

MOUNTAIN MEETS MODERN MOUNTAIN MEETS MODERN THE SHOPS AT SOUTH TOWN



THE SHOPS AT SOUTH TOWN

COMMERCE COMMUNITY
CULTURE COMMUNITY
COMMUNITY CULTURE



PROPERTY INFO

BUILT	1986
REDEVELOPED	2018
STORES	110
TOTAL CENTER GLA	1,358,758 SF
ANNUAL VISITORS	7.6 MILLION
PARKING SPACES	6,872

ANNUAL SALES

RETAIL	\$173 MILLION
RESTAURANT	\$34 MILLION

Welcome to the Shops at South Town, newly renovated and one of Utah's largest shopping destinations with nearly 1.3 million square feet of retail space.

The Shops at South Town offers a superior one-stop shopping experience with over 100 retail, dining, and entertaining options. You will find the latest trends from popular brands, including H&M, HomeGoods, JCPenney, as well as fashion favorites from an extensive lineup of local boutiques. Grab a bit in our Dining Terrace and enjoy family-friendly amenities and entertainment, including interactive media experiences and Round1 Bowling and Amusement.

In 2018 a multi-million-dollar renovation was completed, which transformed the shopping center. Exterior and interior public art created by local and world-renowned artists increases visibility, promotes community engagement and celebrates the unique location as a gathering area at the basecamp of the Wasatch Mountains. A rejuvenated interior boasts natural sunlight and landscaping, exposed beams, contemporary storefronts, and state-of-the-art technology, separating The Shops at South Town from other centers in the market.

APARTMENTS/TOWNHOMES

1,895 Units | Cairns Development

OFFICE BUILDING

586,000 SF Commercial Space | Cairns Development

SANDY CITY HALL

(0.6 miles away)



HYATT

(0.8 miles away)



buy buy
BABY



WALMART
SUPERSTORE

NORDSTROM
rack

DSW
DESIGNER SHOE WAREHOUSE

ULTA
RESELL

STATE STREET

33,671 VEHICLES PER DAY

JCPenney

FOUR ENTERTAINMENT
ROUND1

HomeGoods

THE SHOPS AT
SOUTH TOWN

COSTCO
WHOLESALE

(0.7 miles away)



(0.3 miles away)

10600 SOUTH
52,592 VEHICLES PER DAY

I-15 OFFRAMP
PROVIDES DIRECT ACCESS TO CENTER



INTERSTATE-15
185,000 VEHICLES PER DAY

HALE CENTER THEATRE

1,150 Seats (0.5 miles away)

MIXED-USE DEVELOPMENT

Cairns District Development

MARKETPLACE AT SOUTH TOWN

Target, Buy Buy Baby, Old Navy, and More

COMMONS AT SOUTH TOWNE

Nordstrom Rack, DSW, Petsmart and More

SHOPS AT SOUTH TOWN

Generates **\$173+ Million**
in sales annually

Boasts over **\$34 Million**
in restaurant sales annually

HOUSEHOLDS & EDUCATION - 10-MILE RADIUS

289,000+

TOTAL
HOUSEHOLDS

79.3%

ARE
MARRIED

\$386,000+

MEDIAN
HOME VALUE



204,000+ College or Graduate Degree

66,000+ Graduate or Professional Degree

523,000+ High School Graduate or Higher



\$110,000 - \$120,000 Family Income

OCCUPATION - 10-MILE RADIUS



19.3%

MANAGEMENT
& BUSINESS

23.1%

PROFESSIONAL
RELATED

23.2%

SALES
& OFFICE

34.4%

OTHER

LOCAL DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION	111,225	311,667	887,573
TOTAL HOUSEHOLDS	38,538	103,067	289,951
AVG. HOUSEHOLD INCOME	\$105,401	\$117,793	\$110,228

Estimated **7.6 million**
shoppers per year.

416,000 shoppers per month - **96,000** shoppers per week

63% of shoppers live in 10 mile radius

83% of shoppers live in 30 mile radius

In Salt Lake County, our **\$4.62 billion**
visitor economy represents 46% of the
State's **\$10.1 billion** visitor economy.

AGE- 10-MILE RADIUS



30.4% Under 18

22% 18-34

26.4% 35-54

21.2% 55+

NEARBY UNIVERSITIES

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Nestled at the base of the Wasatch Mountains, Utah is home to several excellent educational institutions. University of Utah, Westminster College, Utah Valley University, and Brigham Young University educate 105,000+ students that reside within 30 miles of The Shops at South Town.

UNIVERSITY OF UTAH



BRIGHAM YOUNG UNIVERSITY



UTAH VALLEY UNIVERSITY



The University of Utah is a public research university in Salt Lake City, Utah. It is the flagship institution of the Utah System of Higher Education.

Brigham Young University is a private research university located in Provo, Utah. The university is accredited by the Northwest Commission on Colleges and Universities.

Utah Valley University is a public university in Orem, Utah. UVU offers master's, bachelor's, and associate degrees. Previously called Utah Valley State College, the school attained university status in July 2008.

THE SHOPS AT SOUTH TOWN

SANDY, UT

Located south of the Salt Lake City metropolitan area

16 MILES

South of downtown Salt Lake City

EASY ACCESS

to major highways 1-15 and I-215

185,000+

vehicles passing daily

328,658

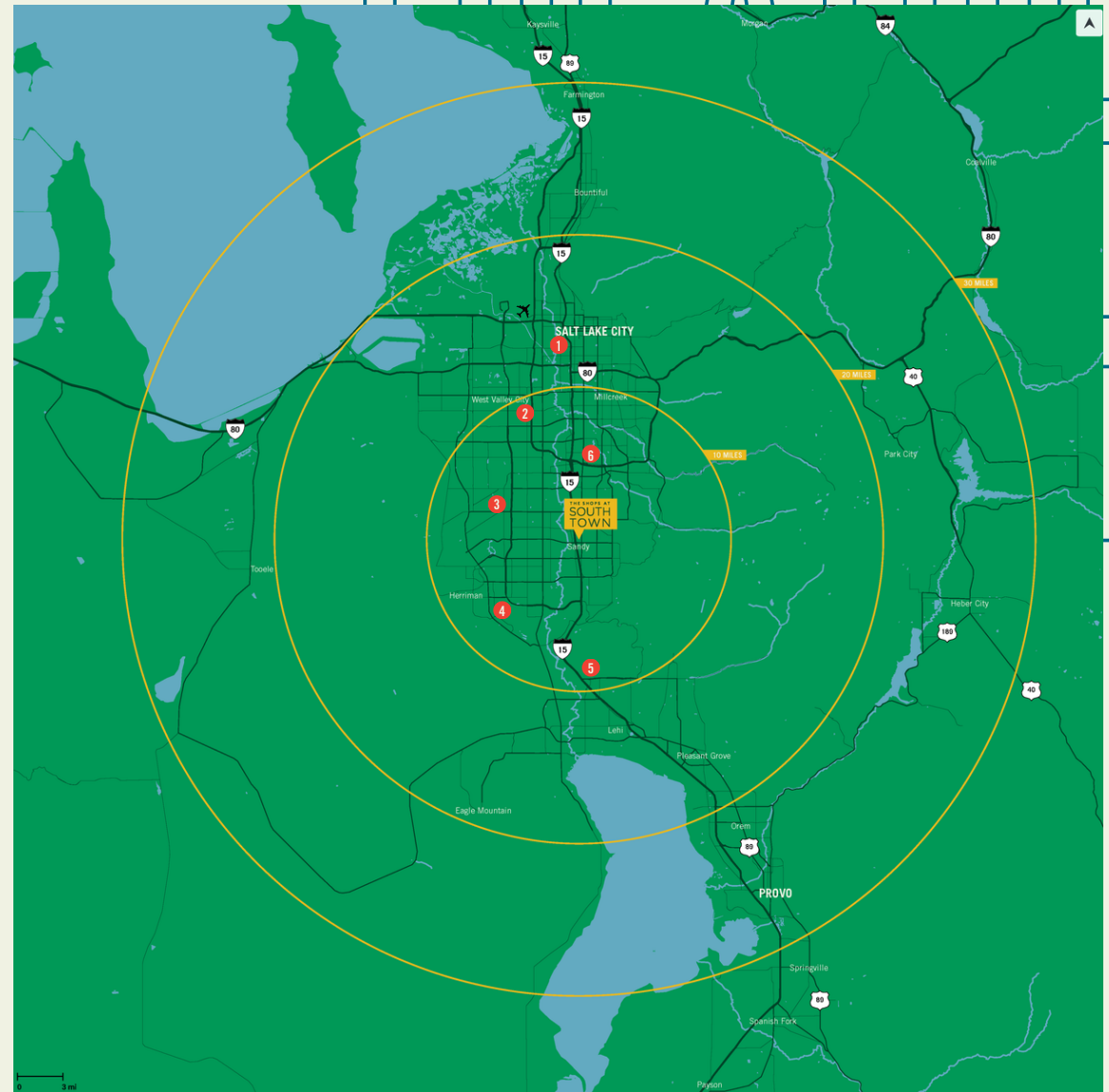
employees within 10 miles

20+

nearby apartment buildings

10+

nearby hotels



- 1 City Creek Center
- 2 Valley Fair Mall
- 3 Jordan Landing

- 4 Mountain View Village
- 5 Outlets at Traverse Mountain
- 6 Fashion Place

✈ Salt Lake City International Airport



CAIRNS PROJECT

Sandy City's vision for the downtown district is to become the **"ultimate base camp"** for the surrounding mountains and amenities. Their **vision for the next 30 years** is to bring a ski resort feel to the area, while bringing **new entertainment and restaurants** to the Salt Lake Valley, allowing higher density projects to develop within the shown area.

With a planned 20-million square feet of development, the city center plan includes:

- + A variety of housing options, hotels, office and retail
- + New trails
- + Enhanced transportation to minimize congestion and ample walkable event parking
- + A bustling arts and entertainment scene

A CENTRAL GATHERING PLACE

The Shops at South Town offers a memorable destination, experiential, energetic, and fun with an enhanced shopping experience by engaging the community and activating the center with entertainment and excitement for guests of all ages. We invite you to visit our Dining Terrace to enjoy one of the fan-favorite casual dining options, take in the view of the majestic Wasatch Mountains from our family-friendly seating area and let the kids play a game on our interactive kid's game wall.





COMMUNITY ART SHOW



CHRISTMAS CONCERTS



MOM'S NIGHT OUT



BACK TO SCHOOL CONTEST

Community Programming and Signature Events

120+

ANNUAL CENTER
ACTIVATIONS

5+

SIGNATURE EVENTS
PER YEAR

50K+

ATTENDEES
PER YEAR

PHOTOS WITH SANTA



ARMED FORCES FAMILY DAY



KIDS CLUB



DIAMOND DIVE





PUBLIC ART PUBLIC ART PUBLIC ART PUBLIC ART

MURALS MURALS MURALS MURALS



To enhance and activate the property's exterior façade, a first-of-its kind art partnership with Sandy City, Visit Salt Lake and Utah Arts Alliance came to life.

Envisioning blank exterior walls as an opportunity to cultivate the arts created a synergy between the center's picturesque backdrop and the property's urban meets mountain theme.

The murals feature three artists serving as a tangible touchpoint inspiring ongoing community engagement and fueled a city-wide, city-funded arts initiative.



SALT LAKE



The Shops at South Town represents the charm and adventure that embodies the Utah lifestyle.



SUSTAINABLE PRACTICES

Energy Management
Reclaimed Water System



24/7 SECURITY PRESENCE



PUBLIC ART



MAGNIFICENT TENANT MIX



GREENWAY
Adjacent Bicycle & Walking Paths



**AMPLE
PARKING**

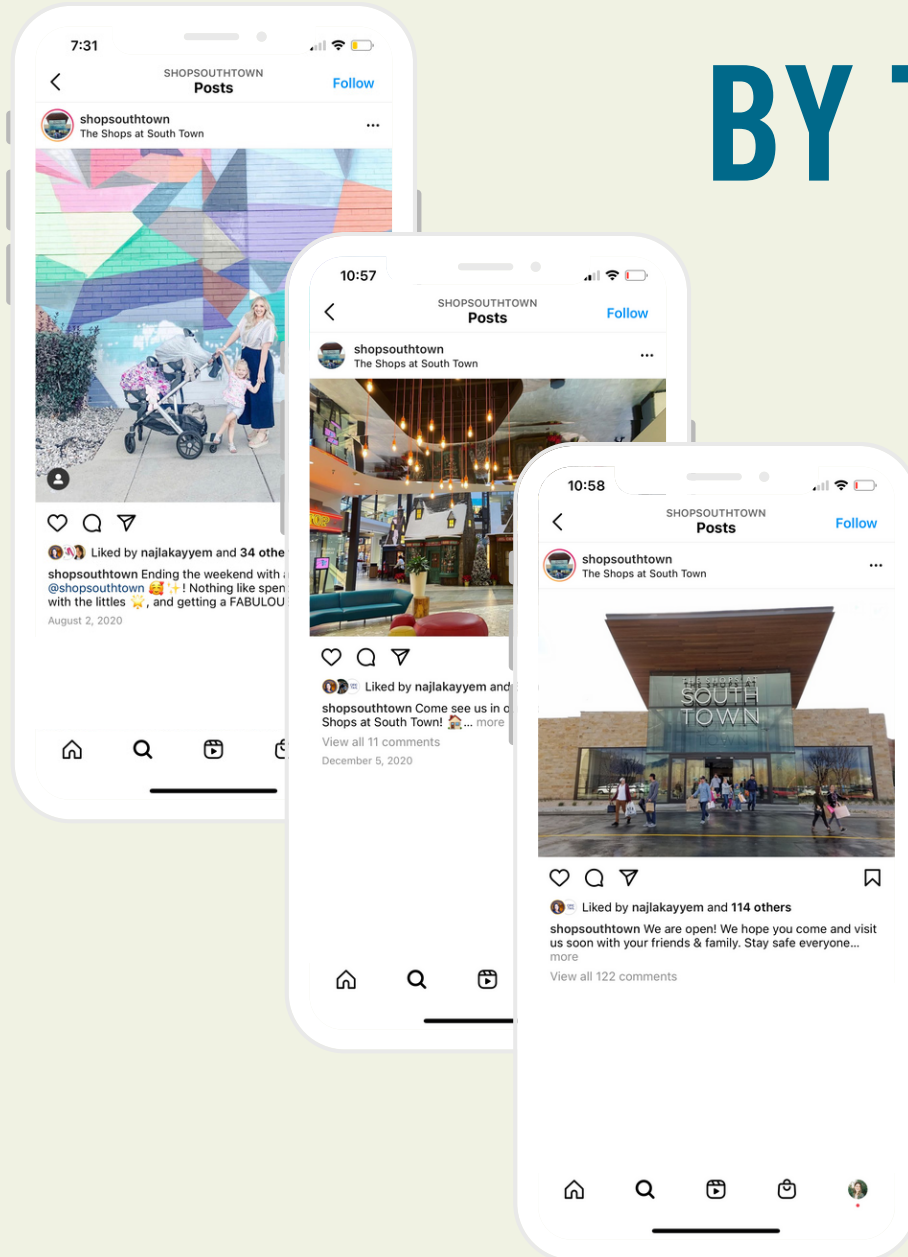


**COMMUNITY ACTIVITIES
& ENTERTAINMENT**



CHILDREN'S PLAY AREA

BY THE NUMBERS



FACEBOOK

11,100+ Page Likes

147,800+ Reach

INSTAGRAM

3,100+ Total Followers

39,000+ Impressions

EMAIL

87,300+ Total Subscribers

SMS

34,100+ Total Subscribers

WEBSITE

12,000+ Average Monthly Visits

15,400+ Average Monthly Sessions

36,900+ Average Monthly Page Views

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THE SHOPS AT
**SOUTH
TOWN**

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