

PACIFIC
RETAIL

SHOPPING, DINING, AND
ENTERTAINMENT DESTINATION
IN SANDY, UTAH

MOUNTAIN MEETS MODERN

THE SHOPS AT SOUTH TOWN



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Welcome

Welcome to the Shops at South Town, newly renovated and one of Utah's largest shopping destinations with nearly 1.3 million square feet of retail space.

The Shops at South Town offers a superior one-stop shopping experience with over 100 retail, dining, and entertaining options. You will find the latest trends from popular brands, including H&M, HomeGoods, JCPenney, as well as fashion favorites from an extensive lineup of local boutiques.



SANDY, UT

Located south of the Salt Lake City metropolitan area

EASY ACCESS

to major highways 1-15 and I-215

16 MILES

South of downtown Salt Lake City

185,000+

vehicles passing daily

328,658

employees within 10 miles

20+

nearby apartment buildings

10+

nearby hotels

SANDY CITY HALL
(0.6 miles away)

HALE CENTER THEATRE
1,150 Seats (0.5 miles away)

HYATT®
(0.8 miles away)

MIXED-USE DEVELOPMENT

Cairns District Development

OFFICE BUILDING
586,000 sq. ft. Commercial Space
| Cairns Development

APARTMENTS/TOWNHOMES
1,895 Units | Cairns Development

STATE STREET
33,671 VEHICLES PER DAY

COMMONS AT SOUTH TOWNE
Nordstrom Rack, DSW, Petsmart and More

10600 SOUTH
52,592 VEHICLES PER DAY

MARKETPLACE AT SOUTH TOWNE



TARGET

OLD NAVY

Marshalls

JCPenney

BOWLING & AMUSEMENT
ROUND1

HomeGoods®

THE SHOPS AT SOUTH TOWNE

COSTCO
(0.7 miles away)



MARRIOTT
(0.3 miles away)

1-15 OFFRAMP
PROVIDES DIRECT ACCESS TO CENTER



INTERSTATE-15
185,000 VEHICLES PER DAY

In 2018 a multi-million-dollar renovation was completed,

which transformed the shopping center. Exterior and interior public art created by local and world-renowned artists increases visibility, promotes community engagement and celebrates the unique location as a gathering area at the basecamp of the Wasatch Mountains. A rejuvenated interior boasts natural sunlight and landscaping, exposed beams, contemporary storefronts, and state-of-the-art technology, separating The Shops at South Town from other centers in the market.





Grab a bit in our Dining Terrace and enjoy family-friendly amenities and entertainment, including interactive media experiences and Round1 Bowling and Amusement.

QUICK FACTS

Built in 1986, Redeveloped in 2018

1,358,758 sq. ft. regional mall

Includes 110 stores and 6,872 parking spaces

7.6 millions annual visitors

Annual sales : \$173 millions (retail) + \$34 millions (restaurant)



Nearby Universities

Nestled at the base of the Wasatch Mountains, Utah is home to several excellent educational institutions. University of Utah, Westminster College, Utah Valley University, and Brigham Young University educate 105,000+ students that reside within 30 miles of The Shops at South Town.



UNIVERSITY OF UTAH

The University of Utah is a public research university in Salt Lake City, Utah. It is the flagship institution of the Utah System of Higher Education.



BRIGHAM YOUNG UNIVERSITY

Brigham Young University is a private research university located in Provo, Utah. The university is accredited by the Northwest Commission on Colleges and Universities.

UTAH VALLEY UNIVERSITY

Utah Valley University is a public university in Orem, Utah. UVU offers master's, bachelor's, and associate degrees. Previously called Utah Valley State College, the school attained university status in July 2008.



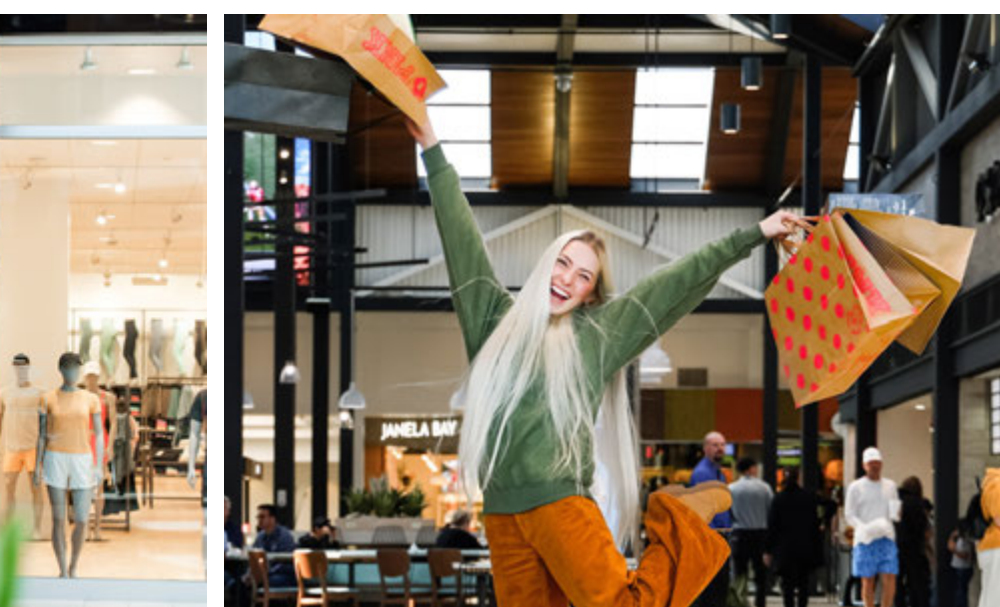
Cairns Project

Sandy City's vision for the downtown district is to become the "ultimate base camp" for the surrounding mountains and amenities. Their vision for the next 30 years is to bring a ski resort feel to the area, while bringing new entertainment and restaurants to the Salt Lake Valley, allowing higher density projects to develop within the shown area.

With a planned 20-million square feet of development, the city center plan includes:

- + A variety of housing options, hotels, office and retail
- + New trails
- + Enhanced transportation to minimize congestion and ample walkable event parking
- + A bustling arts and entertainment scene





Retail Mix

SHOPPING



DINING



ENTERTAINMENT

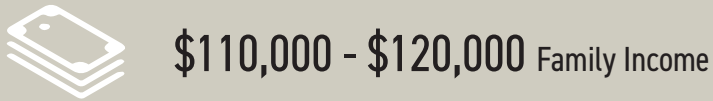
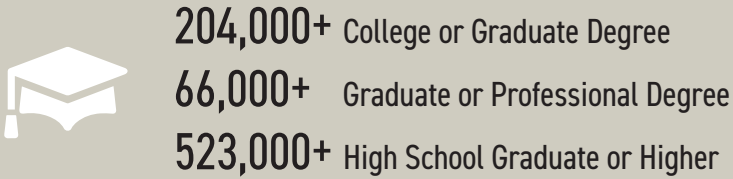
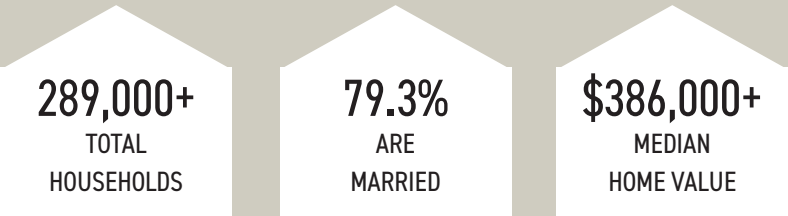


Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	111,225	311,667	887,573
TOTAL HOUSEHOLDS	38,538	103,067	289,951
AVG. HOUSEHOLD INCOME	\$105,401	\$117,793	\$110,228

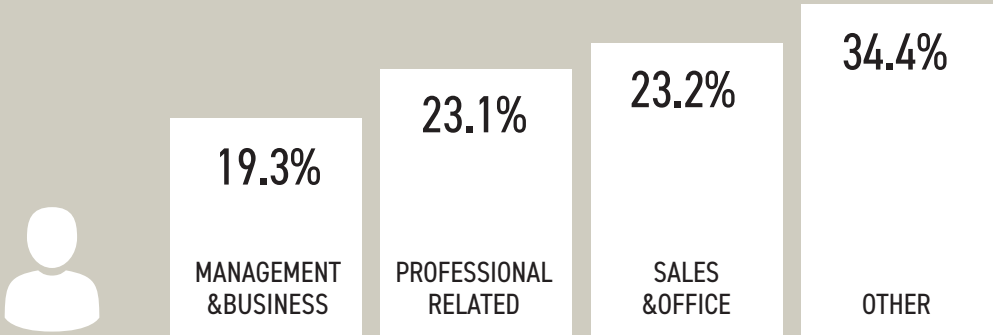
HOUSEHOLDS & EDUCATION

10-MILE RADIUS



OCCUPATION

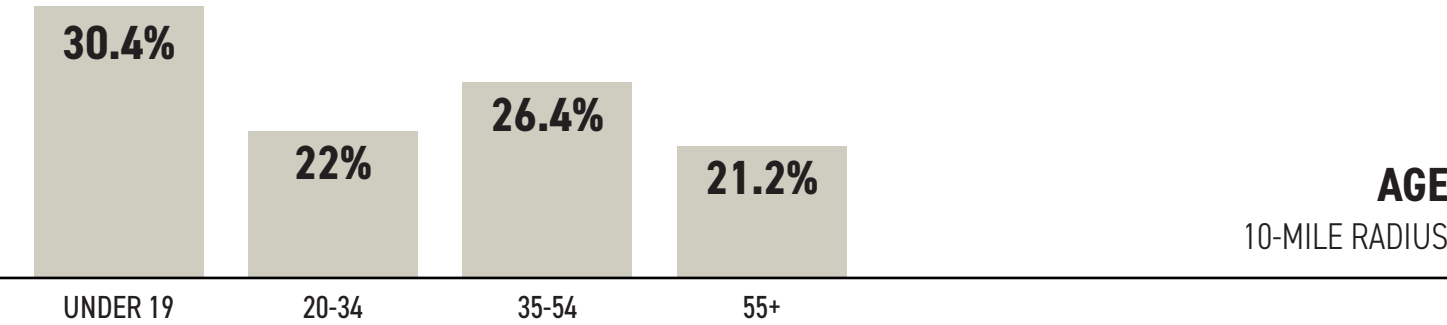
10-MILE RADIUS



Estimated 7.6 million shoppers per year

In Salt Lake County, our **\$4.62 billion** visitor economy represents 46% of the State's **\$10.1 billion** visitor economy.

416,000 shoppers per month - 96,000 shoppers per week
63% of shoppers live in 10 mile radius
83% of shoppers live in 30 mile radius



A Central Gathering Place

CREATING A SENSE OF PLACE

The Shops at South Town offers a memorable destination, experiential, energetic, and fun with an enhanced shopping experience by engaging the community and activating the center with entertainment and excitement for guests of all ages. We invite you to visit our Dining Terrace to enjoy one of the fan-favorite casual dining options, take in the view of the majestic Wasatch Mountains from our family-friendly seating area and let the kids play a game on our interactive kid's game wall.

Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



Tenant Marketing

The Shops at South Town execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





The Shops at South Town represents the **charm and adventure** that embodies the **Utah lifestyle**.





COMMUNITY ART SHOW



CHRISTMAS CONCERTS



MOM'S NIGHT OUT



BACK TO SCHOOL BASH

Community Programming & Signature Events

120+
ANNUAL CENTER
ACTIVATIONS

5+
SIGNATURE EVENTS
PER YEAR

50K+
PARTICIPATING
ATTENDEES PER YEAR

PHOTOS WITH SANTA



ARMED FORCES FAMILY DAY



KIDS CLUB



DONUTS WITH SANTA





Public Art Murals

To enhance and activate the property's exterior façade, a first-of-its kind art partnership with Sandy City, Visit Salt Lake and Utah Arts Alliance came to life.

Envisioning blank exterior walls as an opportunity to cultivate the arts created a synergy between the center's picturesque backdrop and the property's urban meets mountain theme. The murals feature three artists serving as a tangible touchpoint inspiring ongoing community engagement and fueled a city-wide,city-funded arts initiative.





**SUSTAINABLE
PRACTICES**
Energy Management



**24/7 SECURITY
PRESENCE**



PUBLIC ART



**MAGNIFICENT
TENANT MIX**



**UNIQUE PLAY
AREAS**



**AMPLE
PARKING**



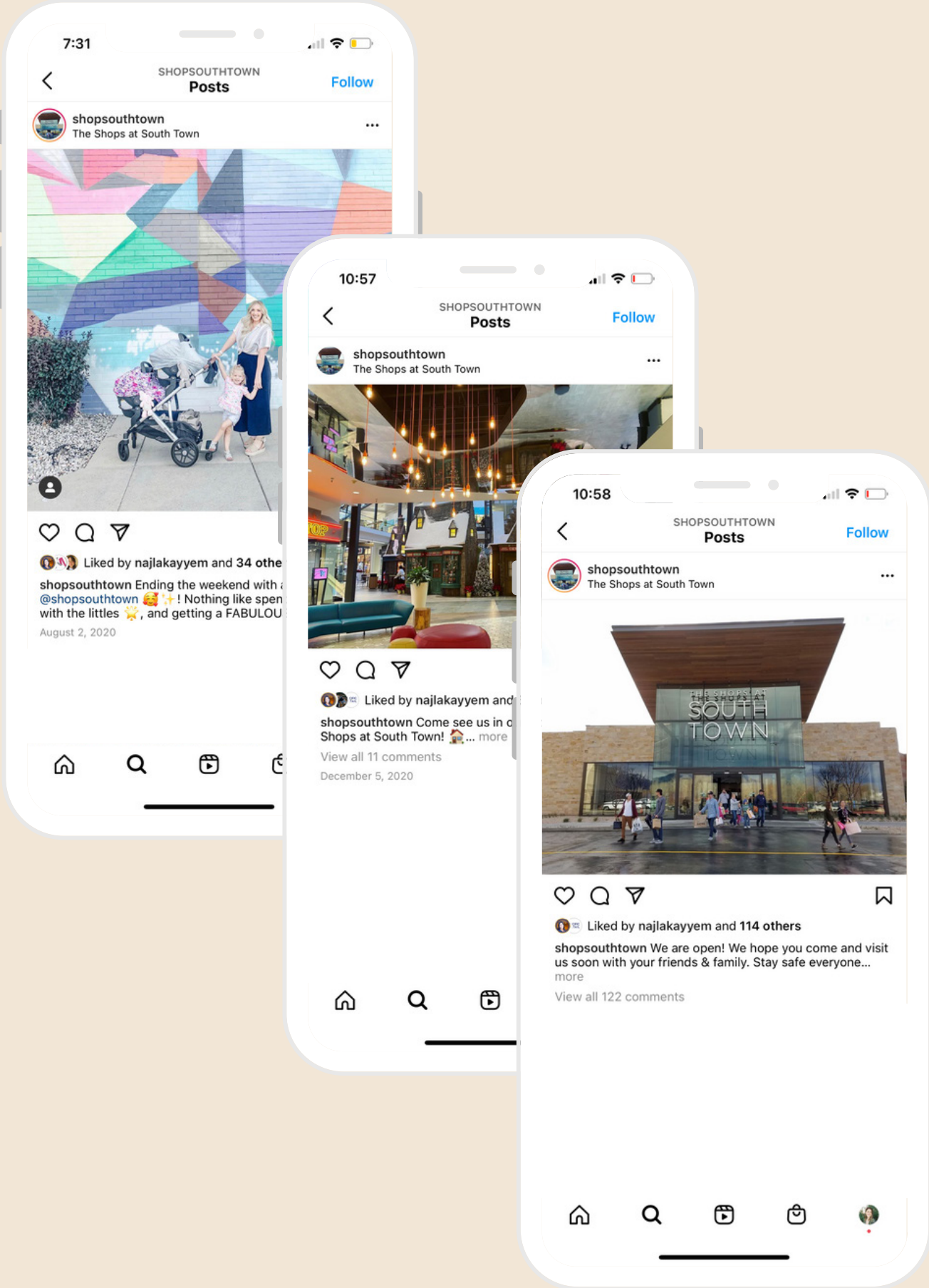
**COMMUNITY ACTIVITIES
& ENTERTAINMENT**



**UNIQUE PLAY
AREAS**

By The Numbers

FACEBOOK	<div>11,100+ Page Likes</div> <div>147,800+ Reach</div>
INSTAGRAM	<div>3,400+ Total Followers</div> <div>39,000+ Reach</div>
EMAIL	<div>86,000+ Total Subscribers</div>
WEBSITE	<div>12,000+ Average Monthly Visits</div> <div>15,800+ Average Monthly Sessions</div> <div>36,900+ Average Monthly Page Views</div>
SMS	<div>34,100+ Total Subscribers</div>



Environmental, Social & Governance

OUR COMMITMENT

At the Shops at South Town, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed. Solar panels also deliver energy from our rooftops.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.

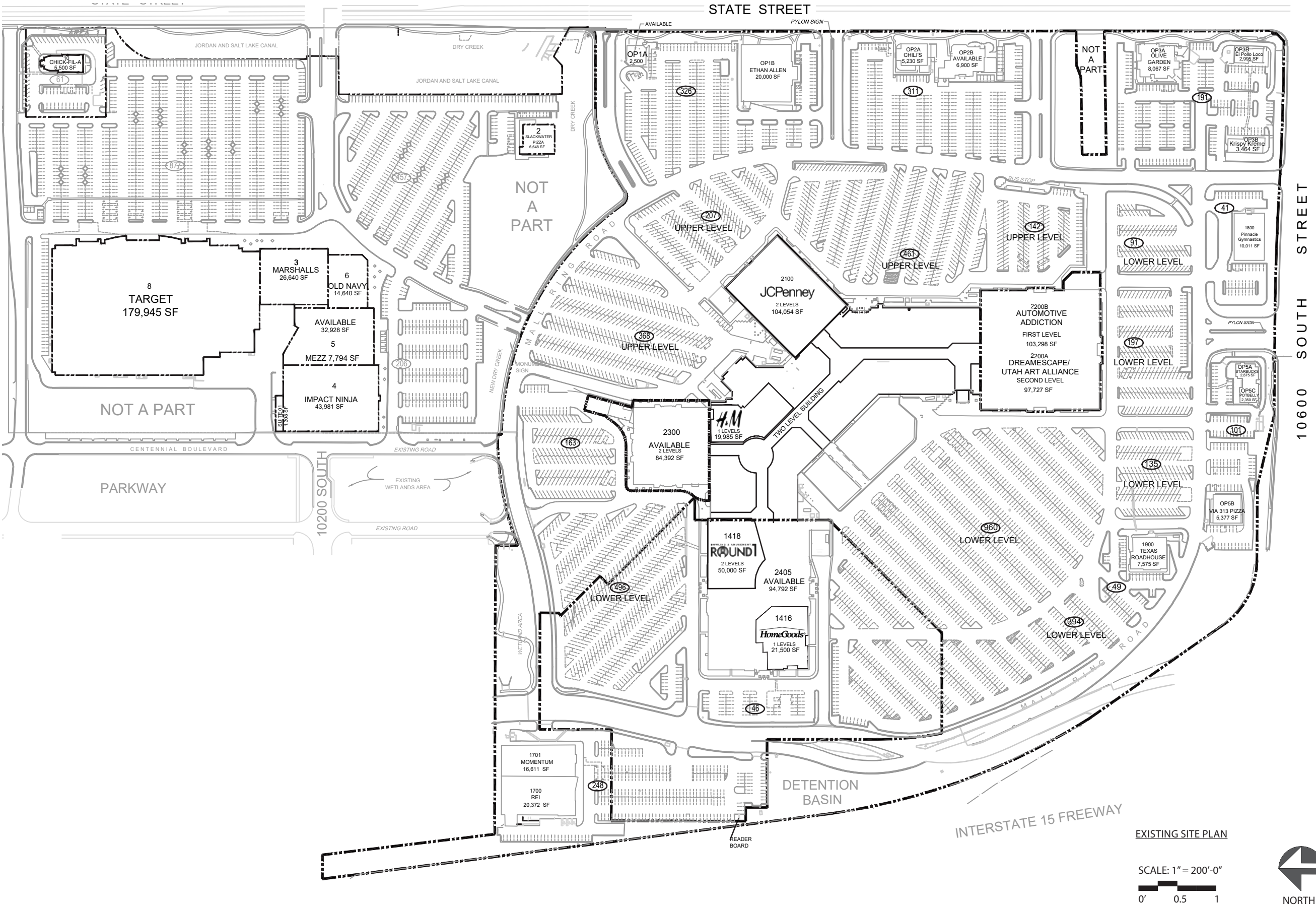


We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



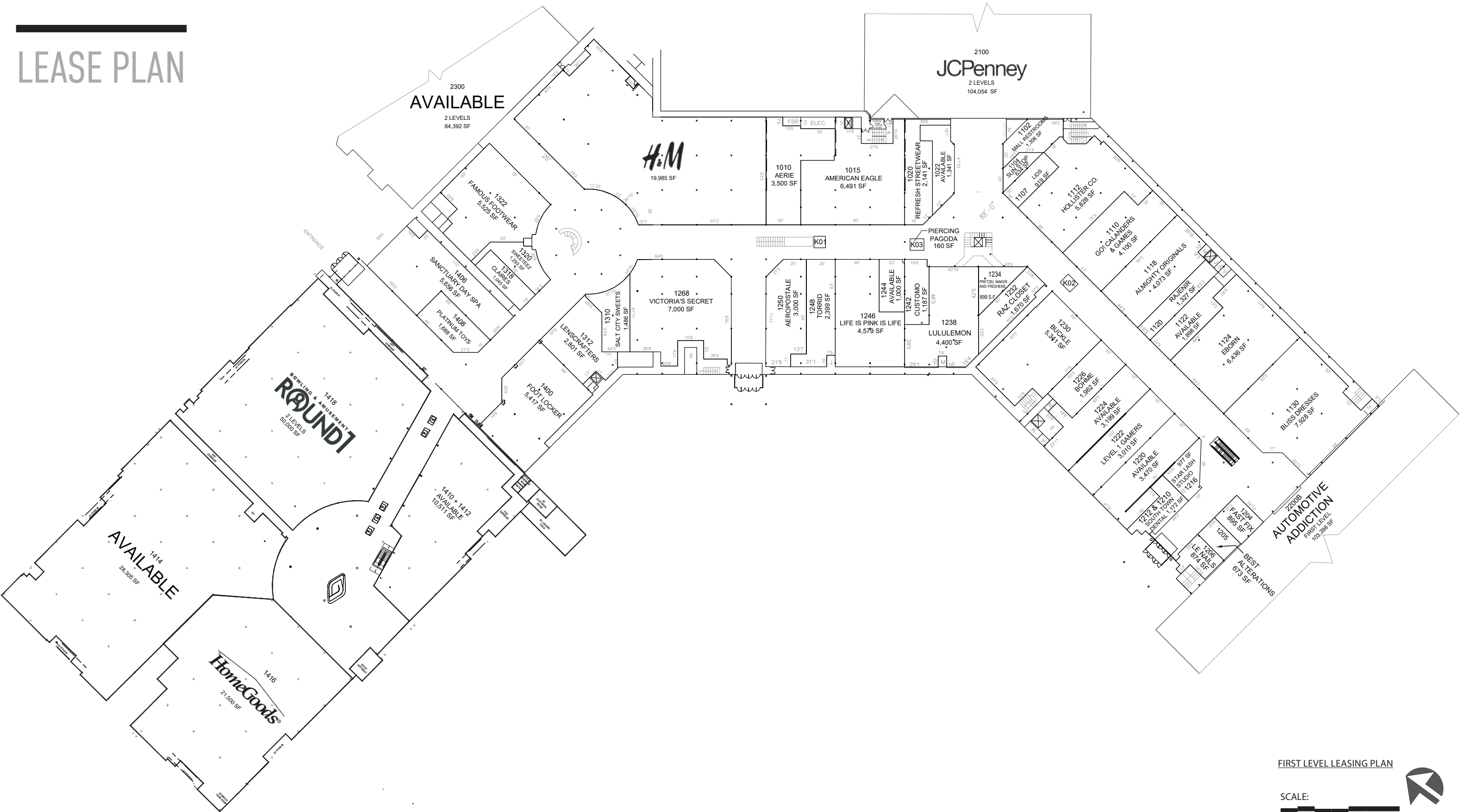
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Bridgewater Commons.

Site Plan



Lower Level

LEASE PLAN



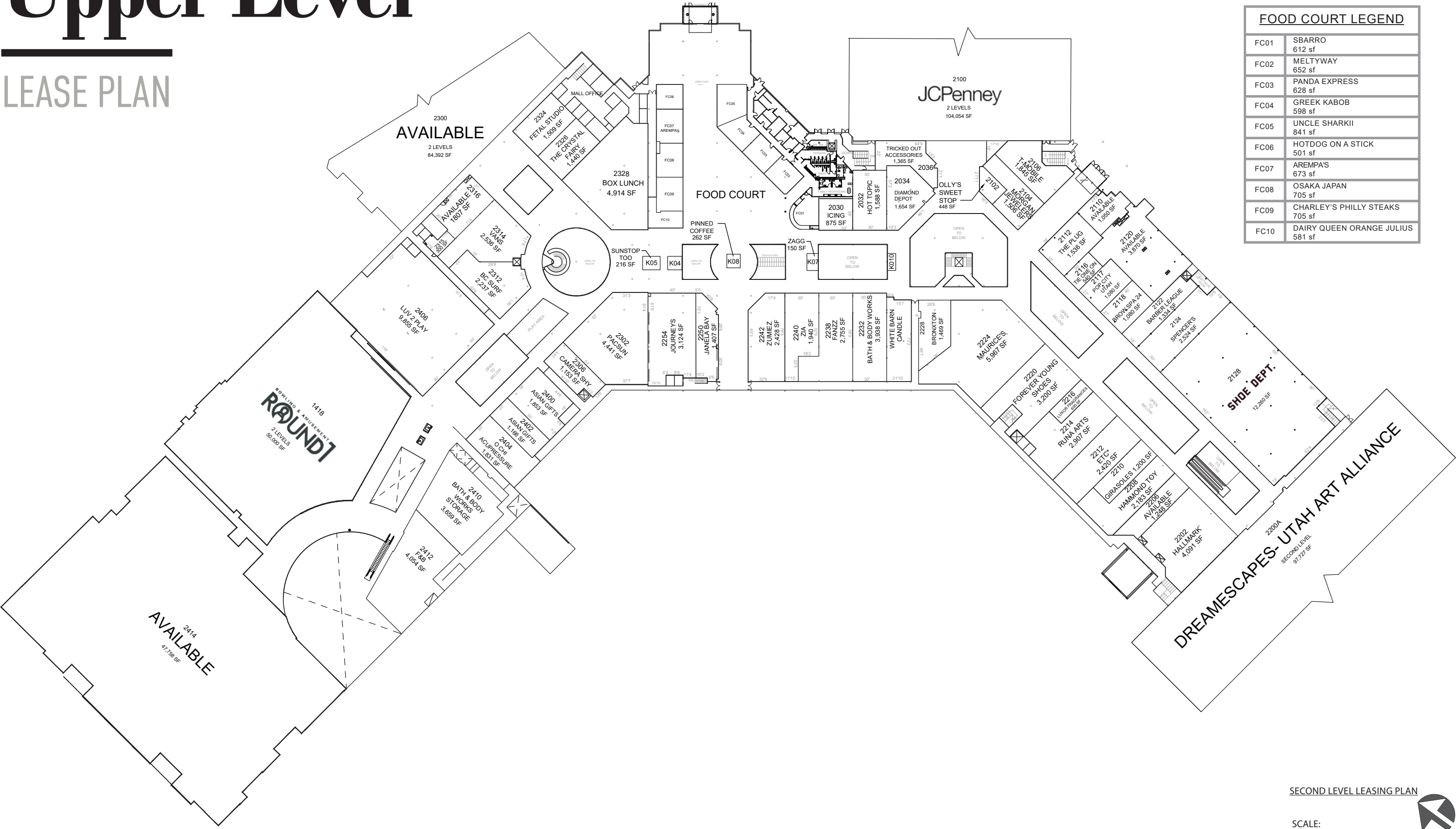
FIRST LEVEL LEASING PLAN

SCALE:



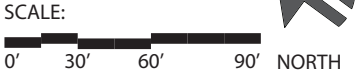
Upper Level

LEASE PLAN



FOOD COURT LEGEND	
FC01	SBARRO 612 sf
FC02	MELTYWAY 652 sf
FC03	PANDA EXPRESS 628 sf
FC04	GREEK KABOB 598 sf
FC05	UNCLE SHARKII 841 sf
FC06	HOTDOG ON A STICK 501 sf
FC07	AREMPA'S 673 sf
FC08	OSAKA JAPAN 705 sf
FC09	CHARLEY'S PHILLY STEAKS 705 sf
FC10	DAIRY QUEEN ORANGE JULIUS 581 sf

SECOND LEVEL LEASING PLAN





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Partner with us!




Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and an additional 17 million square feet of asset management, advisory and master planning services.

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