

THE YARD

VINEYARD RETAIL



For Lease > Retail

XDEV

Colliers

PROPERTY INFORMATION

DEMOGRAPHICS



Population

	1 Mile	3 Mile	Vineyard City
2024 Estimated	13,944	89,888	16,408
2029 Projected	14,653	90,380	18,369
'24-'29 Annual Growth %	5.1%	0.5%	12.0%



Households

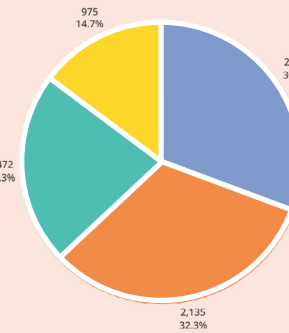
	1 Mile	3 Mile	Vineyard City
2024 Estimated	4,369	27,596	4,844
2029 Projected	4,690	28,248	5,415



Income

	1 Mile	3 Mile	Vineyard City
2024 Median HHI	\$82,383	\$77,789	\$106,375
2024 Average HHI	\$112,558	\$109,751	\$140,454

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

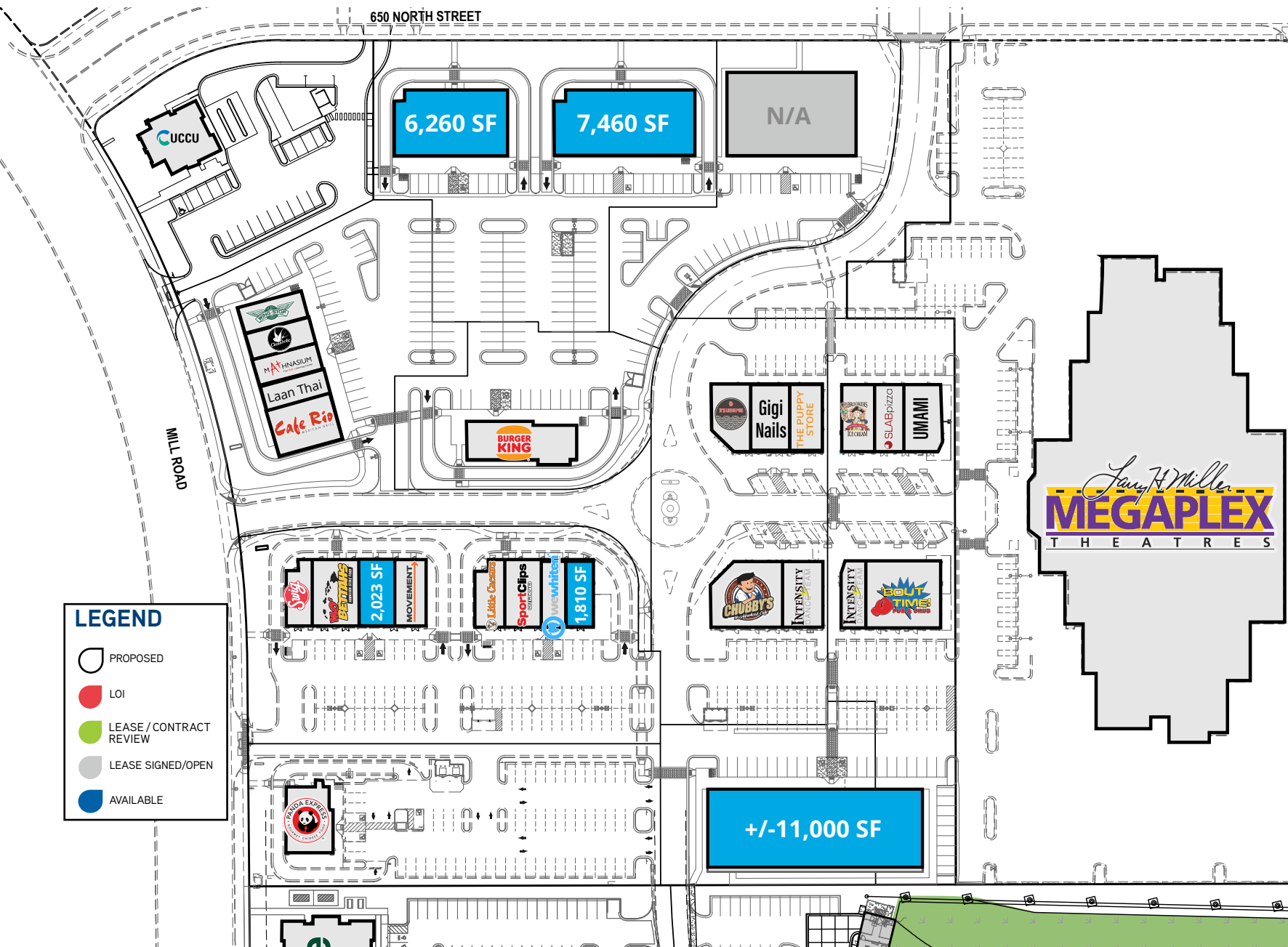
- Anchored by a strong-performing Larry H. Miller Megaplex Theater and Top Golf
- Located across the street from the planned UVU expansion
- Easy access to I-15
- One of the fastest growing residential communities in the state of Utah



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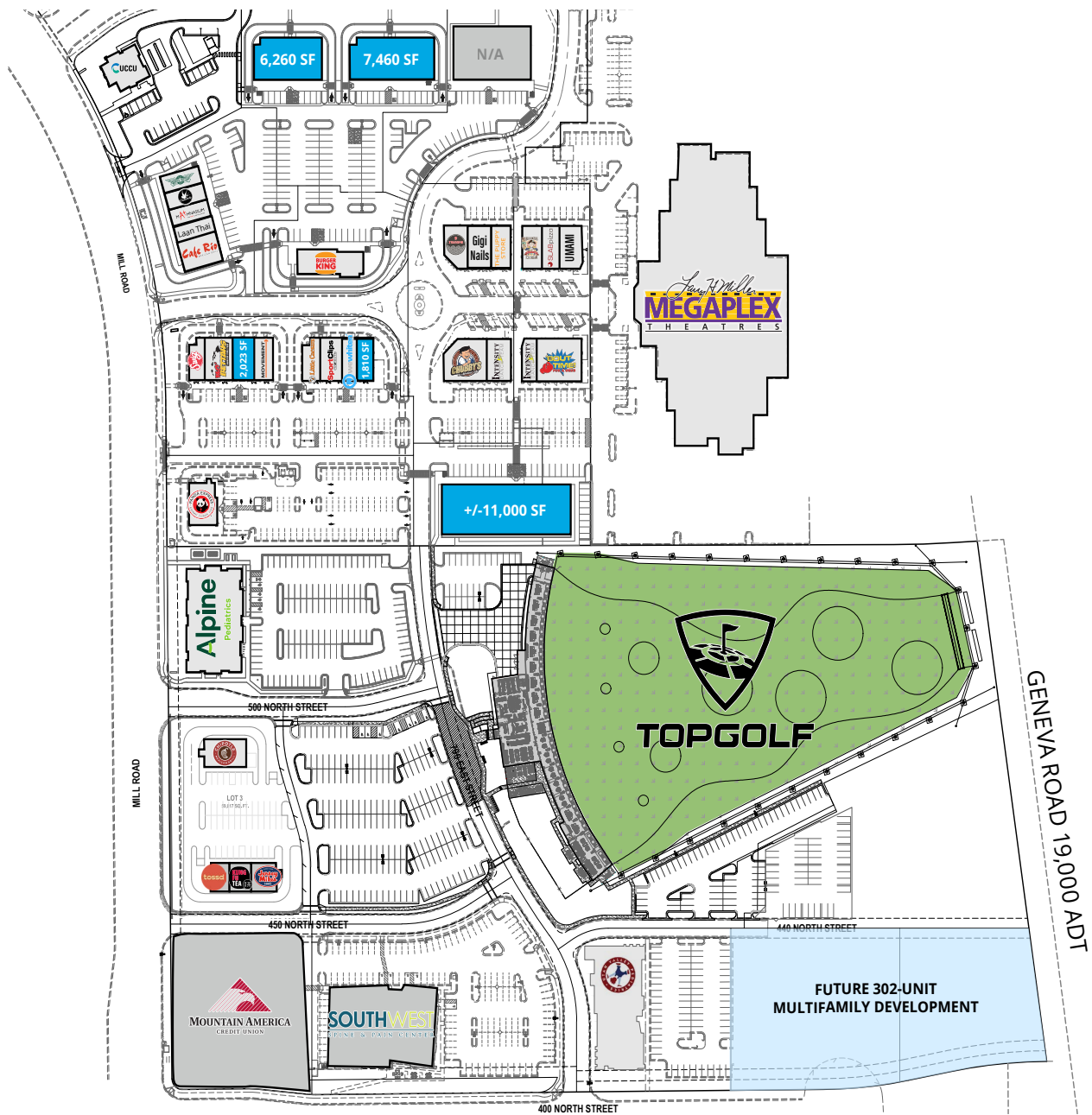


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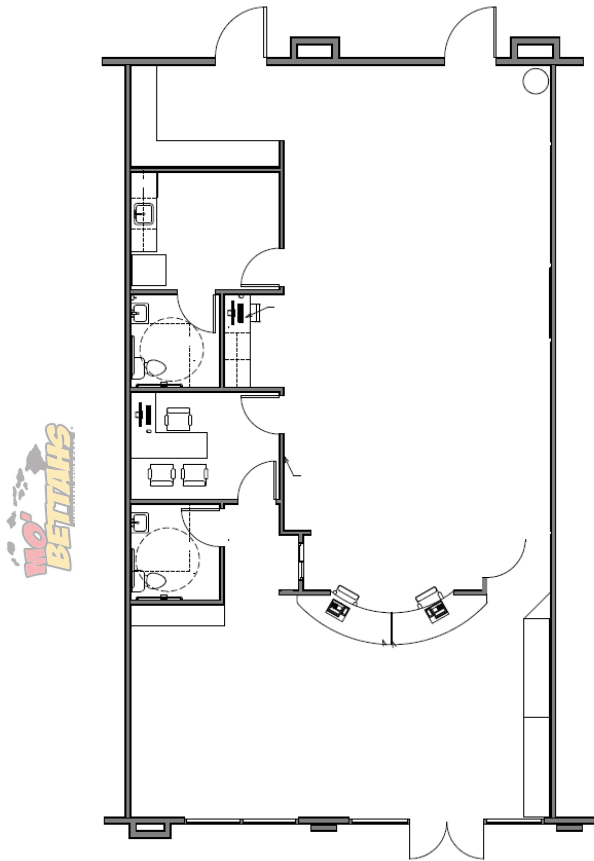
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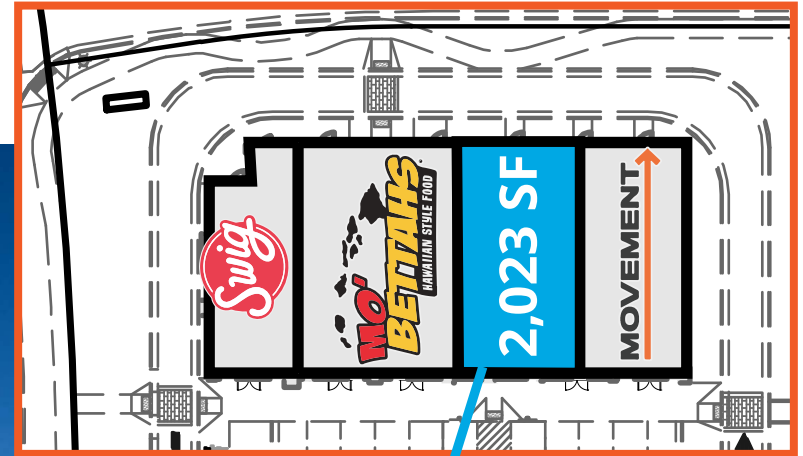
SPACE INFORMATION

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

FLOOR PLAN



SITE PLAN



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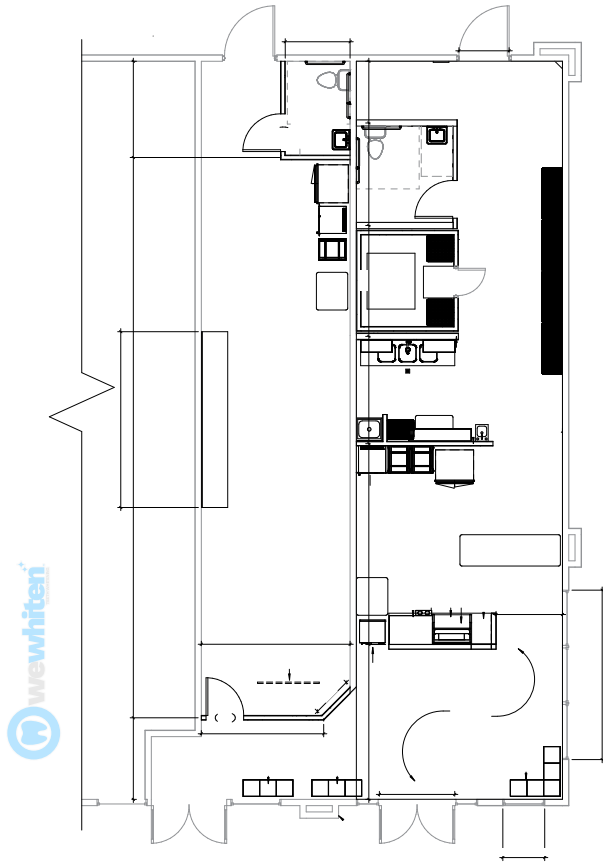
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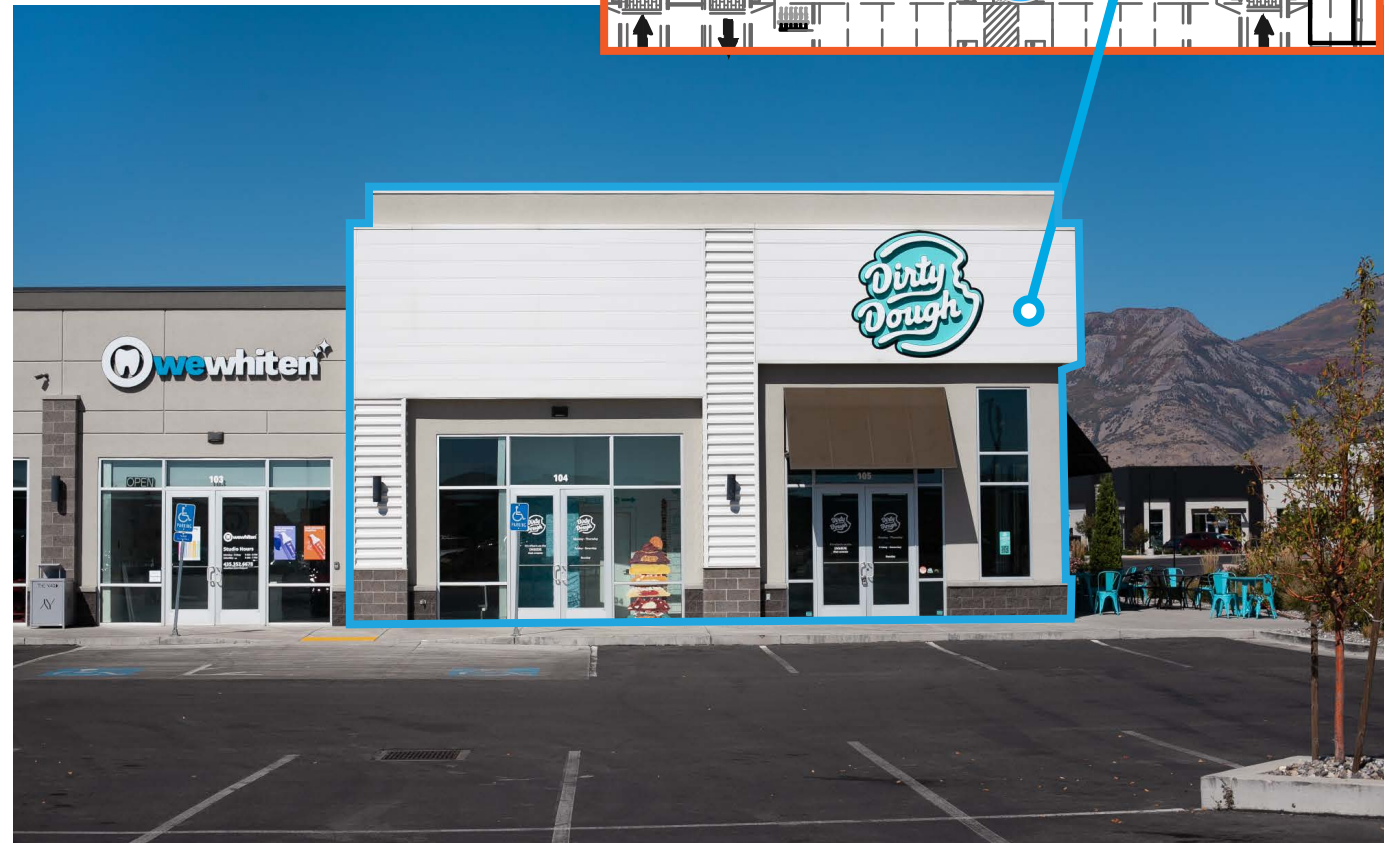
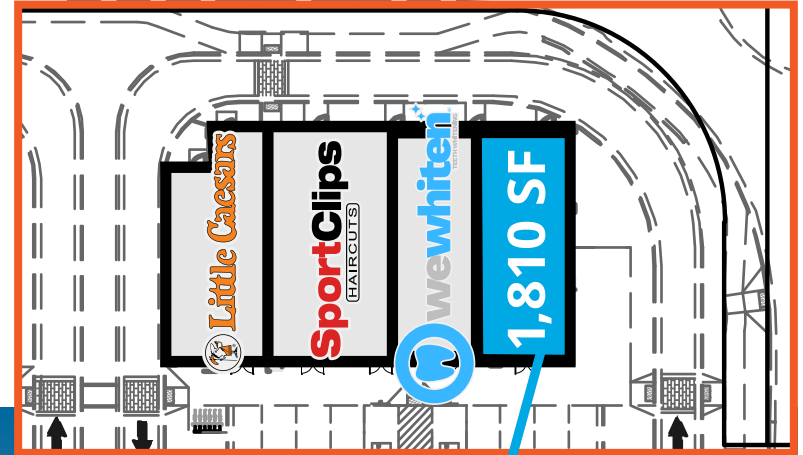
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TOPGOLF

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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