



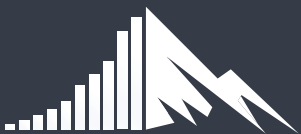
ACADEMY
VILLAGE

PLEASE CONTACT
FOR LEASING INFORMATION

ALEX DAHLSTROM

801-961-1010

adahlstrom@wasatchcommercial.com

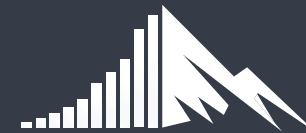


WASATCH
GROUP



AV ACADEMY VILLAGE

REAL VISTA DRIVE &
MTN. VIEW CORRIDOR
HERRIMAN, UT 84096



WASATCH
GROUP

ACADEMY VILLAGE

PROPERTY FEATURES

- **50-acre** mix-use development featuring retail, office, multifamily, and hospitality
- Over **380,000 square feet** of commercial property
- Located in a flourishing development area of the Salt Lake Valley
- Adjacent to Zions Bank Real Academy — a major sports and eventcenter
- Anchored by grocery store
- Located near **600 unit Soleil Lofts**. The first fully solar stacked multifamily community.
- Adjacent to future **Salt Lake Community College & University of Utah Juniper Center** sites

ANCHORED BY GROCERY STORE



HERRIMAN CITY TRAFFIC & DEMOGRAPHICS

Population

Year 2020	Projected 2025	Projected 2035
53,187	72,213	99,693

Households

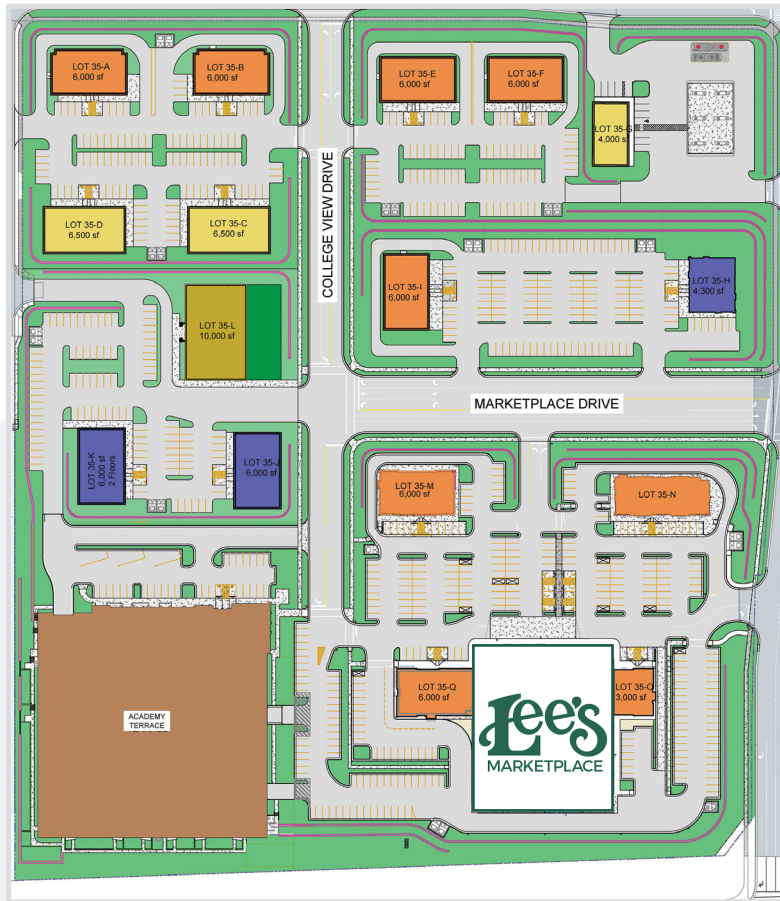
Households 2019	Household Size	Median Age	Average Annual Population Growth Rate
	3.91	26.2	
14,692	Median Income	Median Home Value	+14.7%
	94K	327K	



ACADEMY VILLAGE

SITE PLAN

POD 35



35-A Restaurant 6,000 SF	35-B Restaurant 6,000 SF	35-C Retail 6,500 SF	35-D Retail 6,500 SF	35-E Restaurant 6,000 SF
35-F Restaurant 6,000 SF	35-G Pharmacy 11,000 SF	35-H Retail 6,000 SF	35-I Retail 6,000 SF	35-J Retail 5,500 SF
35-K Office 9,500 SF	35-L Office 21,000 SF	35-M Retail 6,000 SF	35-N Retail 4,500 SF	35-O Retail 3,000 SF
			35-P Grocery 35,000 SF	35-Q Retail 6,000 SF

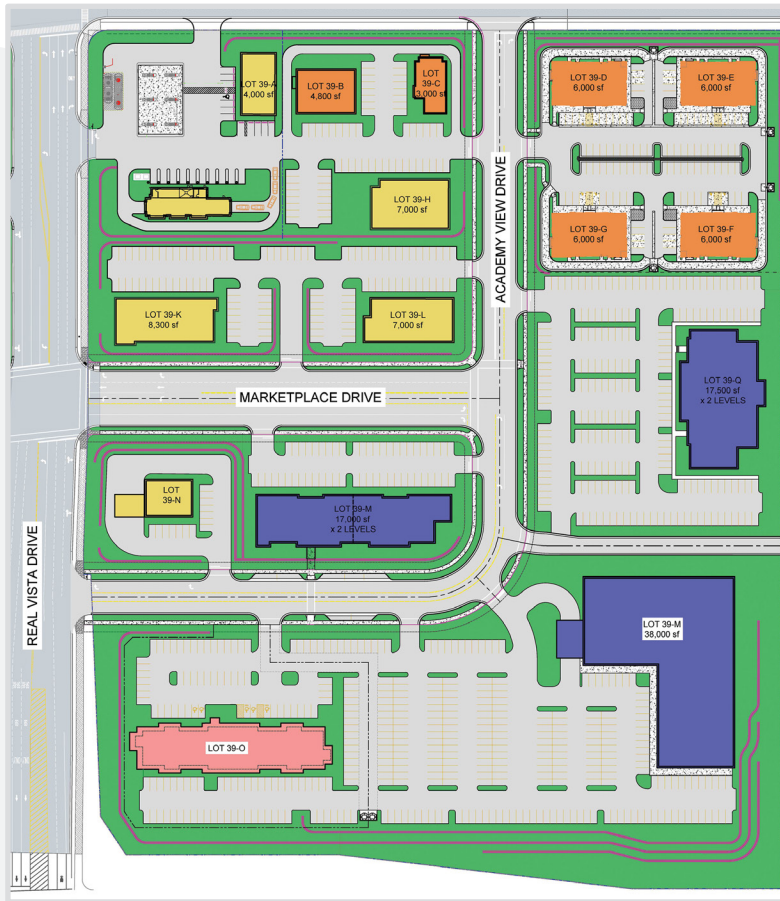
RETAIL
 RESIDENTIAL
 PROFESSIONAL SERVICES
 RESTAURANT
 GROCERY



AVAILABLE SPACE

For Lease

POD 39



39-A Gas Station 5,400 SF	39-B Restaurant 4,800 SF	39-C Restaurant 3,000 SF	39-D Restaurant 6,000 SF	39-E Restaurant 6,000 SF
39-F Restaurant 6,000 SF	39-G Restaurant 6,000 SF	39-H Retail 7,000 SF	39-J Retail 6,100 SF	39-K Retail 8,300 SF
39-L Retail 7,000 SF	39-M Professional 34,000 SF	39-N Bank 3,200 SF	39-O Office 120,000 SF	39-Q Professional 17,400 SF

RETAIL
 RESTAURANT
 OFFICE
 PROFESSIONAL SERVICES



ACADEMY VILLAGE

LEE'S MARKETPLACE

Lee's Marketplace is located in rapidly growing Herriman, Utah. This store sits on 2.13 acres with a building size of 35,000 SF. Lee's Marketplace believes that grocery shopping should be a fun and enjoyable experience for their Team and Guests.

This store is part of the Academy Village development which is located perfectly along the Mountain View Corridor to be the center of local commerce for this growing community. Lee's Marketplace pledges to support the local communities in which they serve and to have integrity in all that they do.

DETAILS

- 35,000 SF anchor grocery store.
- 9,000 SF of adjacent in-line retail co tenancy opportunities.
- Two outparcel retail pads totaling 10,500 SF.
- Part of exciting **50 acre Academy Village** development.
- Ideally situated along **Mountain View Corridor**
- Increasing population density



Mountain View Sb Hwy

Mountain View Corridor

Sentinal Ridge Blvd

Mountain View Sb Hwy

Mountain View Corridor

Salt Lake
Community
College

ACADEMY
HIGH SCHOOL

SOLEIL
LOFTS

AV ACADEMY
VILLAGE

AV





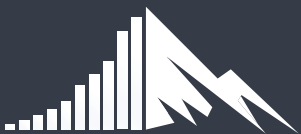
ACADEMY
VILLAGE

PLEASE CONTACT
FOR LEASING INFORMATION

ALEX DAHLSTROM

801-961-1010

adahlstrom@wasatchcommercial.com



WASATCH
GROUP