



FOR LEASE



VALLEY GROVE

PLEASANT GROVE BLVD & NORTH COUNTY BLVD
PLEASANT GROVE, UTAH

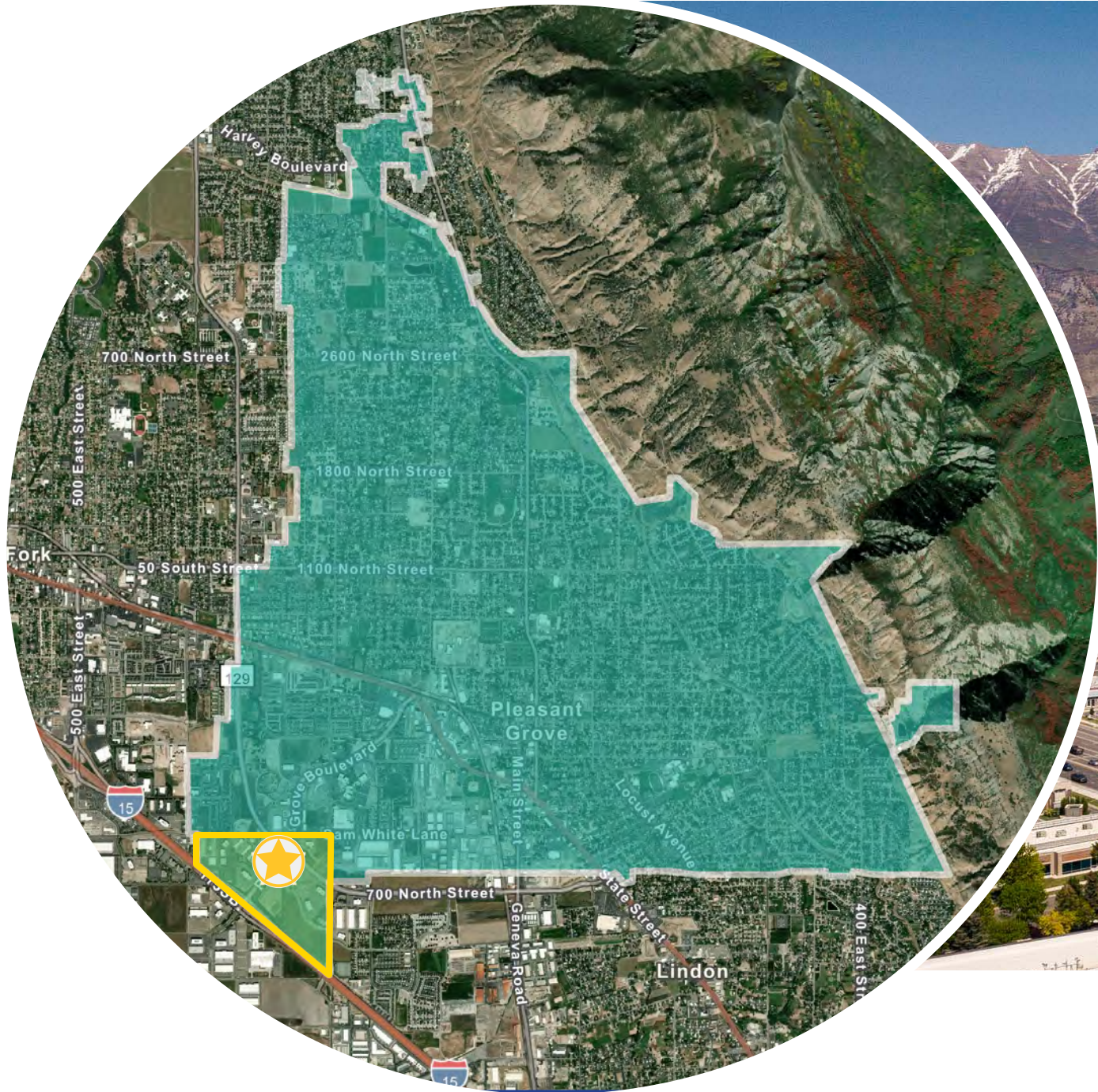


PROJECT RENDERING



- I-15 Visibility
- Drive thru options available
- 1 Million square feet of office
- 400,000 square feet of retail
- Easy access to I-15
- Major mixed-use development
- High traffic counts 60,000+ ADT
- Located in the center of Utah County

VALLEY GROVE **HIGHLIGHTS**



VALLEY GROVE

DEMOGRAPHICS



<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2025 ESTIMATED	11,382	68,926	170,263
2030 ESTIMATED	12,007	73,755	182,280



<u>HOUSEHOLDS</u>			
2025 ESTIMATED	4,237	21,737	52,161
2030 ESTIMATED	4,567	24,009	57,438



<u>INCOME</u>			
2025 MEDIAN HHI	\$76,109	\$97,671	\$106,216
2025 AVERAGE HHI	\$92,677	\$125,225	\$135,748
2025 PER CAPITA	\$34,869	\$39,574	\$41,667



PLEASANT GROVE CONSUMERS

MEDIAN NET WORTH	\$275,773
MEDIAN AGE	29.8
AVG HOUSEHOLD SIZE	3.25
MEDIAN HOME VALUE	\$581,083
MEDIAN DISPOSABLE INCOME	\$82,560



PROJECT RENDERING

AVAILABILITY AERIAL



AVAILABLE:
2,550 - 18,741 SF

AVAILABLE:
1,421 - 9,747 SF

AVAILABLE:
1,423 - 9,775 SF

AVAILABLE:
1,598 - 3,571 SF
1,747 SF



N COUNTY BLVD

FUTURE



AVAILABLE:
1,887 SF



FUTURE LUXURY
RESIDENTIAL

PRODUCT LEGEND

- Multi-Story Office
- Single-Story Office
- Flex/R&D
- Pad Sites
- Retail
- Hotel

STATUS

- Available
- Signed Lease / Open



Retail Electronic Pylon Sign



I-15 Electronic Pylon Sign



PROJECT AERIAL

THE GRID

GROVE TOWER

Hale Centre Theatre

Chick-fil-A

Jersey Mike's SUBS

Starbucks

TESLA

BMW

Cafe Rio

Rebel Barbecue

Panera Bread

SLIM CHICKENS

VILLAGE BAKER

WING-STOP

COLUMBIA BANK

dōTERRA

OMNIA SALON STUDIOS

fika

MOUNTAIN AMERICA CREDIT UNION

AT&T

CLUB PILATES

VALLEY GROVE I

VALLEY GROVE II

VALLEY GROVE III

Hilton

60,000 ADT



225,000 ADT



PROJECT RENDERING



Accelerating success.

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