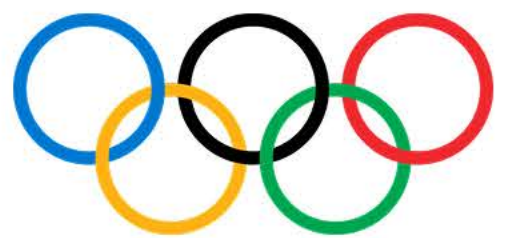
TOURISM

World-Renowned Ski Resorts

6 world class ski resorts
within a 30-minute radius of
Downtown Salt Lake City and
10 resorts within 1 hour.

Utah's ski industry set new
records in 2022-2023 for skier
days, at **7.1 M** and set the 2nd
record in 2024-2025 season at
6.9 M.

**Salt Lake City, UT will host the XXVII
Olympic and Paralympic Games 2034**



15.1 M annual tourists spending \$13.29 B

(Food & Beverage, Retail)

28.3 M annual Inbound flight passengers

\$5.1 B new international airport

Phase 3 (central tunnel & concourse B Plaza) completed Fall 2024

Phase 4 (16 New Concourse B Gates) scheduled completion Fall 2026



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The Shops at Sky View



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