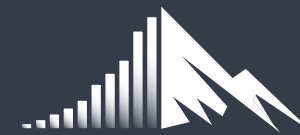




AV ACADEMY
VILLAGE

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

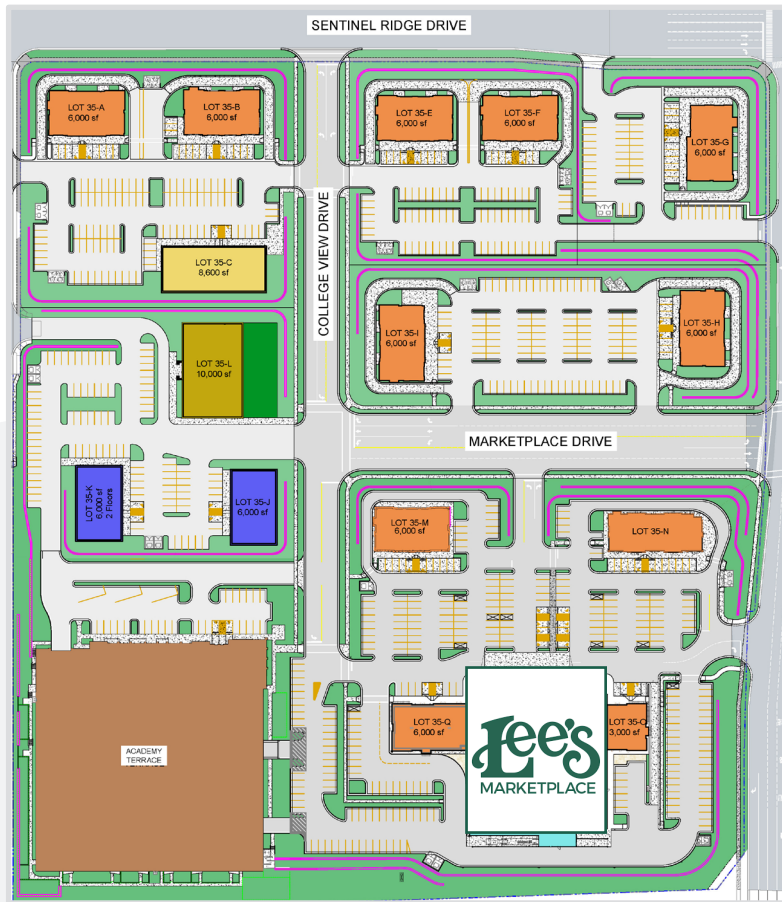
Households 2019	Household Size	Median Age	Average Annual Population Growth Rate
	3.91	26.2	
14,692	Median Income	Median Home Value	+14.7%
	94K	327K	



ACADEMY VILLAGE

SITE PLAN

POD 35



35-A Restaurant 6,000 SF	35-B Restaurant 6,000 SF	35-C Retail 8,600 SF	35-E Restaurant 6,000 SF	35-F Restaurant 6,000 SF
35-G Retail 6,000 SF	35-H Retail 6,000 SF	35-I Retail 6,000 SF	35-J Retail 6,000 SF	35-K Office 12,000 SF
35-L Office 10,000 SF	35-M Retail 6,000 SF	35-N Retail 6,000 SF	35-O Retail 3,000 SF	35-P Grocery 35,000 SF
				35-Q Retail 6,000 SF

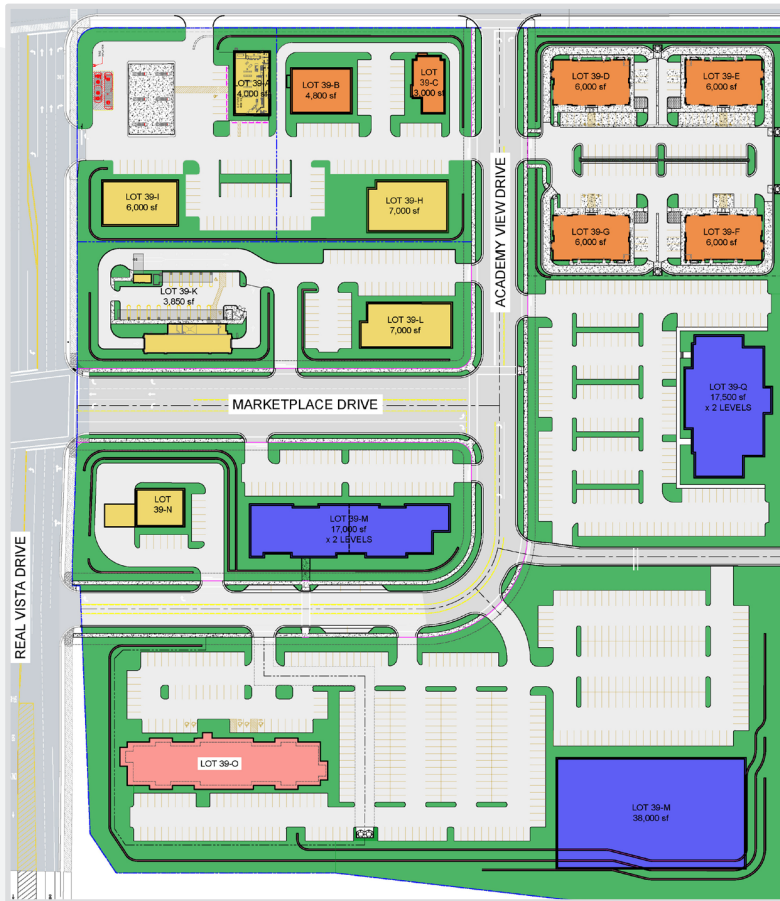
 RETAIL	 RESIDENTIAL	 PROFESSIONAL SERVICES
 RESTAURANT	 GROCERY	



AVAILABLE SPACE

For Lease

POD 39



39-A Gas Station 4,000 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-I Retail 6,000 SF	39-K Car Wash 3,850 SF
39-L Retail 7,000 SF	39-M Professional 34,000 SF	39-N Retail 3,200 SF	39-O Office 120,000 SF	39-Q Professional 17,400 SF

■ RETAIL	■ OFFICE	■ PROFESSIONAL SERVICES
■ RESTAURANT	■ RESIDENTIAL	



ACADEMY VILLAGE

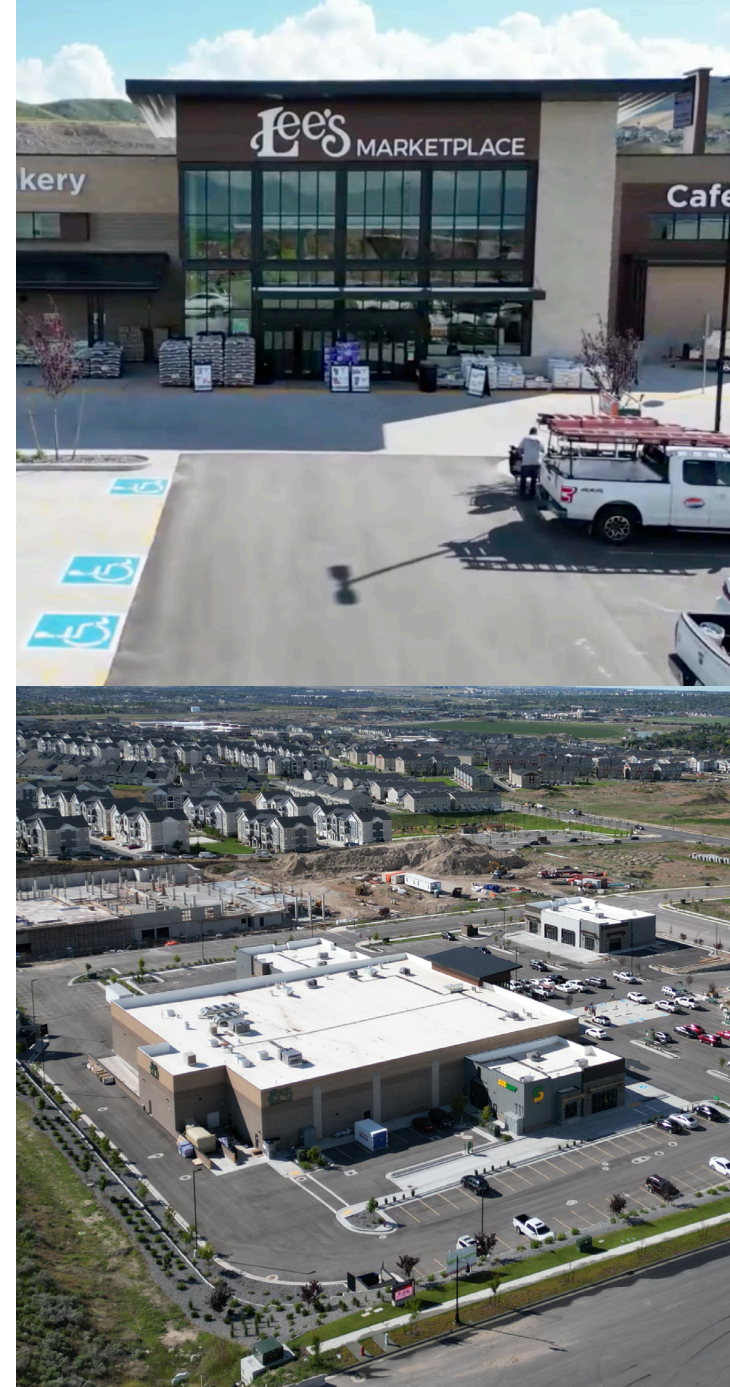
LEE'S MARKETPLACE

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 12,000 SF.
- Part of exciting 50 acre Academy Village development.
- Ideally situated along Mountain View Corridor
- Increasing population density



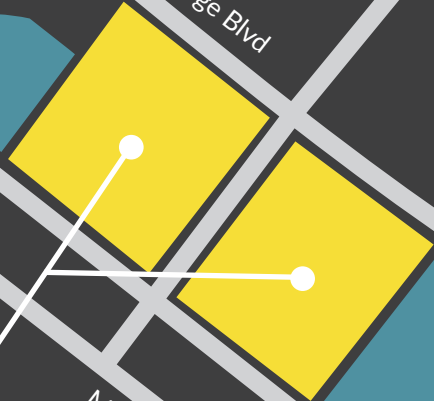
Mountain View Sb Hwy



Sentinal Ridge Blvd



Mountain View Corridor

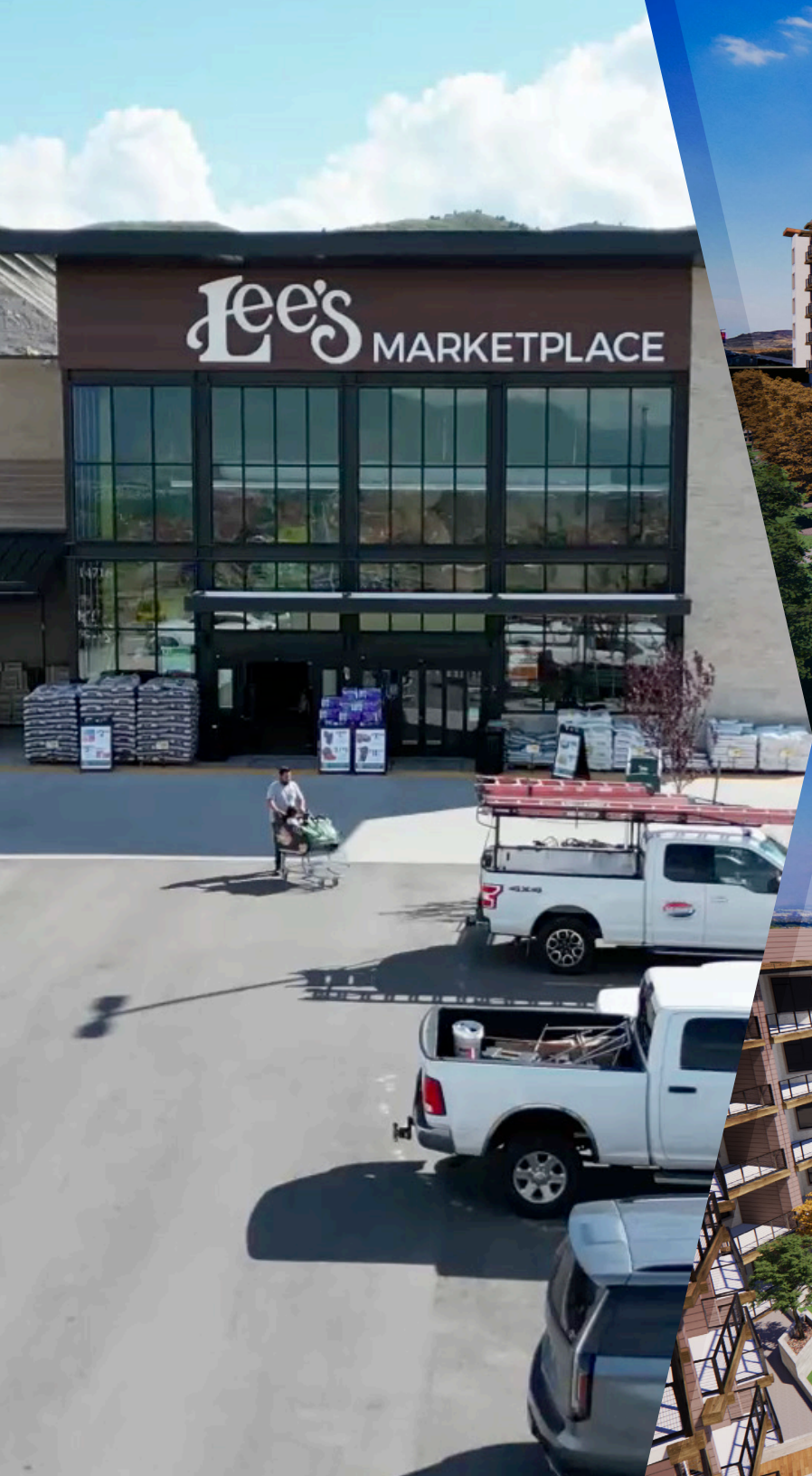


AV ACADEMY VILLAGE

Mountain View Sb Hwy

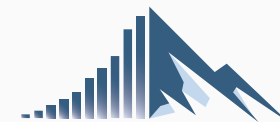
Mountain View Corridor







ACADEMY
VILLAGE



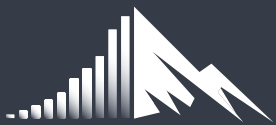
WASATCH
COMMERCIAL DEVELOPERS

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