

THE YARD

VINEYARD RETAIL



For Lease > Retail

XDEV



PROPERTY INFORMATION

DEMOGRAPHICS



Population

	1 Mile	3 Mile	Vineyard City
2025 Estimated	14,150	92,686	16,149
2030 Projected	15,004	97,659	19,098
'25-'30 Est. Population Change	6.0%	5.4%	18.3%



Households

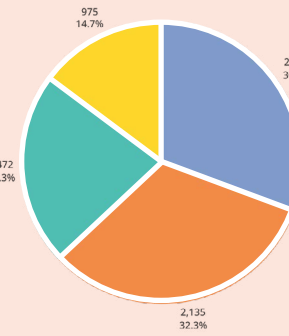
	1 Mile	3 Mile	Vineyard City
2025 Estimated	4,581	29,334	5,071
2030 Projected	4,913	31,678	6,096



Income

	1 Mile	3 Mile	Vineyard City
2025 Median HHI	\$95,457	\$90,524	\$112,791
2025 Average HHI	\$123,533	\$118,055	\$147,251

Residential Occupancy Breakdown (2025)



TOTAL UNITS OCCUPIED IN VINEYARD
5,637

ESTIMATED POPULATION
16,408

- Single Family Dwelling Units
- Multi-Family Dwelling Units
- Townhome Units
- Units Under Construction
- Units Approved for Issuance

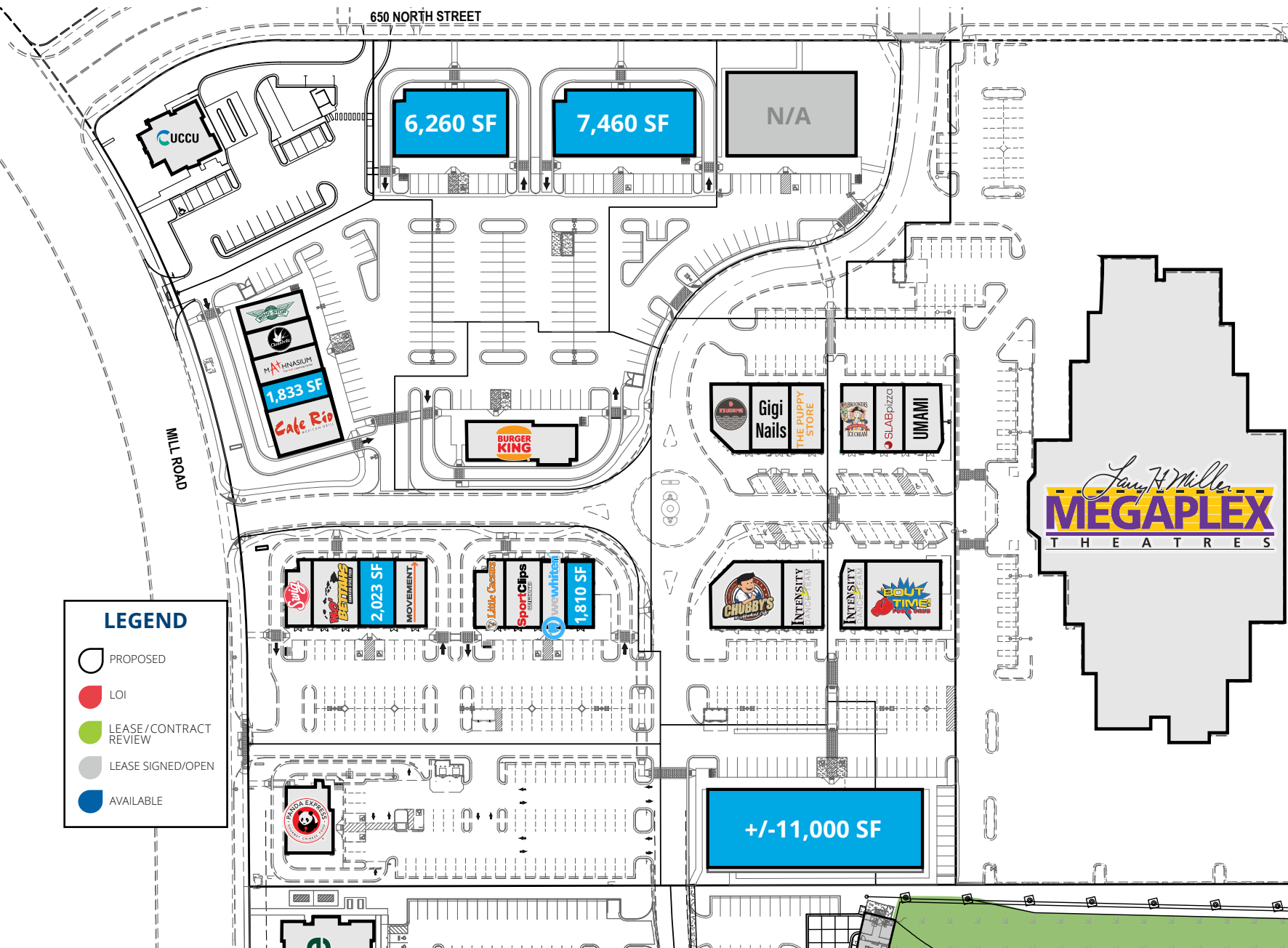
- Anchored by a strong-performing Larry H. Miller Megaplex Theater and Top Golf
- Located across the street from the planned UVU expansion
- Easy access to I-15
- One of the fastest growing residential communities in the state of Utah



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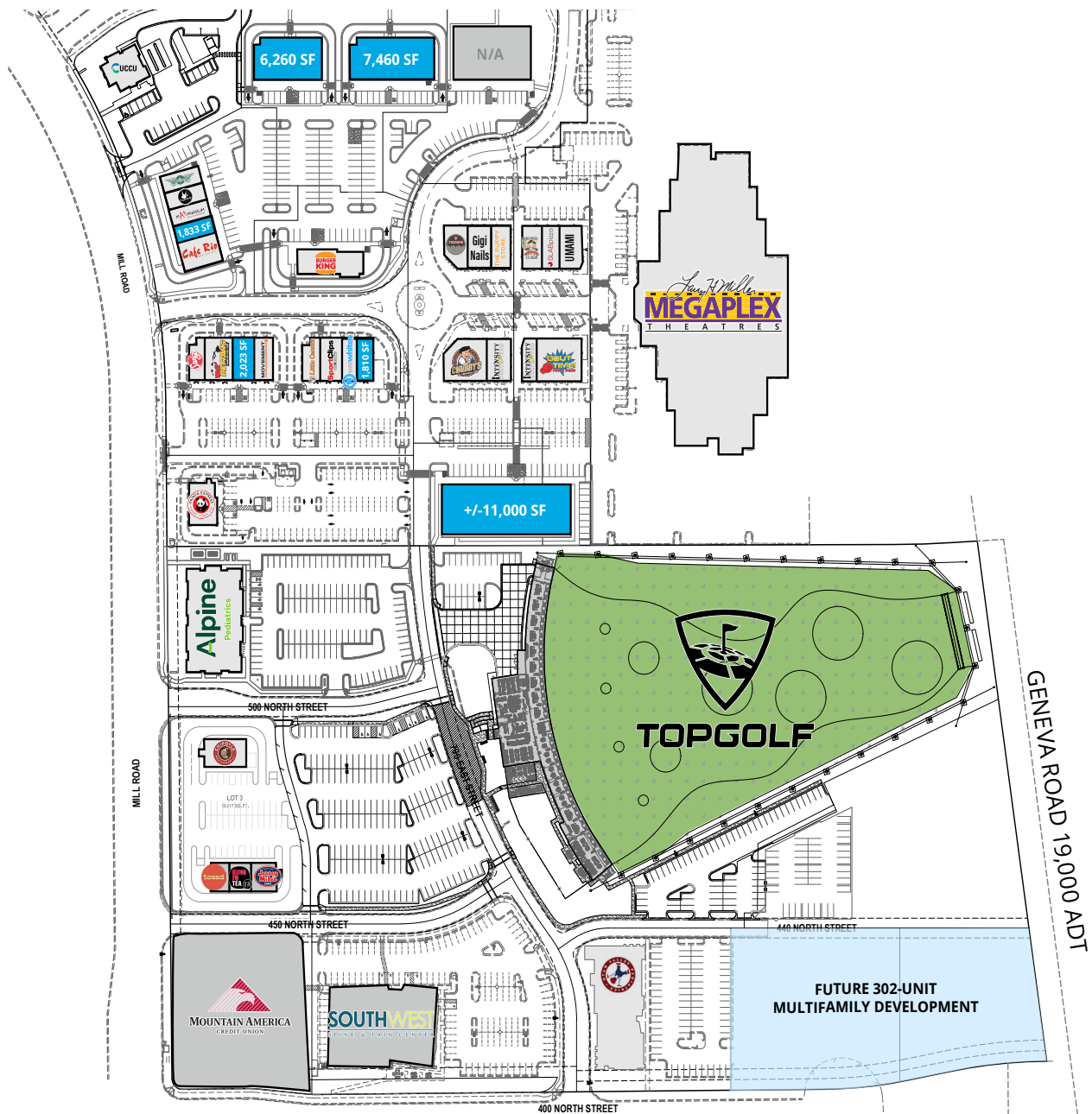


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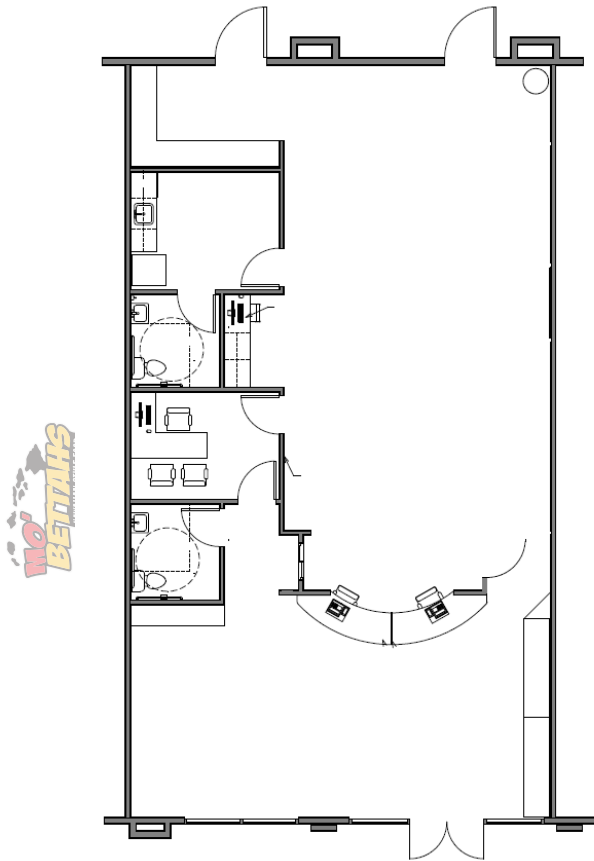
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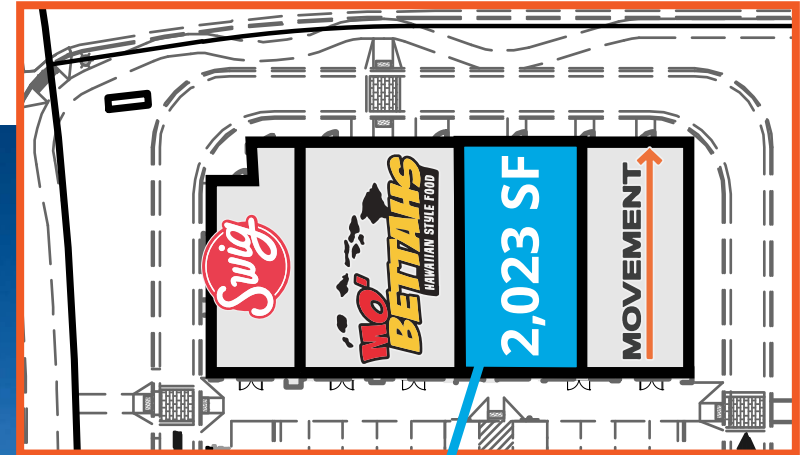
SPACE INFORMATION

- > 2,023 SF
- > \$9.87 NNN
- > 200 Amp Power
- > TI Negotiable

FLOOR PLAN



SITE PLAN



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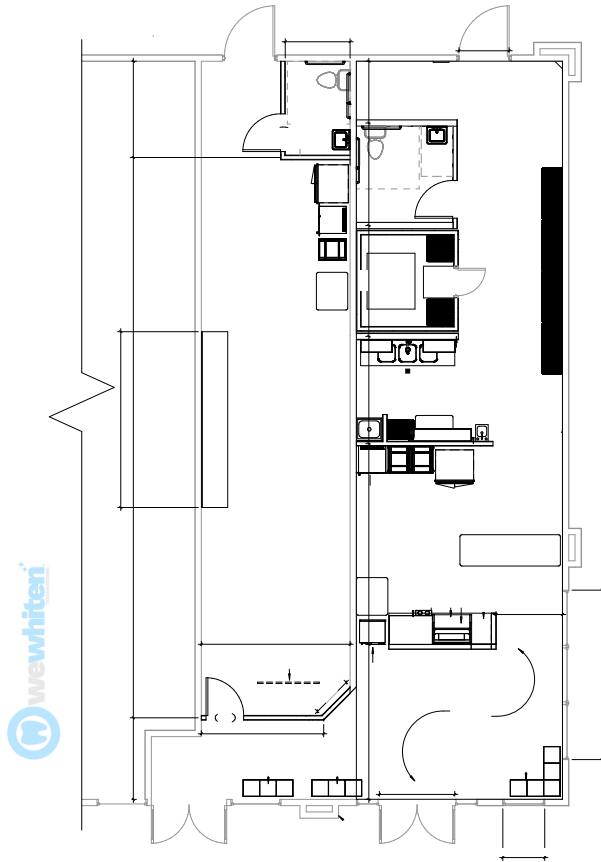
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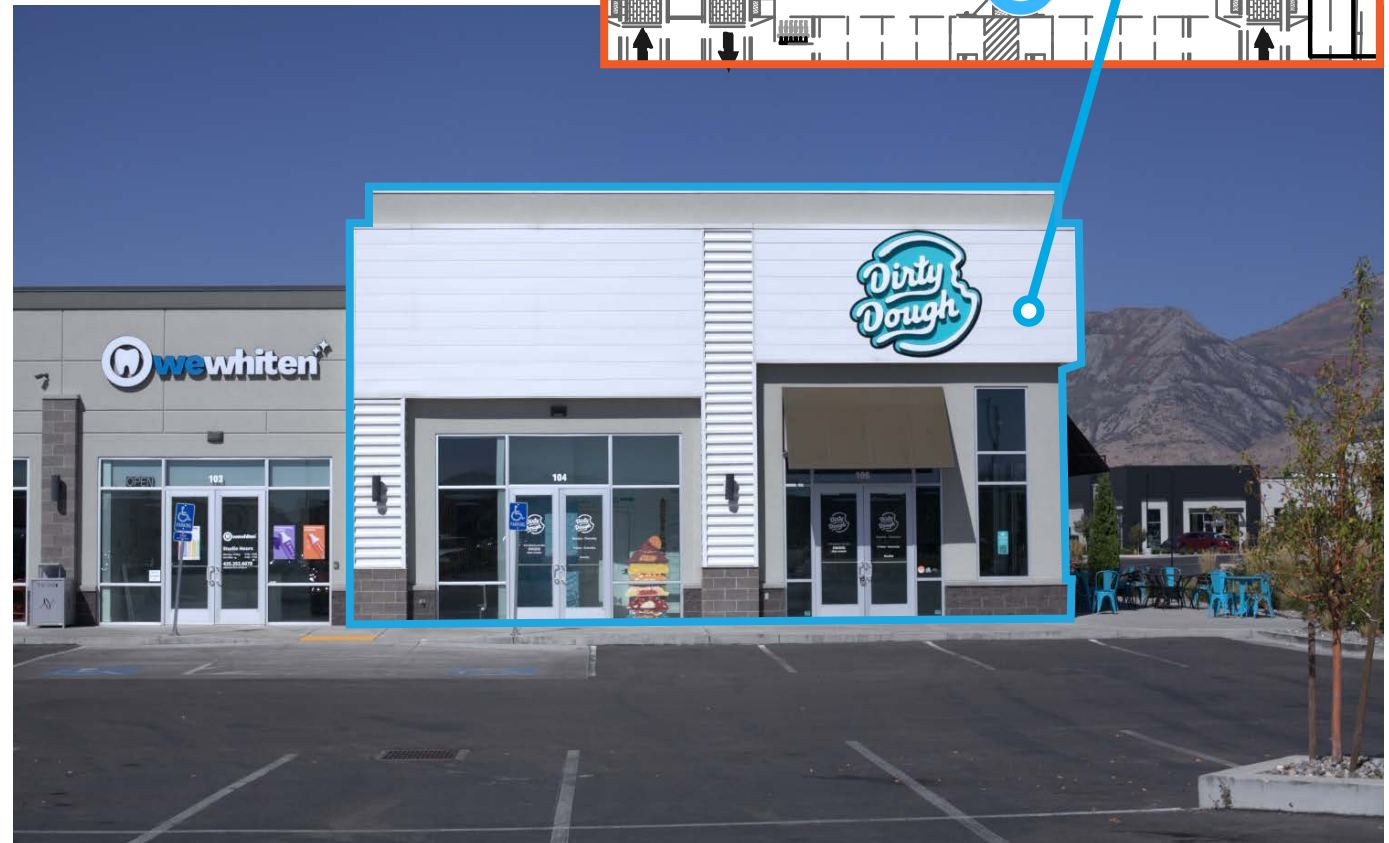
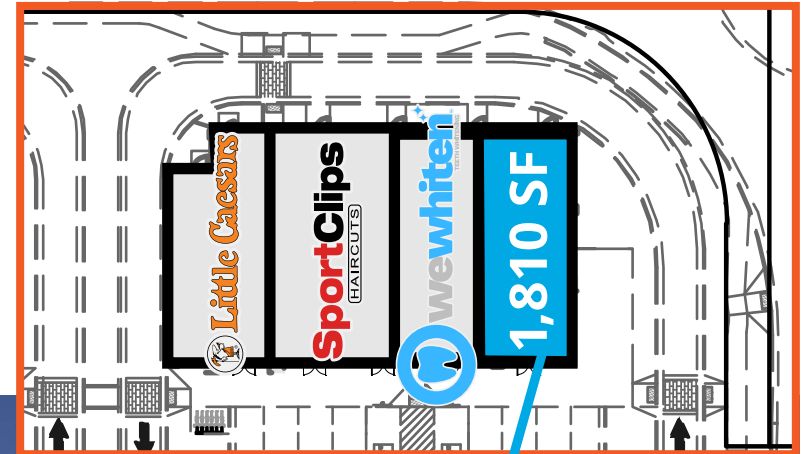
SPACE INFORMATION

- 1,810 SF
- \$9.87 NNN
- 200 Amp Power
- TI Negotiable

FLOOR PLAN



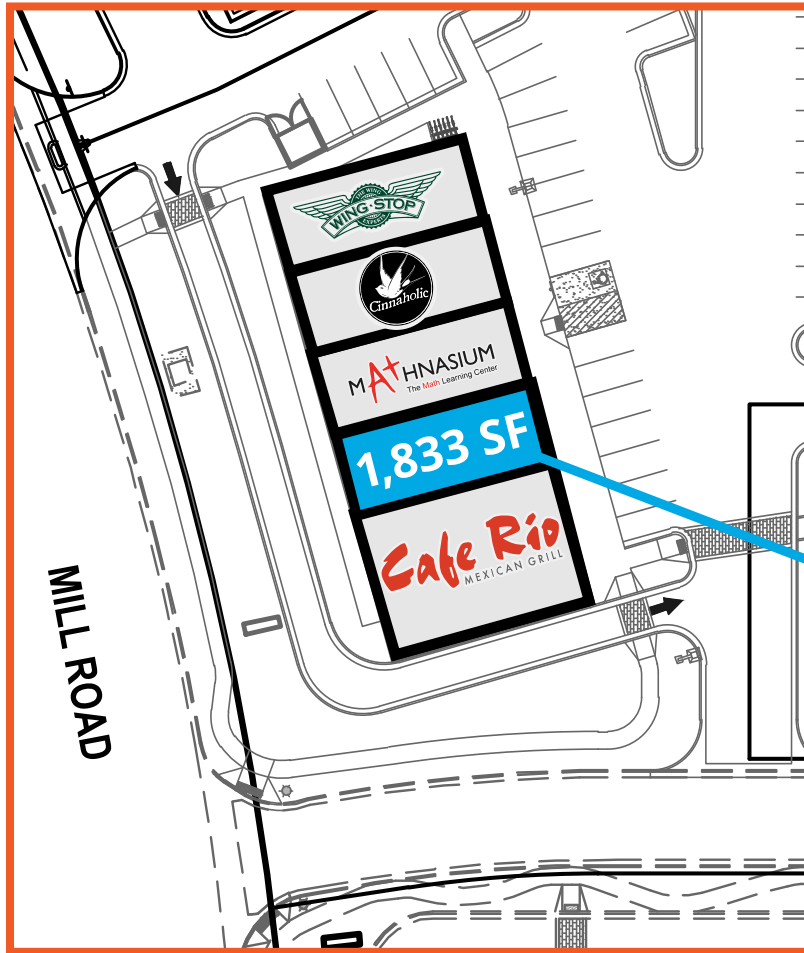
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SITE PLAN



SPACE INFORMATION

- > 1,833 SF
- > \$9.87 NNN
- > 200 Amp Power
- > TI Negotiable



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TOPGOLF

NOW OPEN

Topgolf has joined
MegaPlex Theaters as a
2nd anchor at the Yard.

2HR
AVERAGE
VISIT
LENGTH

50K
AVERAGE
MONTHLY
VISITS

OPEN
365
DAYS
A YEAR



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