



Colliers

HOBBY LOBBY

SIERRA

TJ-MAXX

ROSS
DRESS FOR LESS

Bath & Body Works

five
BELOW

ULTA
BEAUTY

AVAILABLE
12,719 SF

*587 Parking Stalls

PHASE 2
COMING SOON

Denny's

AVAILABLE
2,619 SF

chipotle

WING STOP
CHICKEN DELI

LEASE
NEGOTIATIONS

MAIN STREET | 30,000 ADT

PHILLIPS
66

Wendy's

AVAILABLE
1,500 - 2,000 SF
DT Options
Available

1000 NORTH | 4,800 ADT

Founder's P o i n t e

1000 N. & Main St. (SWC) | Tooele, Utah

- Opening Summer/Fall 2025
- 1,500 - 22,000 SF Available
- Located on the North end of Tooele's retail corridor
- Great exposure along Main Street (30,000 ADT)
- 30 miles west of Salt Lake City
- Projected population growth of Tooele County is 15.2% over the next 5 years (2024 - 2029)
- 95,672+ will people live in Tooele County by 2029

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Founder's Pointe

1000 N. Main Street - Tooele Site Plan



Founder's Pointe

Anchor, Mid Box, Pad & Shop Space
1,500 - 22,000 SF

Tooele County, Utah

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

Demographics

By 2029 Tooele County will have an estimated a population of 95,672 people with a median age of 32.5 and a median household income of \$102,030.

Between 2024 and 2029 the population is expected to grow by nearly 12,000 people, a 15.2% increase, or 3.04% per year.

The median property value in Tooele County is \$534,579, and the homeownership rate is 83.5%. Most people commute by driving alone, and the average commute time is 37 minutes.

Median Age is

31.9
in Tooele County

Projected population growth

15.2%
over the next 5 years
(2024-2029)

Population Demographics (2029)



+95.7k

Population



+29.2k

Households



3.26

Average Household Size

Income Factors (2024)



\$102k

Median Household Income



\$117.7k

Average Household Income



\$35.9k

Per Capita Income

No dwelling units but a natural attractor of daily users that would frequent local businesses before and after school as well as at lunch periods in addition to frequent after school activities for users and visitors

Very Speculative 600 units
Where this is incumbent on a rezone occurring this number could change drastically depending on what is proposed and what the City Council chooses to approve

Speculative 80 units

Speculative 850 units

Speculative 170 units

2000 N

Speculative 130 units

Speculative 365 units

Speculative 230 units

1000 N

Very Speculative 340 - 530 units
Where this is incumbent on a rezone occurring this number could change drastically depending on what is proposed and what the City Council chooses to approve

SITE

74 Units

132 units

74 units

4th N

Utah Ave

Vine St

200 W

Broadway St

Droubay Rd

Speculative 30 units

Very Speculative 140 units

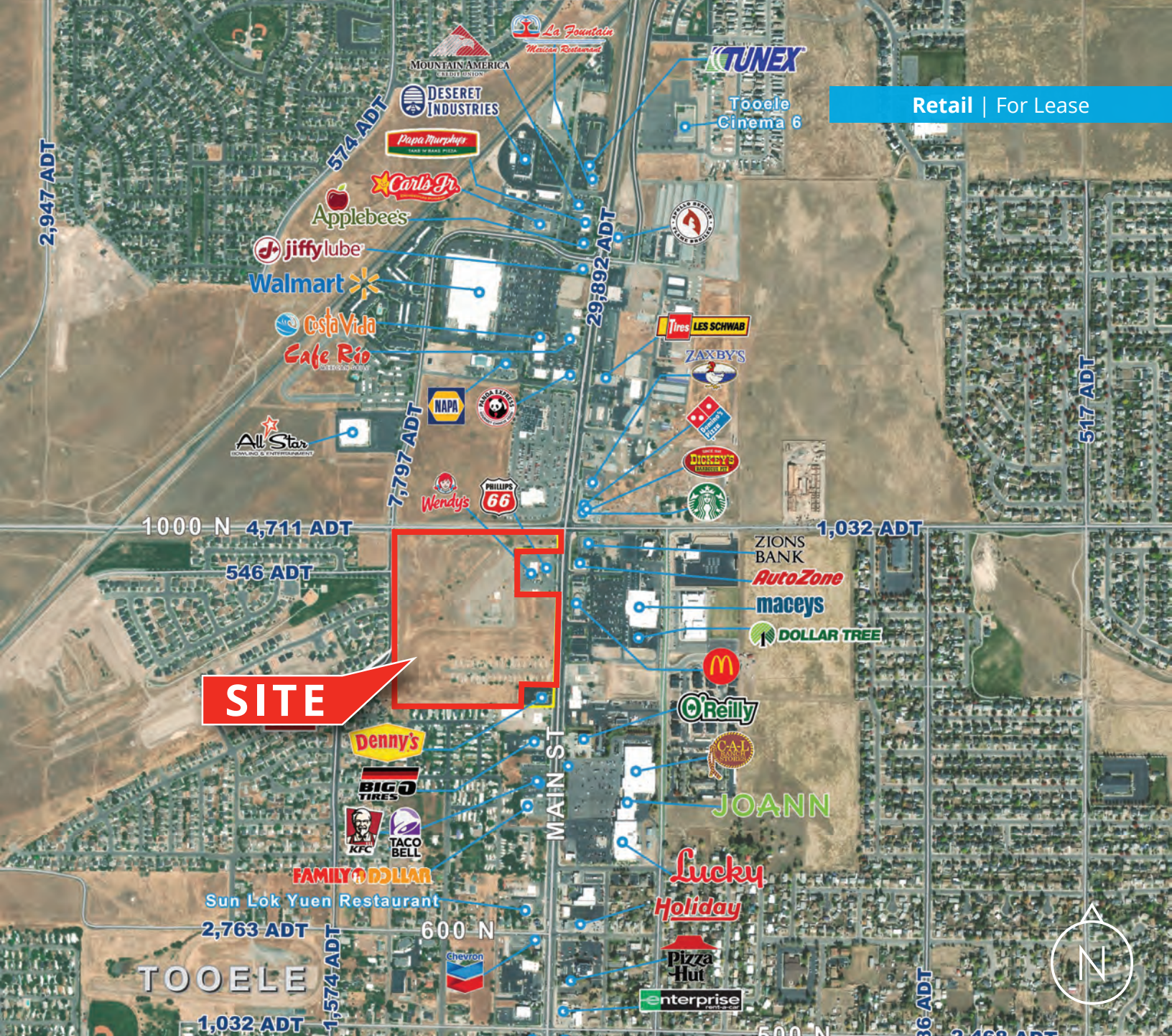
84 units

700 S

84 units

Main St





Founder's Pointe

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