

❖ The ❖
COMMONS
AT HERRIMAN TOWNE CENTER



LEASING OPPORTUNITIES

Redefining Retail, Celebrating Community.

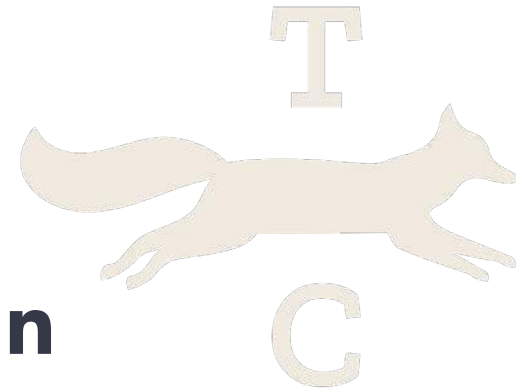
13400 SOUTH & MOUNTAIN VIEW CORRIDOR, HERRIMAN UTAH

ELEVATED
PROPERTY CO.



THE COMMONS

Where Innovation Meets **Inspiration.**



The Commons at Herriman Towne Center will be the newest addition to **one of the most successful new retail districts in the State of Utah.** Located immediately west of the very successful Mountain View Village, The Commons at HTC will benefit from exceptional visibility from the Mountain View Corridor and from being at the center of one of the fastest growing residential communities in the United States. Adjacent to but separated from Mountain View Village, the Commons at HTC will have its own unique identity and **will be the capstone of the visionary developments** that have come to this part of the dynamic Utah marketplace.

The trade area for The Commons at HTC is upscale, with a **very high education level** and a relatively young population base. A high percentage of the workforce is employed in the **high-tech, computer and medical industries.** There is a strong family orientation, and Jordan and Canyons School District has **121 schools and serves over 93,702 students.**

Upscale architecture, an active urban park, a carefully curated mix of retail, restaurant, entertainment and multi-family residential all will be instantly recognizable features of the Commons at HTC, which will soon **take its place as one of the most successful new retail destinations in Utah,** the state where **life is, indeed, Elevated!**

Salt Lake City MSA

Herriman, Utah

ACCOLADES

Herriman, Utah

In 2021, Wallethub ranked Herriman as the #1 city in the United States in "access to resources" for starting a new business.

QUALITY OF LIFE

You can ski, hike, bike and boat all within a short drive.

EMPLOYMENT

Several Fortune 500 Companies have moved into the trade area.

Goldman Sachs has their second largest office in Salt Lake City, after New York.

DISTANCES

CITY CREEK CENTER	27 Miles
FASHION PLACE	17 Miles
OUTLETS AT TRAVERSE MOUNTAIN	13 Miles
JORDAN LANDING	9 Miles
THE DISTRICT	4 Miles
MOUNTAIN VIEW VILLAGE	1 Mile

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via Google Maps Driving Directions



Beyond Boundaries Above Expectations.



LOCATION

Herriman, Utah
West of I-15 Freeway
Along the Mountain View Corridor and 13400 South

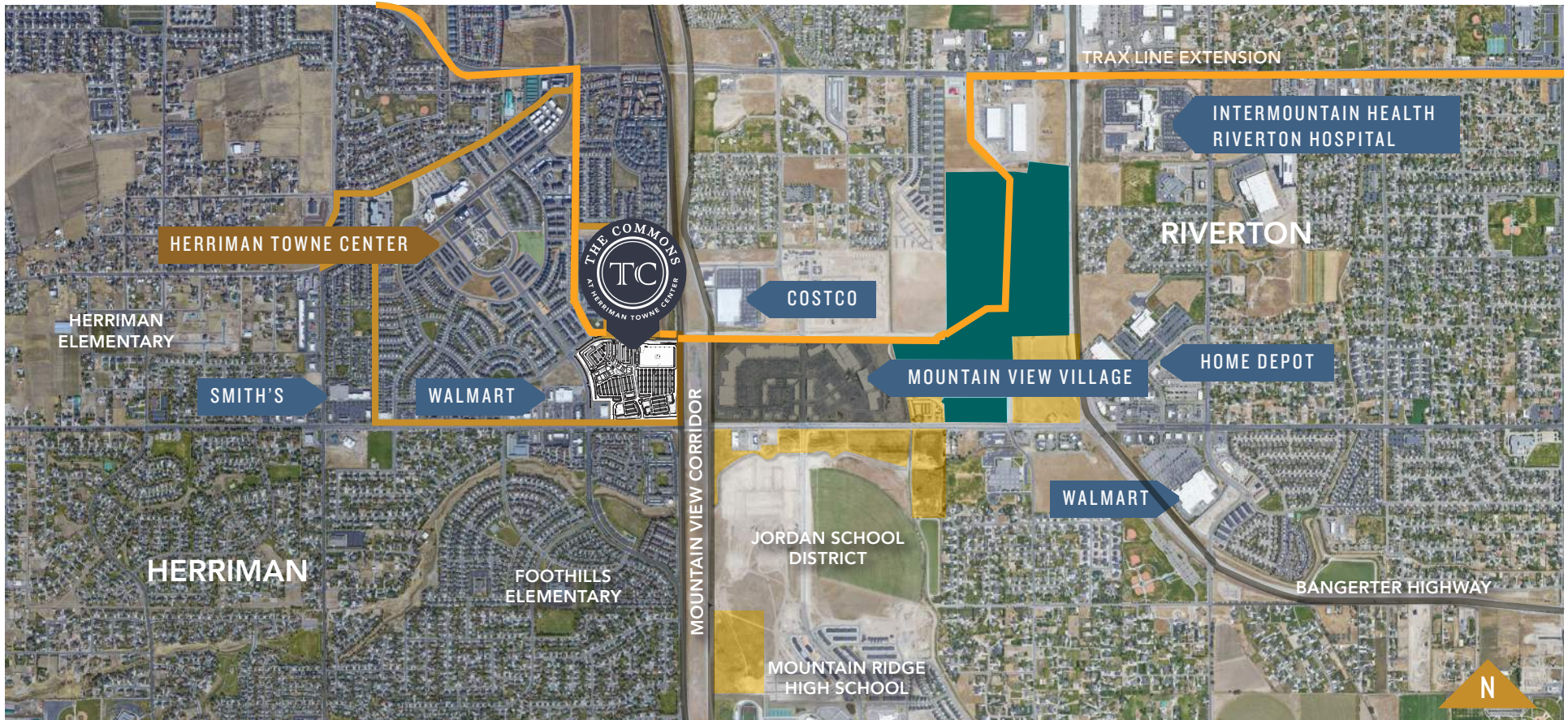
MARKET

Salt Lake City MSA, Salt Lake County South Jordan

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
Population	194,162	305,168	624,553
Population Growth	+3.0%	+3.0%	+2.0%
Households	55,437	89,747	187,860
Ave Age	33.3	33.9	34.1
Average HH Income	\$160,392	\$152,754	\$147,490
Ave Home Value	\$706,533	\$693,826	\$646,914

Source: Costar



KEY FACTS



173,054 Households
10 Mile Radius



Jordan School District with
121 Schools, 93,702+ Students



Thriving Business
Environment



Exceptional Visibility from
Mountain View Corridor

INCOMING RESIDENTIAL

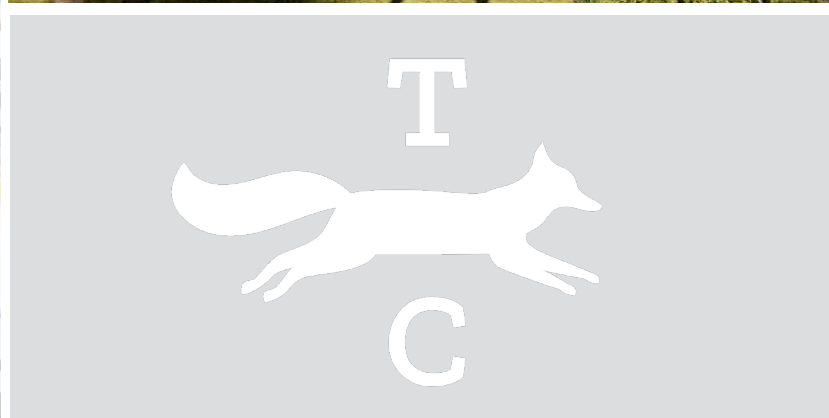
Life Elevated.



AMPLE PARKING | ADJACENT RESIDENTIAL UNITS | RESTAURANTS | ACTIVE URBAN PARK

CONCEPTUAL LEASE PLAN





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VIEWS



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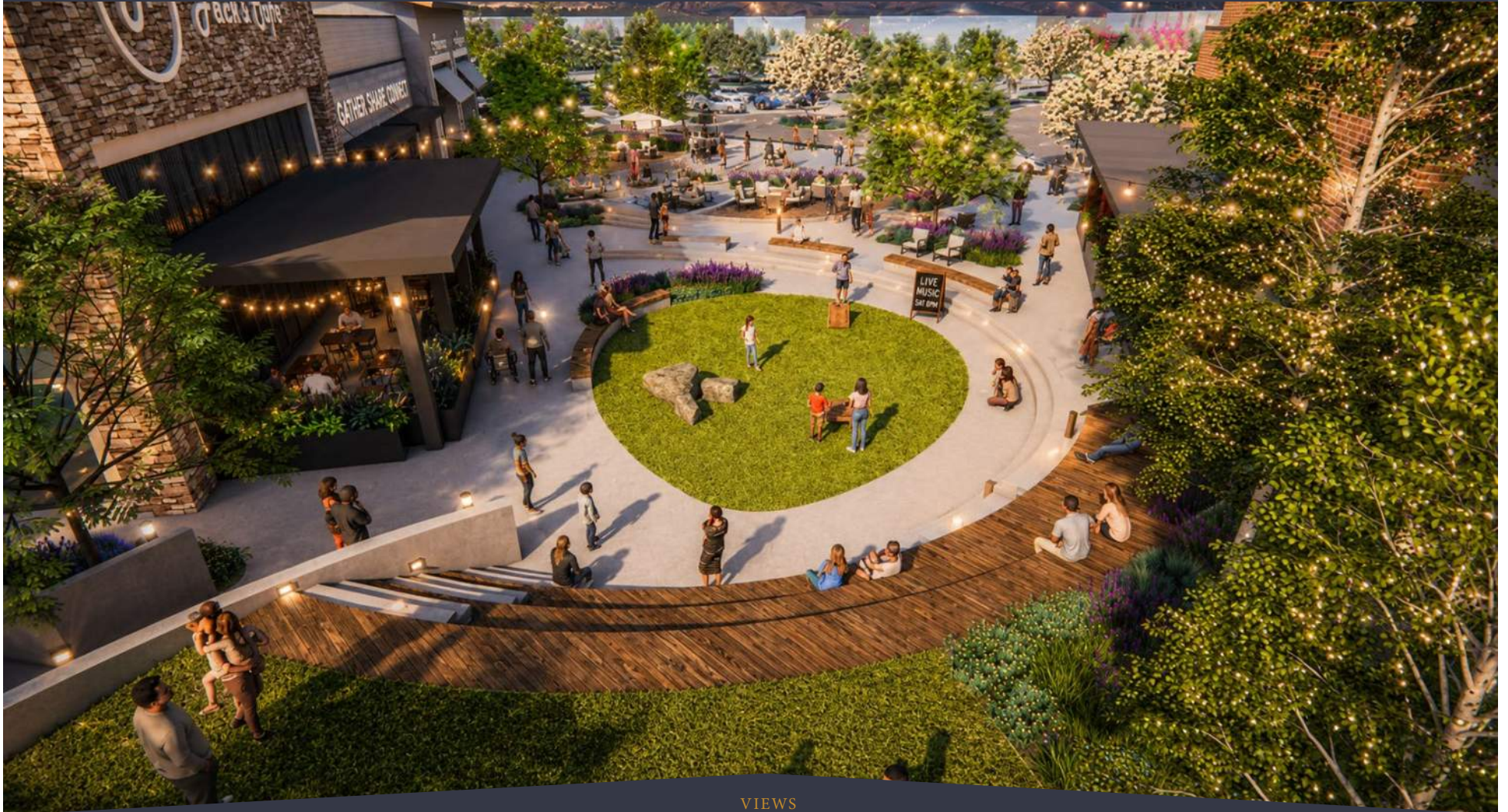
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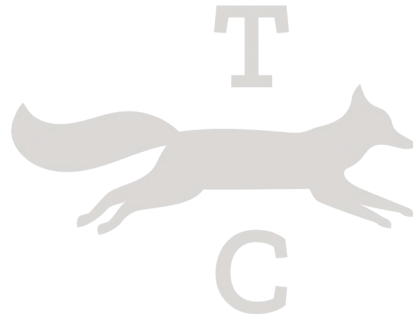
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Residential Renderings




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THE COMMONS

Where Utah's Future Unfolds.

FOR MORE INFORMATION PLEASE CONTACT:

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