



Timpanogos Hwy & Center St.
Lehi, Utah

Delivery Q2 2027



PROJECT OVERVIEW

100 Acre Mixed-Use Development Under Construction in the Heart of Silicon Slopes

Timpanogos Hwy & Center St. Lehi, UT



300,000 SF Retail



307 Residential Units



316,000 SF Class A Office



130 Hotel Keys



Q2 2027 Delivery



THE SHOPS AT SKY VIEW

LEHI • UTAH

Deal Status

- Signed Deal / Out for Signature
- Lease Negotiation
- LOI Negotiation
- Available



CENTER STREET

ds:	+33.5 ac
omm.:	+3.9 ac
	+12.0 ac
	+17.6 ac
od/Bev:	+144,300 sf
ail:	+11,200 sf
	+4,000 sf

EAST OF

Site Area

Retail

Grocery

Fitness

Retail:

East

East

Grocery

Fitness



Timpanogos Hwy

Center Street





 **TEXAS
INSTRUMENTS**

LIFETIME

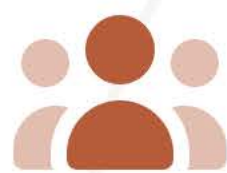
Center Street

Timpanogos Hwy



TRADE AREA DEMOGRAPHICS

2026 15-minute drive time



Population - 244,919



Households - 72,915



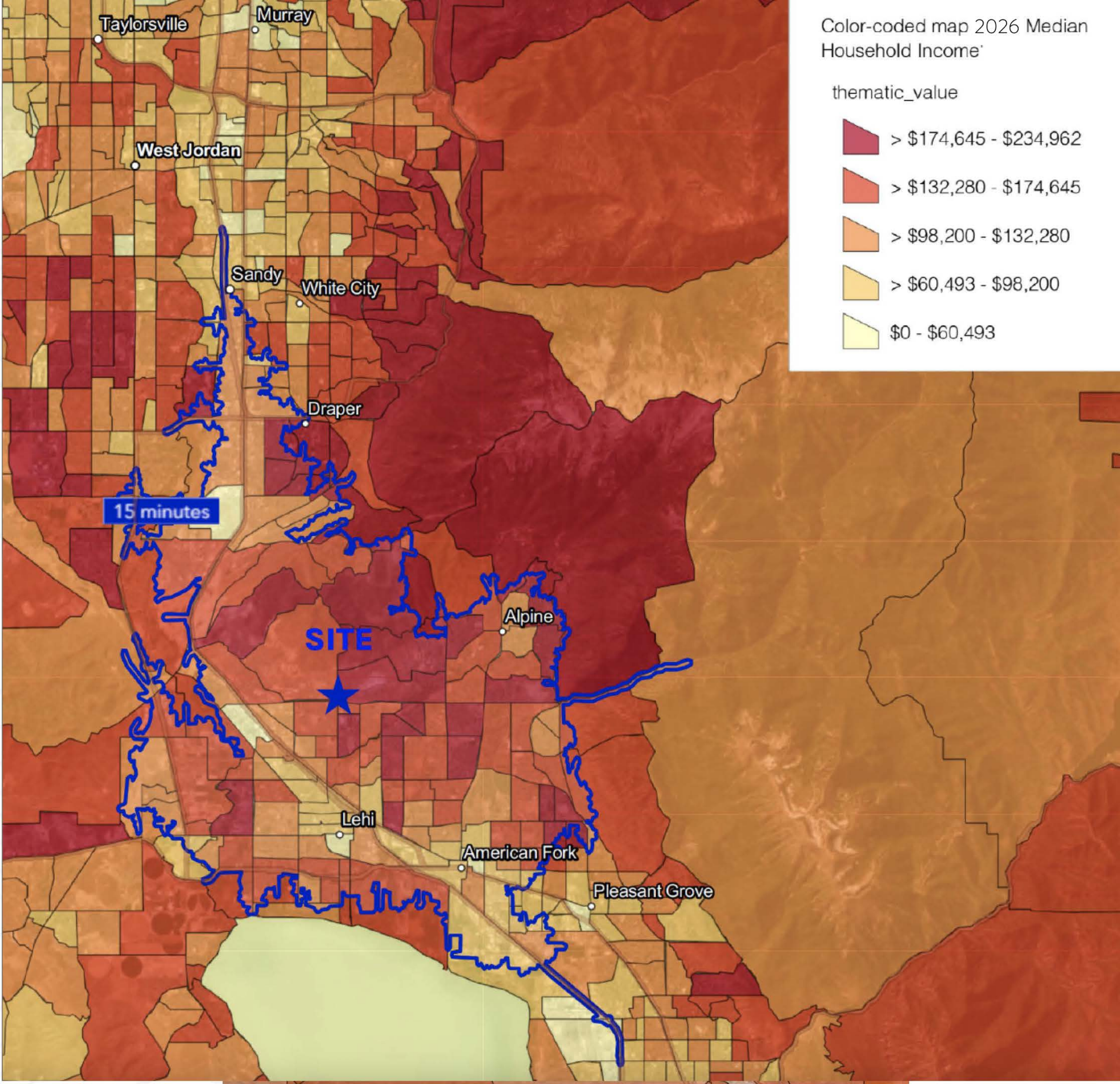
Average HH Size - 3.31



Average HH Income - \$172,318



Median HH income - \$138,286





Lehi & Northern Utah County Housing Growth

Northern Utah County Housing Growth

🏠 **62,000+ units** entitled

Equating to an additional 213,900+ residents (based on an average HH size of 3.45)

Lehi Trade Area Housing Growth

🏠 **13,000+ units** entitled

Equating to an additional 43,030 residents (based on an average HH size of 3.31)



LEHI UTAH

Home to Major Private and Public Investment

\$11 B

Expansion of Texas Instruments (TI) facility, adding 800 new jobs

\$600 M

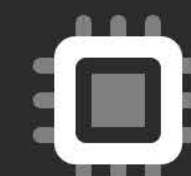
IHC's Primary Childrens Hospital completed in 2024
~1,000 jobs to Lehi

5,000+

residential units planned or under construction



Located at the gateway to Utah county
+180,900 ADT along I-15



Epicenter of Silicon Slopes

(Adobe, Ancestry.com, Weave, Vivint, Entrata, Purple, etc)

5.4M SF of office in Lehi

27,000 office employees



Directly adjacent to highest income communities of Utah County (Sep 2025 - Redfin)

\$869K Alpine, Median Home Sale Price

\$800 K Highland, Median Home Sale Price

\$639 K Lehi, Median Home Sale Price



UTAH

- Ranked **#1 in Best Economic Outlook** for 18th Year in a Row (2025, incorporating 15 economic variables)
- **One of the top States in cumulative growth** percentage of 28% between 2010-2025, representing 774,000+ people
- Current **State population of 3.5 M people**
- Projecting **217,500 population growth** by 2030
- Utah average **HH Income is \$127,215**
- Utah has the **youngest average age** in the Nation at 32.5
- The State of Utah **added an estimated 33,600 jobs** (a 1.9% increase) from August of 2024 to August of 2025
- Over the past 5 years, Utah has **added 142,972 housing units** (2021-2025)

TOURISM



WORLD-RENOWNED SKI RESORTS

6 world class ski resorts within a 30-minute radius of Downtown Salt Lake City and **10 resorts** within 1 hour.

Utah's ski industry set new records in 2022-2023 for skier days, at **7.1 M** and set the 2nd record in 2024-2025 season at **6.9 M**.

15.1 M annual tourists spending \$13.29 B

(Food & Beverage, Retail)

28.3 M annual Inbound flight passengers

\$5.1 B new international airport

Phase 3 (central tunnel & concourse B Plaza) completed Fall 2024

Phase 4 (16 New Concourse B Gates) scheduled completion Fall 2026



**Salt Lake City, UT will host the XXVII
Olympic and Paralympic Games 2034**



THE SHOPS AT SKY VIEW

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Joren Peterson

435-659-6979

joren@landmarkpd.com

Hayden Peterson

435-659-8747

hayden@landmarkpd.com

Grace Tillman

435-659-9094

grace@landmarkpd.com

Dustin Ragland

435-640-9991

dustin@landmarkpd.com

