

HARMONS

NEIGHBORHOOD GROCER®

ANCHORED CENTER



SANTA CLARA HARMON'S ANCHORED CENTER

NORTH EAST CORNER RACHEL DRIVE & PIONEER PARKWAY
SANTA CLARA, UTAH 84765

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MOUNTAIN WEST
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LOCATION OVERVIEW & DEMOGRAPHICS

PROPERTY FEATURES

- Anchored by Harmons grocery store
- Free-standing and multi-tenant pads available
- High residential growth area
- Close proximity to Tuacahn Center for the Arts (over 250,000 visitors annually)
- Near Snow Canyon High School (1,161 students)
- Minutes from Dixie State university (8,570 students)

POPULATION



1 MILE
6,167
2019 EST.
POPULATION

3 MILES
28,607
2019 EST.
POPULATION

5 MILES
47,030
2019 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME



1 MILE
1,908
2019 EST.
HOUSEHOLDS

3 MILES
9,529
2019 EST.
HOUSEHOLDS

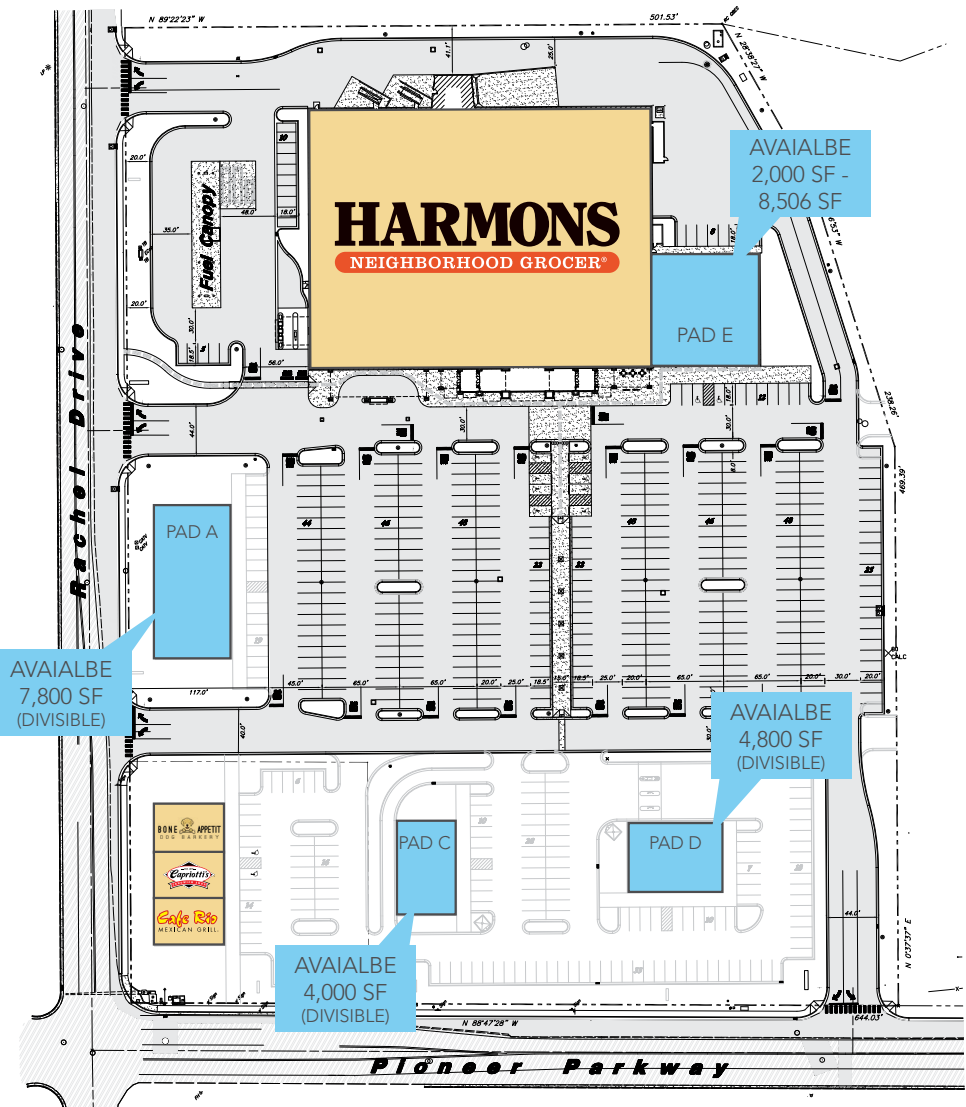
5 MILES
16,115
2019 EST.
HOUSEHOLDS



1 MILE
\$84,780
2019 EST.
INCOME

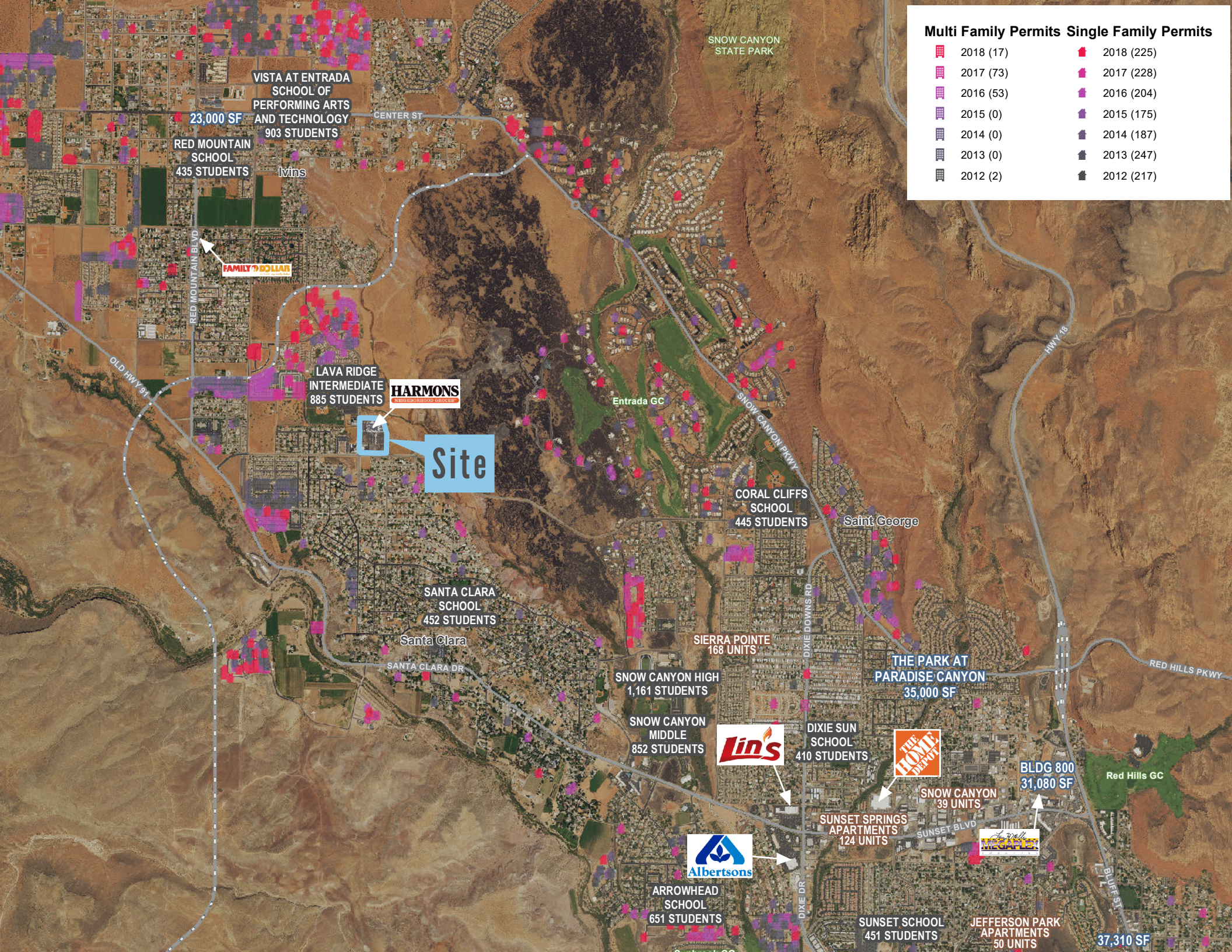
3 MILES
\$81,829
2019 EST.
INCOME

5 MILES
\$76,681
2019 EST.
INCOME



SITE	SF
HARMONS	67,035 SF
AVAILABLE - PAD A	7,800 SF
PAD B - Cafe Rio, Capriotti's, Bone Appetit	N/A
AVAILABLE - PAD C	4,000 SF
AVAILABLE - PAD D	4,800 SF
AVAILABLE - PAD E	8,506 SF

- Pads A - D: \$21 - \$25 PSF/NNN
- Pads C & D: \$75,000 Ground Lease
- Pad E: \$14 - \$18 PSF/NNN



Multi Family Permits Single Family Permits

 2018 (17)	 2018 (225)
 2017 (73)	 2017 (228)
 2016 (53)	 2016 (204)
 2015 (0)	 2015 (175)
 2014 (0)	 2014 (187)
 2013 (0)	 2013 (247)
 2012 (2)	 2012 (217)

Site

37,310 SF

SANTA CLARA

Santa Clara Santa Clara is located in the Southwest region of Utah, just over 6 miles from St. George; the largest city in Utah outside of the Wasatch Front. Settled by Jacob Hamblin in 1854, Santa Clara became famous for its fruit production and to this day fruit stands can be found year round.

A recent \$10 million project has helped renovate and expand Santa Clara's historic downtown area. The general development plan included making downtown Santa Clara a vibrant arts, cultural, and entertainment district. It also added specialty businesses that offer products and services unique to the region to serve the community's expanding new residents.

Santa Clara is a great place for outdoor enthusiasts. The Parks and Trail department is dedicated to protecting and enhancing the park lands, public open spaces, and maintaining over a dozen trails perfect for walking, jogging, and mountain biking. Santa Clara is also within a short distance of Bryce Canyon National Park, Snow Canyon, and Zion's National Park.

The popular outdoor Tuacahn Amphitheatre is just minutes away and bring in over 250,000 visitors annually.



ANCHOR TENANT PROFILE

HARMONS

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From fruit stand to supermarket, Harmons has experienced many changes since their 1932 beginning. They now have 16 locations throughout Utah, and continue to expand.

Harmons offers fresh products using local ingredients, made-from-scratch entrees, fresh baked Artisan breads, sides, and desserts. As a full service grocery store their selection of products will satisfy all grocery and household needs, including a pharmacy, and fresh cut flowers. Harmons also offers cooking classes, specials, and online ordering services.

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