



DAYBREAK

MARKET WEST

SHOP, DINE, AND GATHER IN THE HEART OF DAYBREAK

SWC Mountain View Corridor & South Jordan Pkwy
South Jordan, UT

330,000 SF Class A Retail

- Junior Box, Pads, and Shops Available



SIMONCRE



LANDMARK
PROPERTY & DEVELOPMENT



MARKET WEST AT DAYBREAK

- 3M SF Mixed-Use Community
5,000 Residential Units Planned/Under Construction
Adjacent to two Light Rail Stations
- Ballpark District:
- 7,500 Seat Baseball Stadium for Salt lake Bees
 - Triple-A Baseball Team of the LA Angels
- Entertainment District:
- Megaplex Theater with 8 Screen, Luxury Seating
 - 18-Lane Bowling Alley, Arcade, and More



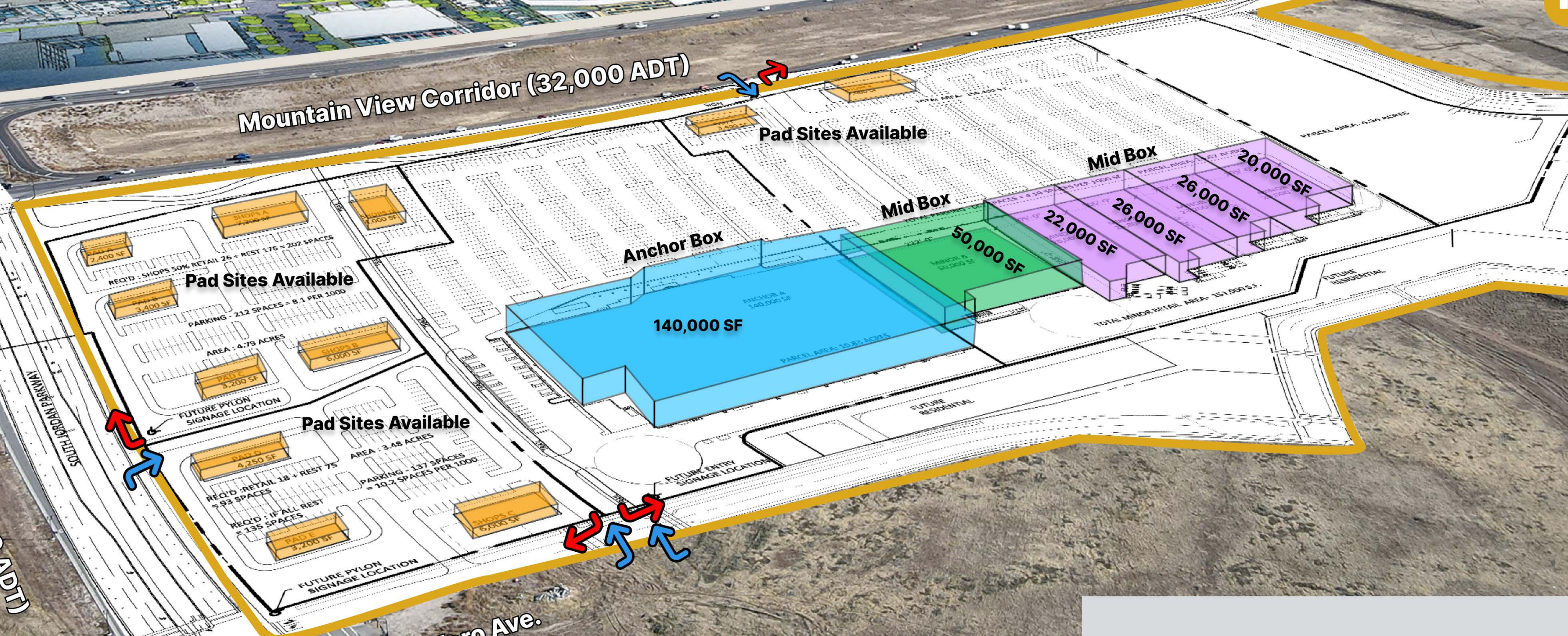
PHASE 1

Lake Ave.

South Jordan Pkwy (6,000 ADT)

Mountain View Corridor (32,000 ADT)

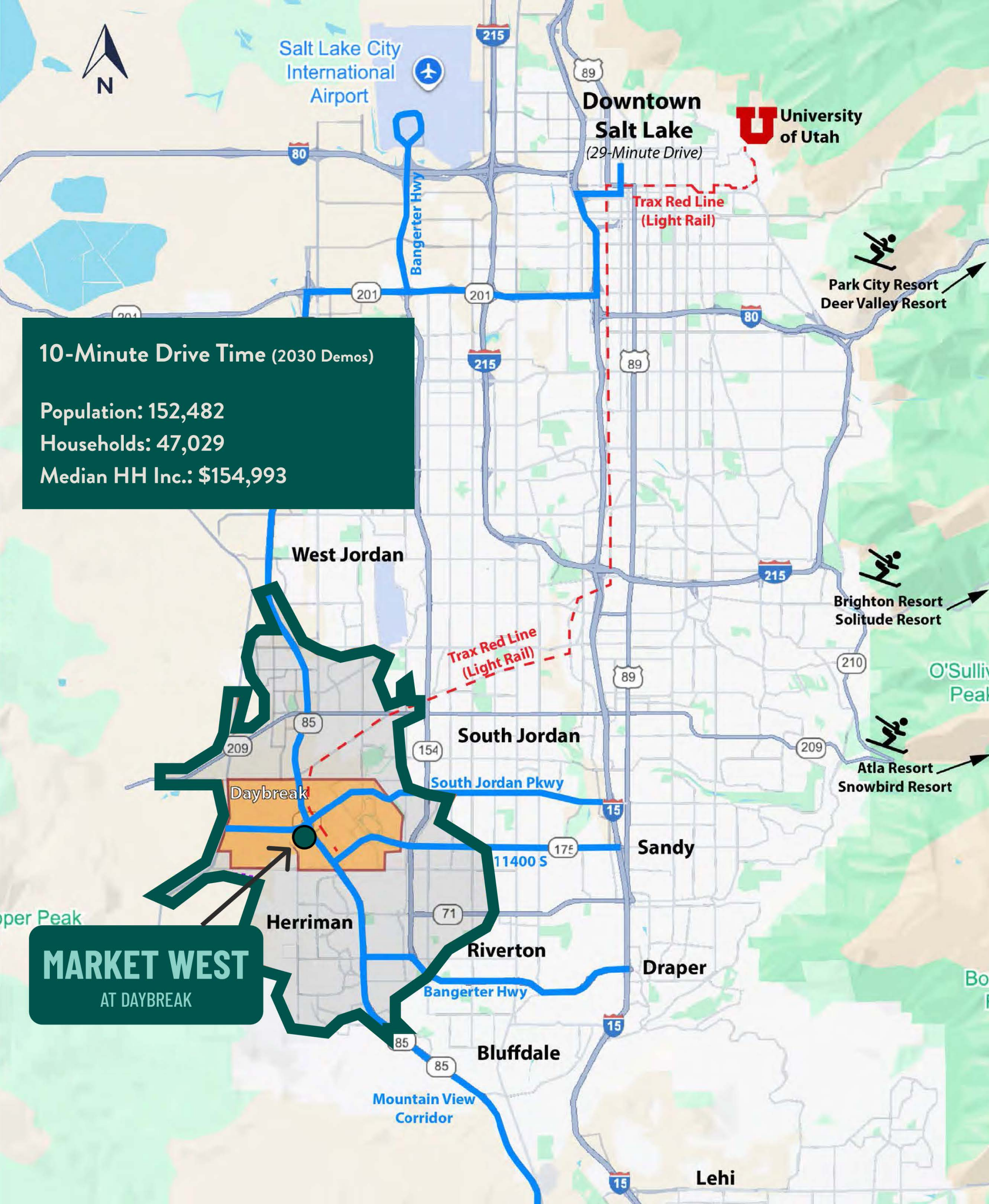
Trocadero Ave.



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PROJECT TRADE AREA

2030 DEMOS	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Population	32,614	152,482	326,979
Households	11,416	47,029	100,301
Persons Per HH	2.84	3.24	3.25
Avg. HH Income	\$174,493	\$177,274	\$168,575
Median HH Income	\$149,395	\$154,993	\$148,311



International Airport Within 25-Minute Drive



51.7 M SF Office Within 30-Minute Drive

Goldman Sachs, Intermountain Healthcare, Wells Fargo, Adobe, Pluralsight



6 World-Renowned Ski Resorts Within 1-Hour Drive

Park City, Deer Valley, Brighton, Solitude, Alta, Snowbird

TRADE AREA INCOME & HOUSING GROWTH

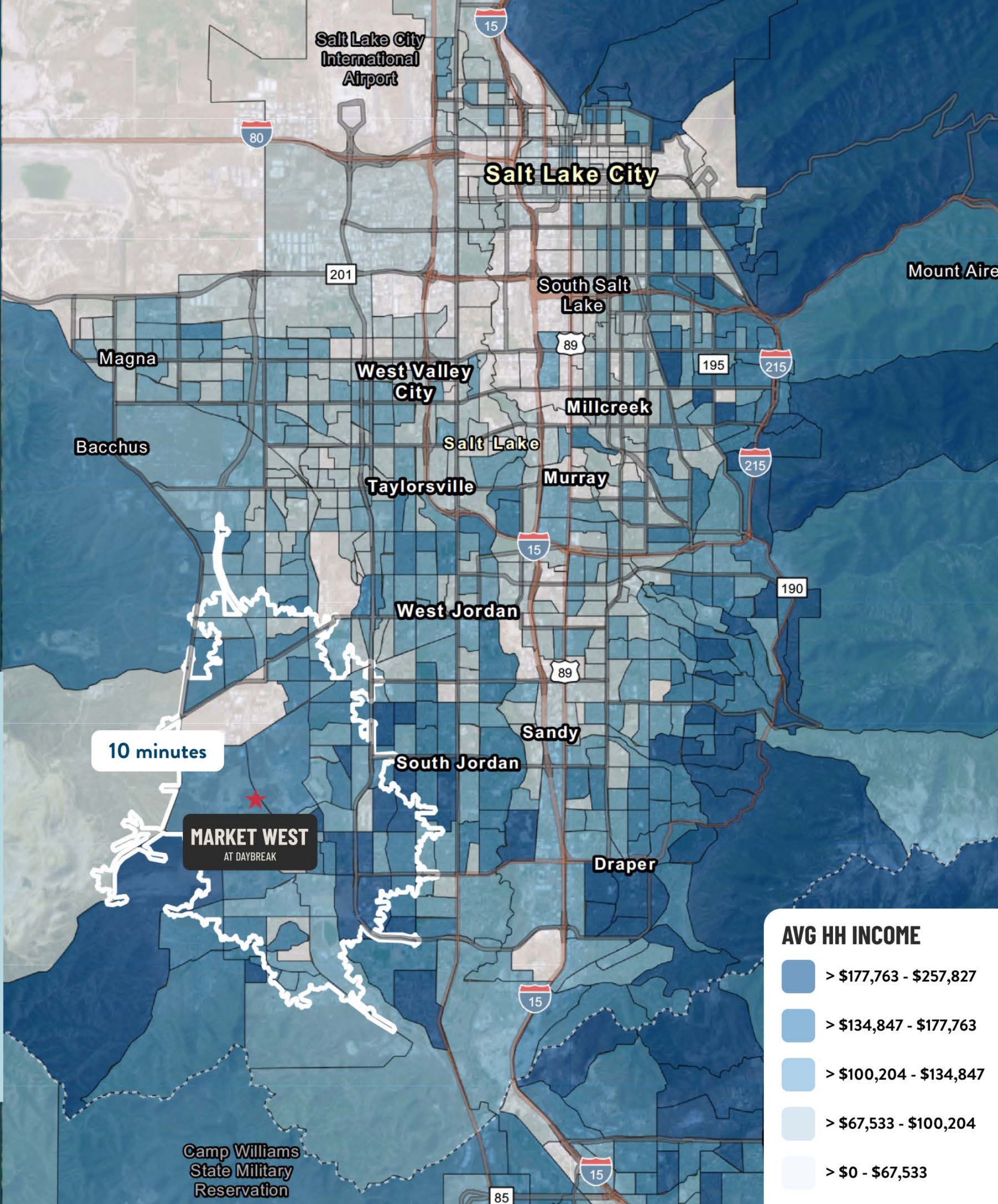


52,493+ Units Entitled

Equating to an additional 170,602+ residents
(Based on an average HH size of 3.25)

DAYBREAK TRADE AREA HISTORICAL HOUSING GROWTH	2022	2023	2024	2025
Herriman	696	638	444	639
Riverton	126	627	330	370
South Jordan-Daybreak	811	300	578	635
South Jordan	113	72	159	147
West Jordan	160	325	99	357
Total	1,906	1,962	1,610	2,148

Source: Historic Data per Kem Gardner Institute; City Planning Dept's



AVG HH INCOME

- > \$177,763 - \$257,827
- > \$134,847 - \$177,763
- > \$100,204 - \$134,847
- > \$67,533 - \$100,204
- > \$0 - \$67,533

DAYBREAK SOUTH JORDAN

+4,000 Acre Award-Winning Master-Planned Community

+20,000 Entitled Residential Units

Downtown Daybreak: 200+ Acre Mixed-Use Entertainment Hub

(Directly East of Market West Project)

 +1M Estimated Annual Visits

 365-Day Activation

 Home to the Salt Lake City Bees

 Trax Light Rail

 Performing Arts Center

HARMONS
NEIGHBORHOOD GROCER®

U HEALTH
UNIVERSITY OF UTAH



 **MEGAPLEX**



THE DAYBREAK RESIDENT

(within a 5-min drive of site)

Median Age: 31.0

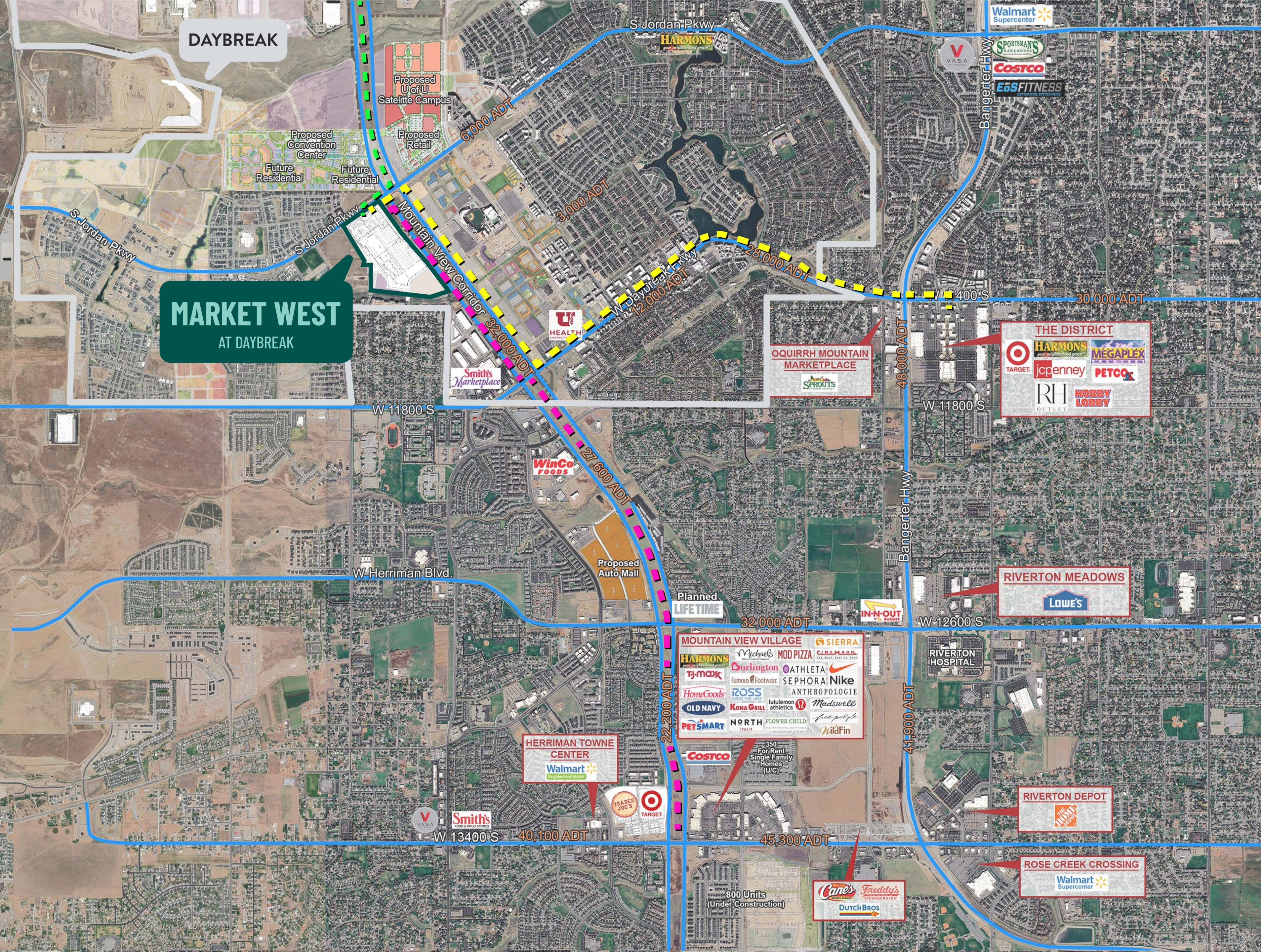
Average HH Income: \$150,142

Education, Bachelor's or Higher: 41.8%

Home Ownership: 73%

Average Home Value: \$655,209





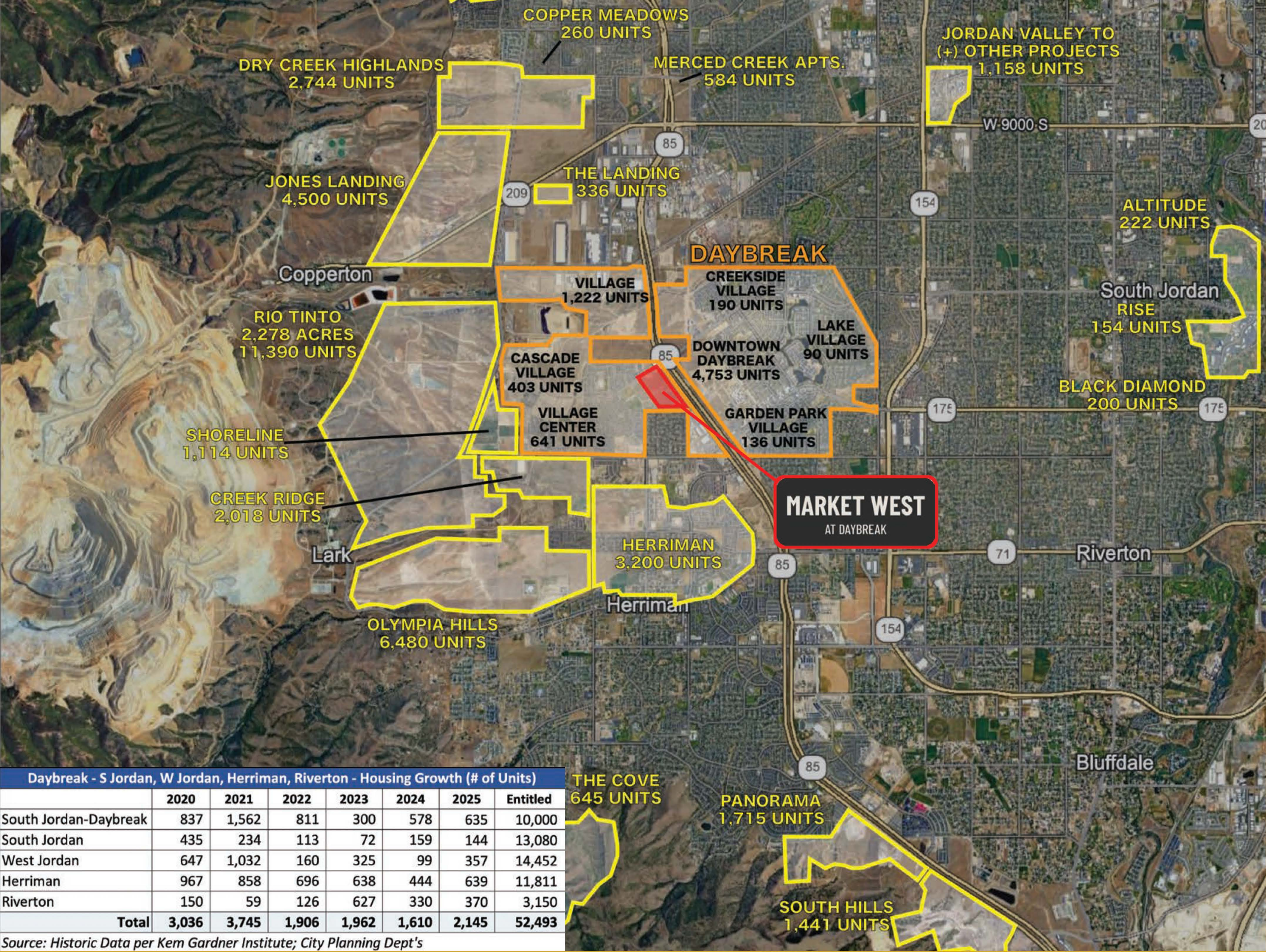
MARKET WEST AT DAYBREAK

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WIDE AERIAL

- Jordan Landing: 7.4 Miles / 18 Min Drive
- The District: 3.5 Miles / 13 Min Drive
- Mountain View Village: 3.9 Miles / 12 Min Drive





MARKET WEST

AT DAYBREAK

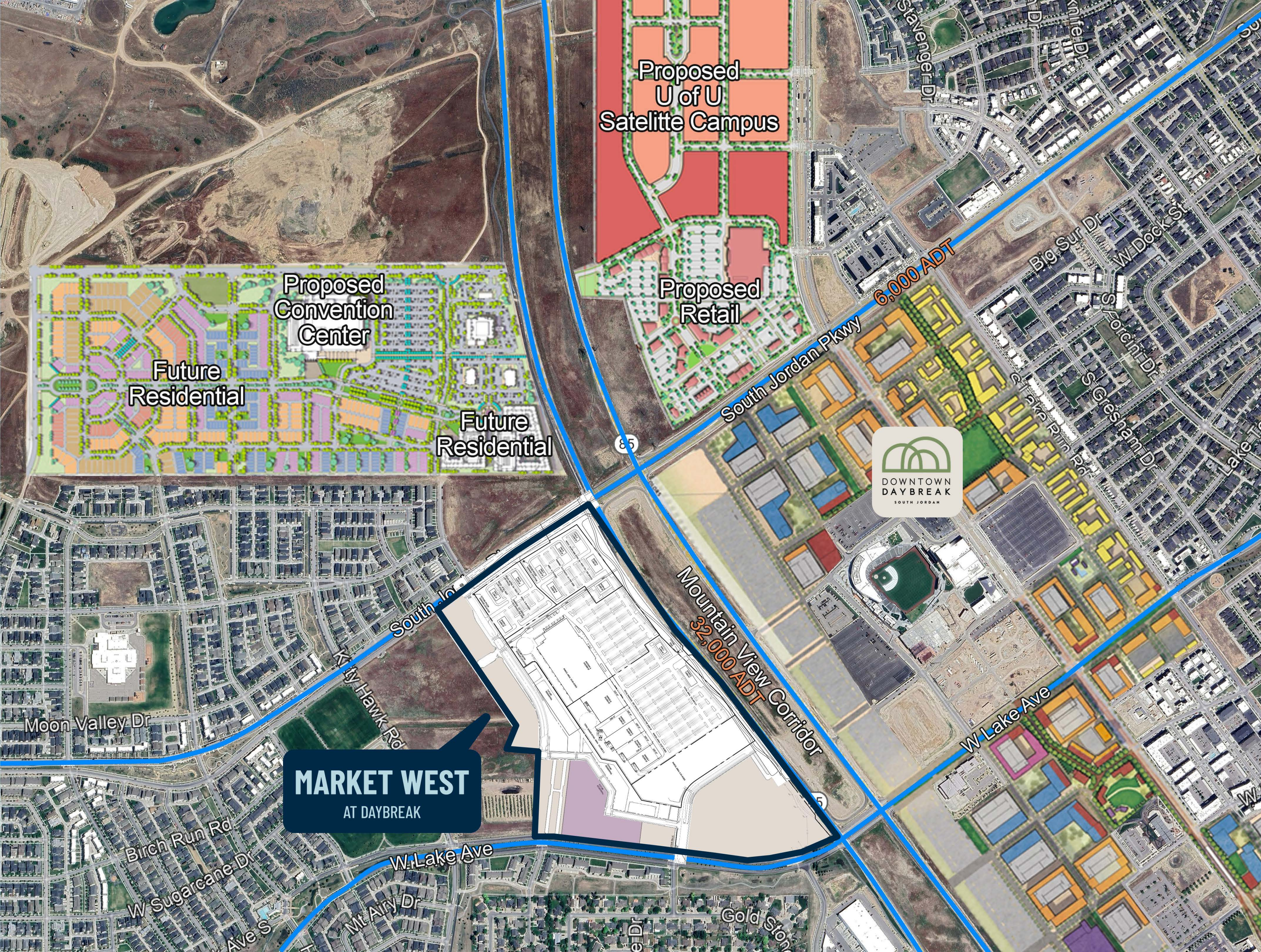
HOUSING AERIAL

Trade Area Housing Growth
Over 52,000 Units Entitled

Daybreak - S Jordan, W Jordan, Herriman, Riverton - Housing Growth (# of Units)							
	2020	2021	2022	2023	2024	2025	Entitled
South Jordan-Daybreak	837	1,562	811	300	578	635	10,000
South Jordan	435	234	113	72	159	144	13,080
West Jordan	647	1,032	160	325	99	357	14,452
Herriman	967	858	696	638	444	639	11,811
Riverton	150	59	126	627	330	370	3,150
Total	3,036	3,745	1,906	1,962	1,610	2,145	52,493

Source: Historic Data per Kem Gardner Institute; City Planning Dept's





MARKET WEST

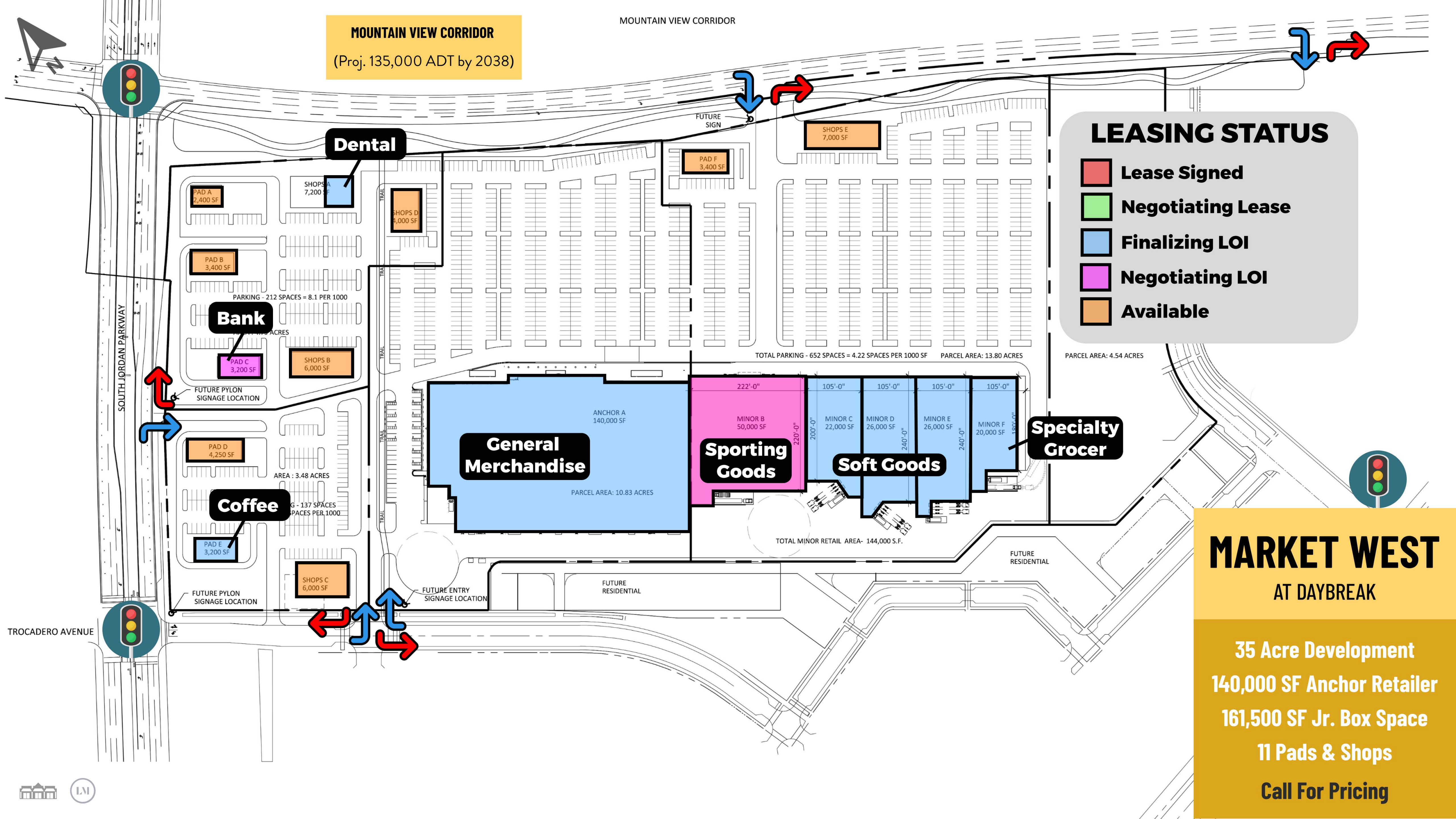
AT DAYBREAK

ZOOM AERIAL



Directly Adjacent to Downtown Daybreak

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MOUNTAIN VIEW CORRIDOR
(Proj. 135,000 ADT by 2038)

MOUNTAIN VIEW CORRIDOR

Dental

PAD A
2,400 SF

SHOPS A
7,200 SF

SHOPS D
4,000 SF

PAD F
3,400 SF

SHOPS E
7,000 SF

PAD B
3,400 SF

PARKING - 212 SPACES = 8.1 PER 1000

Bank

PAD C
3,200 SF

SHOPS B
6,000 SF

FUTURE PYLON
SIGNAGE LOCATION

PAD D
4,250 SF

AREA : 3.48 ACRES

Coffee

PAD E
3,200 SF

SHOPS C
6,000 SF

FUTURE PYLON
SIGNAGE LOCATION

General Merchandise
ANCHOR A
140,000 SF
PARCEL AREA: 10.83 ACRES

Sporting Goods
MINOR B
50,000 SF

Soft Goods
MINOR C
22,000 SF
MINOR D
26,000 SF
MINOR E
26,000 SF
MINOR F
20,000 SF

Specialty Grocer

TOTAL PARKING - 652 SPACES = 4.22 SPACES PER 1000 SF

PARCEL AREA: 13.80 ACRES

PARCEL AREA: 4.54 ACRES

TOTAL MINOR RETAIL AREA- 144,000 S.F.

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE ENTRY
SIGNAGE LOCATION

SOUTH JORDAN PARKWAY

TROCADERO AVENUE



MERCHANDISING VISION

NORDSTROM
rack

BARRY'S

DICK'S
SPORTING GOODS

REI
CO-OP

Sidecar
DOUGHNUTS & COFFEE

Marshalls

BONRUE
BAKERY

Orangetheory®

BARTOLO'S
ITALIAN INSPIRED KITCHEN

PETSMART



CULINARY DROPOUT

FIRST WATCH
THE DAYTIME CAFE

Raising
Cane's
CHICKEN FINGERS

CAVA

[solidcore]

Mendocino Farms

THE HENRY

MISSION BBQ®
The American Way.

Petfolk





- 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 142,972 housing units** (2021-2025)



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**.

15.1 M annual tourists spending \$13.29 B

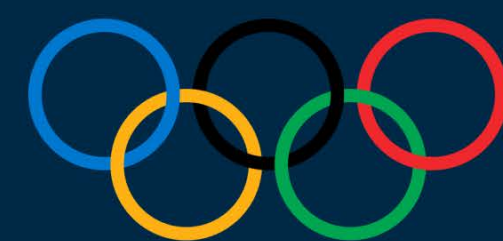
(Food & Beverage, Retail)

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



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



MARKET WEST

AT DAYBREAK

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