

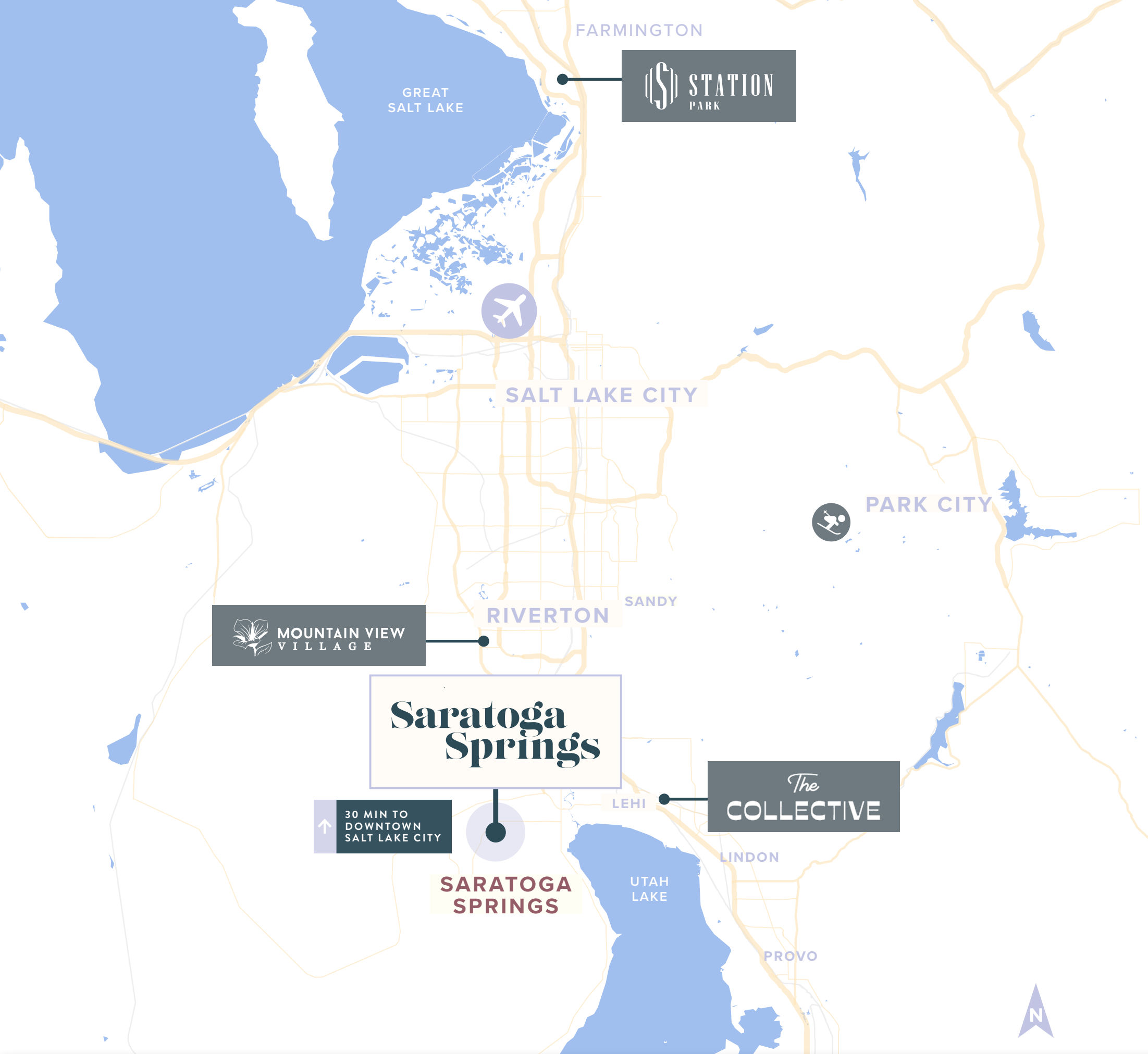
Saratoga Springs



Saratoga Springs

The new Saratoga Springs City Center will deliver a vibrant mixed-use development offering expansive retail, modern residences, and a dynamic community experience.





WITHIN A FEW HOURS
OF SALT LAKE CITY...



14

WORLD-CLASS
SKI RESORTS

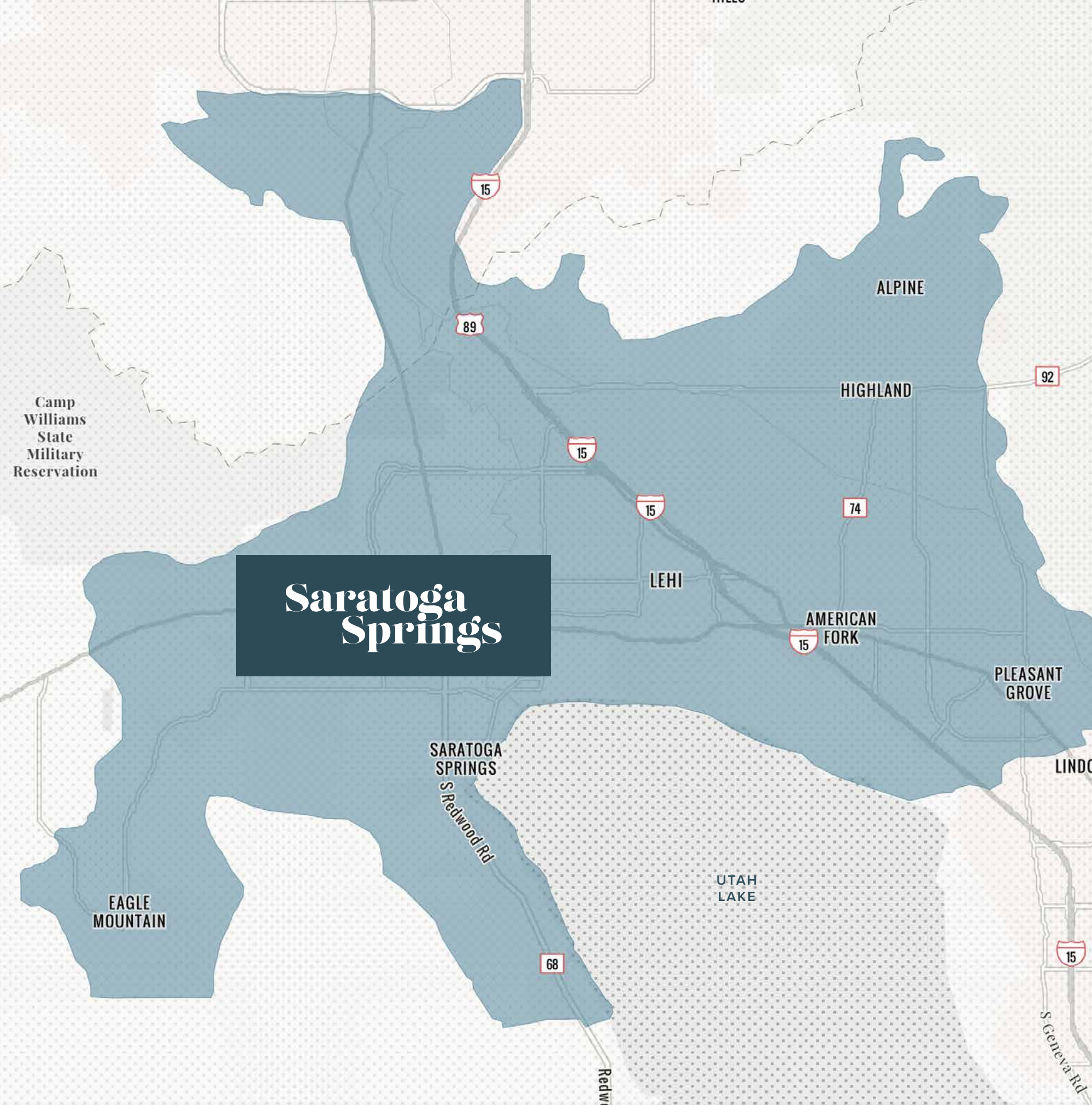
5

NATIONAL
PARKS



7

NATIONAL
MONUMENTS



MOBILE TRADE AREA

Population	370,328
Pop Growth Since 2020	71,562
Proj. 5-Yr Pop Growth	12.4%
Median age	29
Housing Unit Growth From 2020 %	30%
HU Growth Since 2020	24,541
Average HH income	\$152,361
Median HH income	\$123,102
Any college	80.8%
Average HH size	3.56
HH with income above \$100K	65,983 (64.2% of households)

MOBILE
TRADE AREA

\$701,477

AVERAGE HOME VALUE

MOBILE
TRADE AREA

30%
GROWTH
SINCE 2020

14.3%
PROJECTED
5-YR GROWTH
(2025-2030)

10-YEAR
CAGR (2020-2030) - 4.04%
VS 2.78% FOR THE PROVO-
OREM-LEHI MSA AND
1.77% STATEWIDE

3-MILE
RADIUS

61.6%
GROWTH SINCE 2020

17.8%
PROJECTED 5-YR GROWTH
(2025-2030)

5-MILE
RADIUS

41.3%
GROWTH SINCE 2020

17.8%
PROJECTED 5-YR GROWTH
(2025-2030)

WITHIN 5-MILE RADIUS

Residential Development Sites (BCI)

62
Sites
Planned

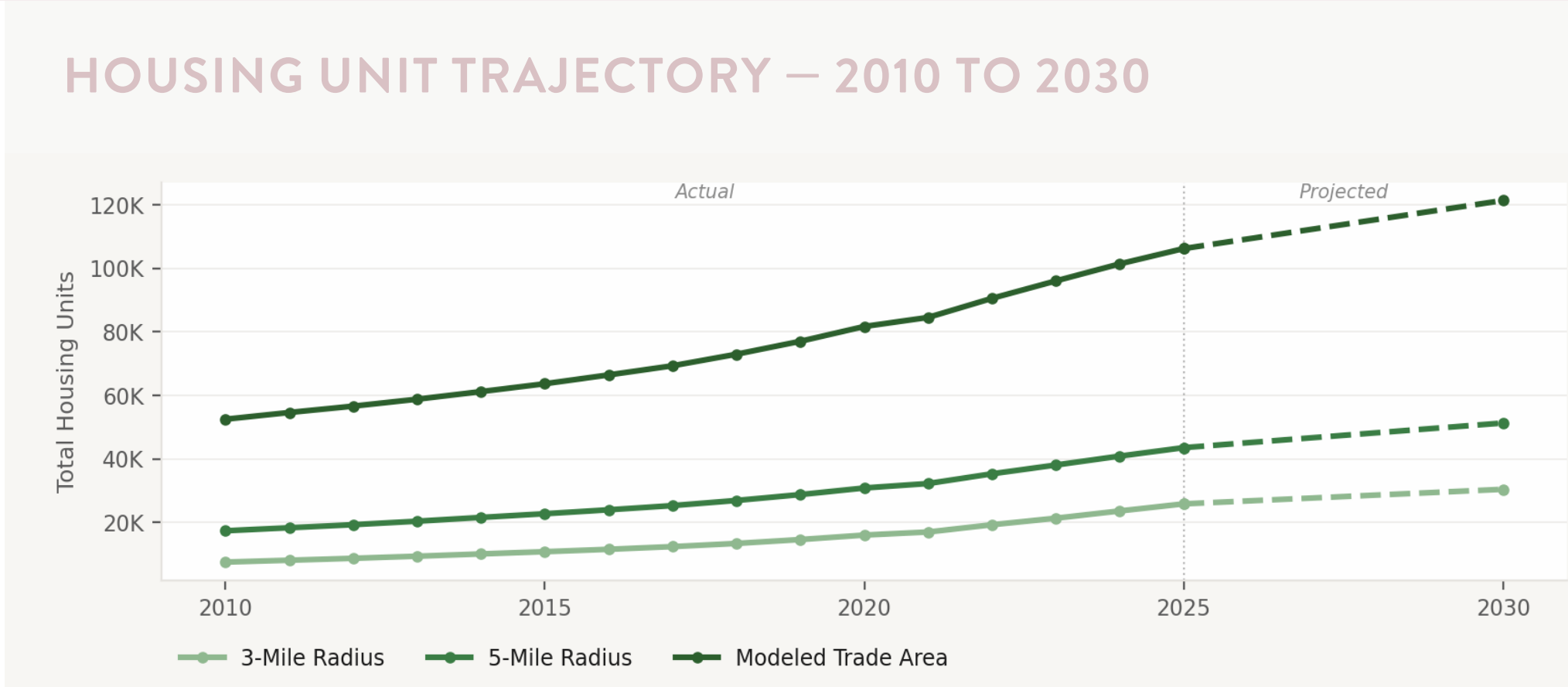
21
Under
Construction

15
Completed
(12 months)

 Total New Estimated Residential Units

17,805

Single-Family Units	45.6%	8,125
Multi-Family Units	29.8%	5,313
Mixed-Use Units	24.5%	4,367



Saratoga Springs

172 ACRE

MIXED-USE
DEVELOPMENT

+750K SF

RETAIL

+2,500

RESIDENTIAL
UNITS

FUTURE MOUNTAIN VIEW CORRIDOR

N 800 W

PIONEER CROSSING

Intermountain
Healthcare
EMERGENCY/
AMBULATORY CENTER

Planned
UNIVERSITY OF
UTAH MEDICAL
CENTER

PHASE II
MIXED USE

PHASE I
RESIDENTIAL

PHASE I
RESIDENTIAL

PHASE
RETAIL

PHASE
RETAIL

A-100
ANCHOR
HUB

16,800 ADT

CROSSROADS BLVD

16,000 ADT

68

27,000 ADT

REDWOOD RD

25,000 ADT

W

SARATOGA
SPRINGS
CROSSROADS

VASA
FITNESS

TJ-MAXX

PETSMART

Cane's
CHICKEN FINGER

BOOT BARN

SEPHORA

THE
HOME
DEPOT

Starbucks

Swig
WING-STOP

COSTCO
WHOLESALE

HANDEL'S

JJ

DUTCH BROS

Olive
Garden

POPEYES

ULTA
BEAUTY

petco

SPORTSMAN'S
WAREHOUSE

ROSS
DRESS FOR LESS

chili's

FIVE BELOW

HOBBY LOBBY

Chick-fil-A

WELLS
FARGO

fatCats

THE CROSSING

Smith's
Marketplace

BANK OF AMERICA

crumbl
cookies

Arbys

34,6000 ADT

145

CENTERCAL
PROPERTIES, LLC

Saratoga
Springs



PHASE I



PHASE I

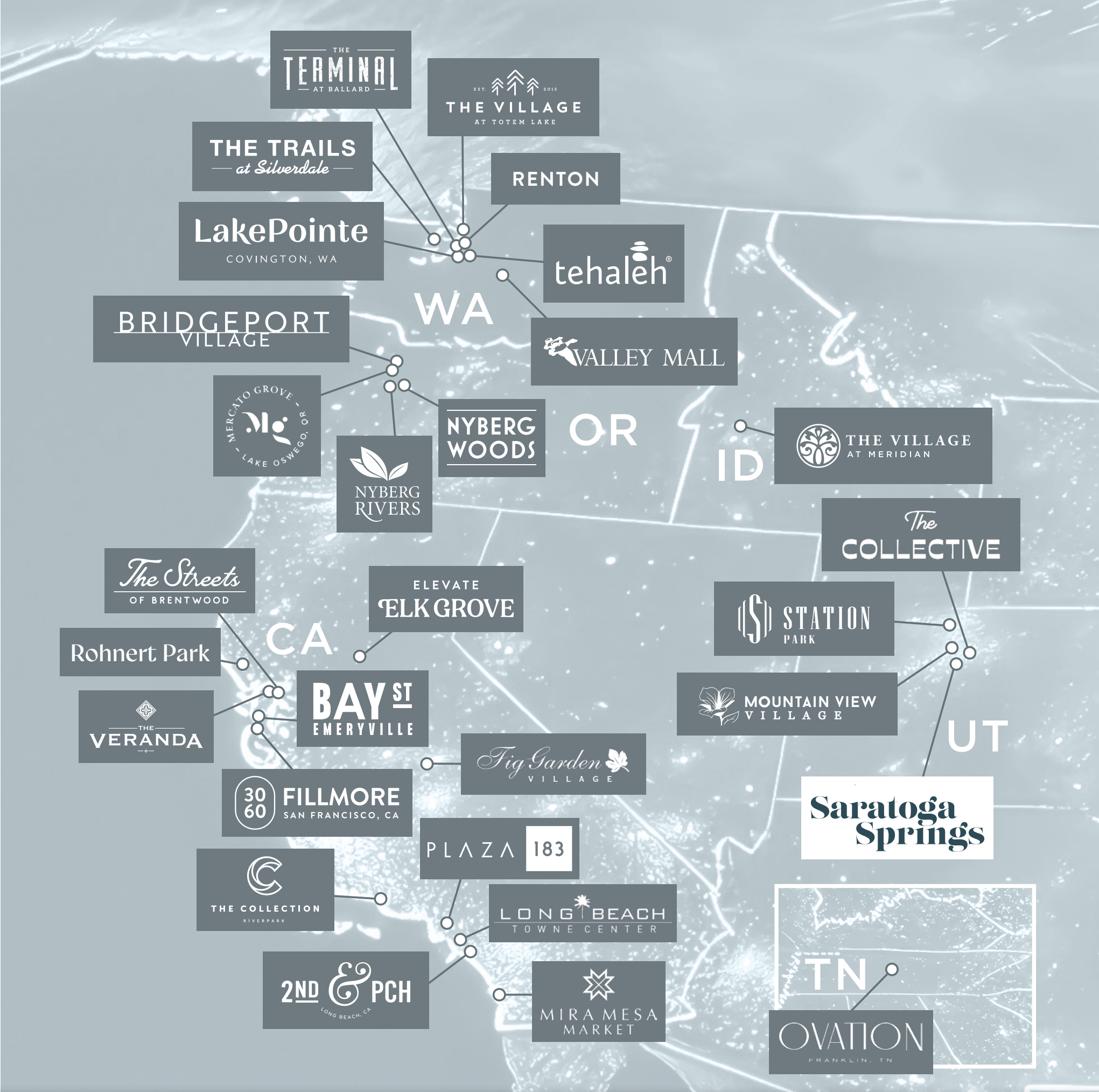
JUNIOR ANCHOR SPACE

Saratoga Springs

CENTERCAL PORTFOLIO

CenterCal is dedicated to providing the best experience for customers, offering exceptional design, fine restaurants, retailers, and amenities that enhance the surrounding neighborhoods. We partner with the community by offering activities, entertainment, and events that create an inviting, fun atmosphere for all to enjoy.

CENTERCAL
PROPERTIES, LLC



Saratoga Springs



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CENTERCAL
PROPERTIES, LLC

LM LANDMARK
PROPERTY & DEVELOPMENT