

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 Lululemon, H&M, HomeGoods, 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

218,000+

vehicles passing daily

328,658

employees within 10 miles

20+

nearby apartment buildings

10+

nearby hotels



SANDY CITY HALL
(0.6 miles away)

MIXED-USE DEVELOPMENT

Cairns District Development

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

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

HYATT®
(0.8 miles away)

MARKETPLACE AT SOUTH TOWNE



TARGET

OLD NAVY

Marshalls

JCPenney

BOWLING & AMUSEMENT
ROUND1

HomeGoods®

THE SHOPS AT SOUTH TOWNE



MARRIOTT
(0.3 miles away)

1-15 OFFRAMP
PROVIDES DIRECT ACCESS TO CENTER



INTERSTATE-15
218,000 VEHICLES PER DAY

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

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.





STEAKS

YAKA JAPAN

AREP'S

COFFEE

Grab a bite in our Dining Terrace and enjoy family-friendly amenities and entertainment, including 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 million 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.



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.



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.

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



South Village Development Data
 2,027,000 sf
 40,000 sf retail
 1,132,000 sf office
 940 residential units

East Village Development Data
 1,776,500 sf
 32,500 sf retail
 624,000 sf office
 1,120 residential units

THE CAIRNS

- Recently Completed
- Under Construction
- Approved/Under Contract
- Proposed Concepts
- Master Plan Concepts
- Parking Structures
- Existing Buildings
- Planned Transit Connector
- Planned Transit Connector Alternative
- Planned Transit Circulator



Retail Mix

SHOPPING

-
-
-

DINING

-
-

ENTERTAINMENT

-

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	111,374	305,338	892,772
TOTAL HOUSEHOLDS	39,158	103,889	296,605
AVG. HOUSEHOLD INCOME	\$134,841	\$154,244	\$144,982

HOUSEHOLDS & EDUCATION

10-MILE RADIUS

296,605+
TOTAL
HOUSEHOLDS

77.7%
ARE
MARRIED

\$480,166+
MEDIAN
HOME VALUE



230,471+ College or Graduate Degree
80,078+ Graduate or Professional Degree
309,906+ High School Graduate or Higher



\$110,000 - \$120,000 Family Income

OCCUPATION

10-MILE RADIUS



20.7%
MANAGEMENT
& BUSINESS

24.2%
PROFESSIONAL
RELATED

23.2%
SALES
& OFFICE

29.9%
OTHER



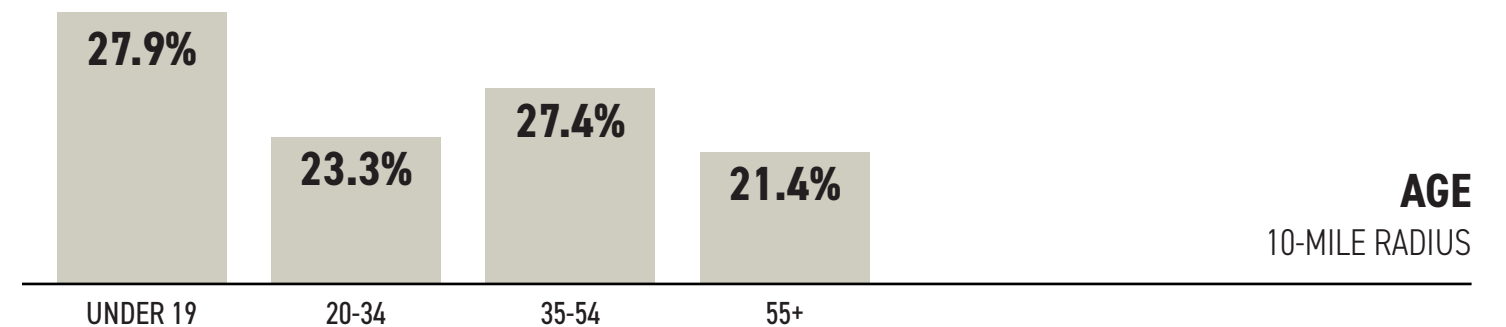
Estimated 7.6 million shoppers per year

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

379,000 shoppers per month - 87,800 shoppers per week

63% of shoppers live in 10 mile radius

83% of shoppers live in 30 mile radius



AGE
10-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



CUPID'S CRAWL



KIDS CLUB



DONUTS WITH SANTA



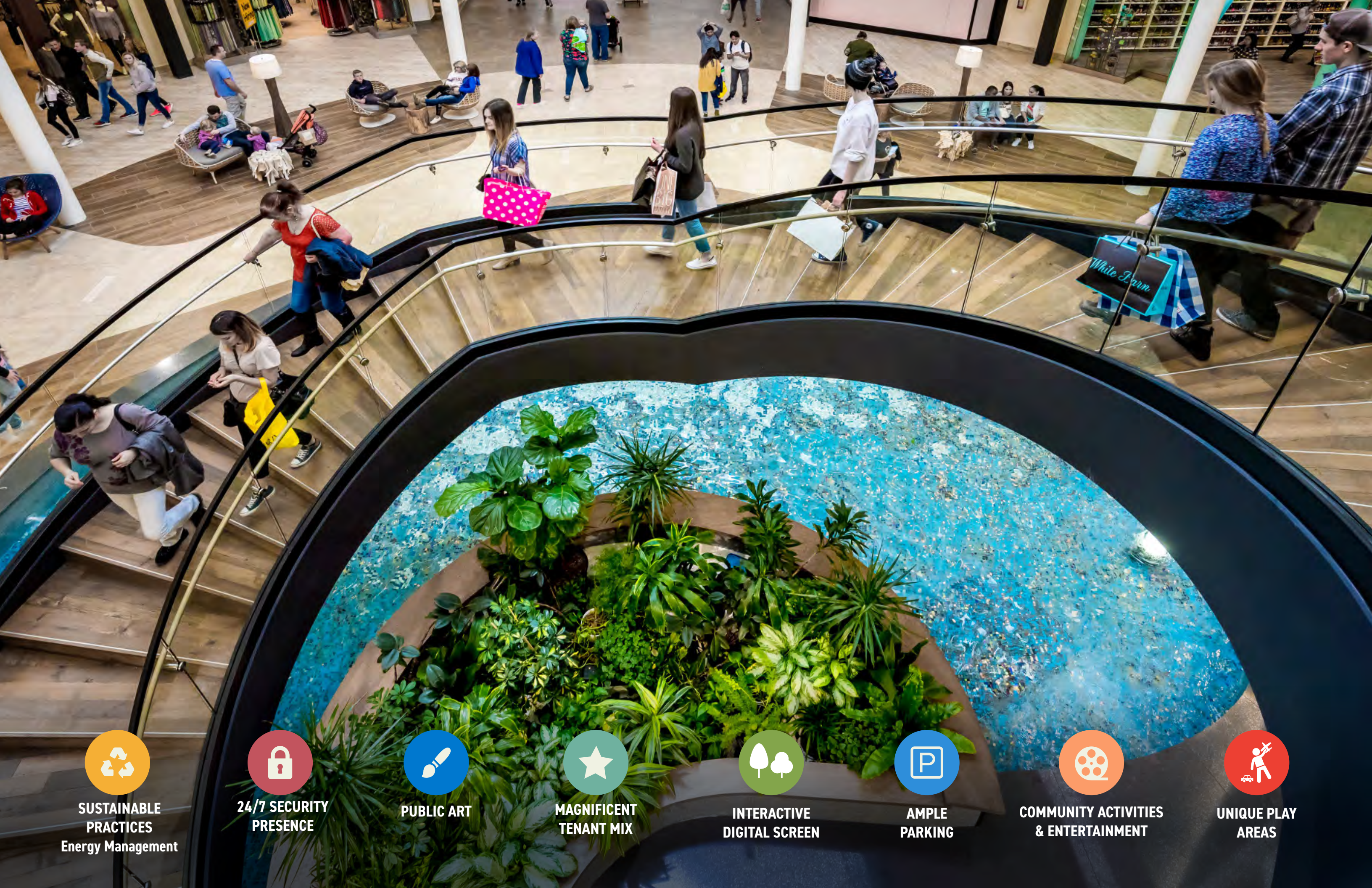


Public Art Murals

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



INTERACTIVE DIGITAL SCREEN



AMPLE PARKING



COMMUNITY ACTIVITIES & ENTERTAINMENT



UNIQUE PLAY AREAS

By The Numbers

FACEBOOK

11,500+ Page Likes
147,800+ Reach

INSTAGRAM

3,700+ Total Followers
39,000+ Reach

EMAIL

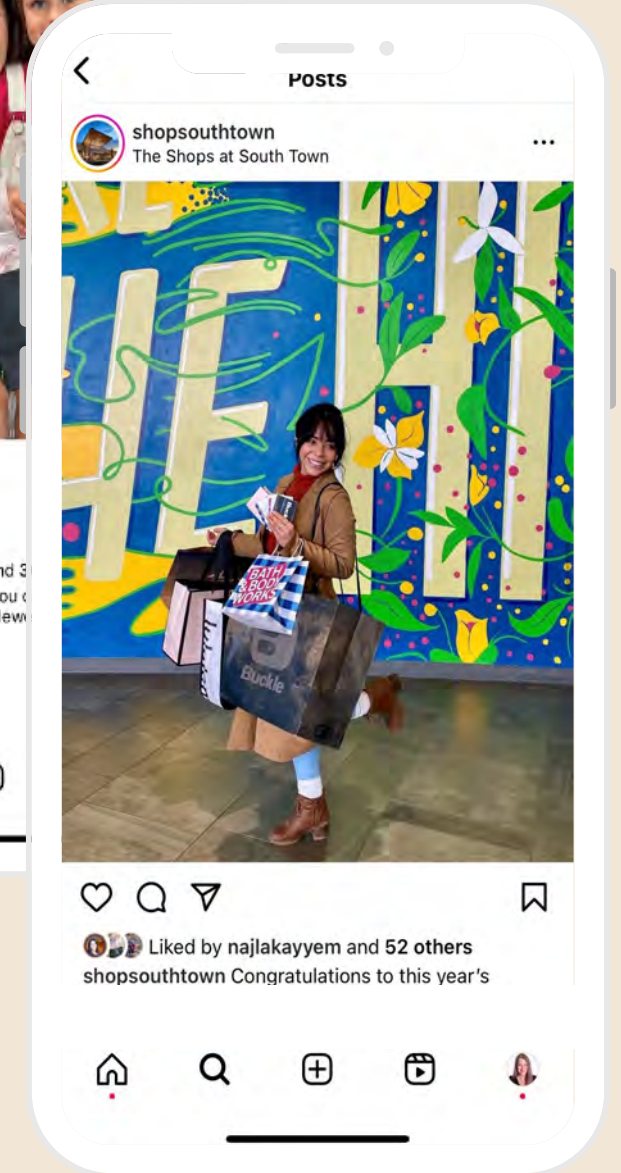
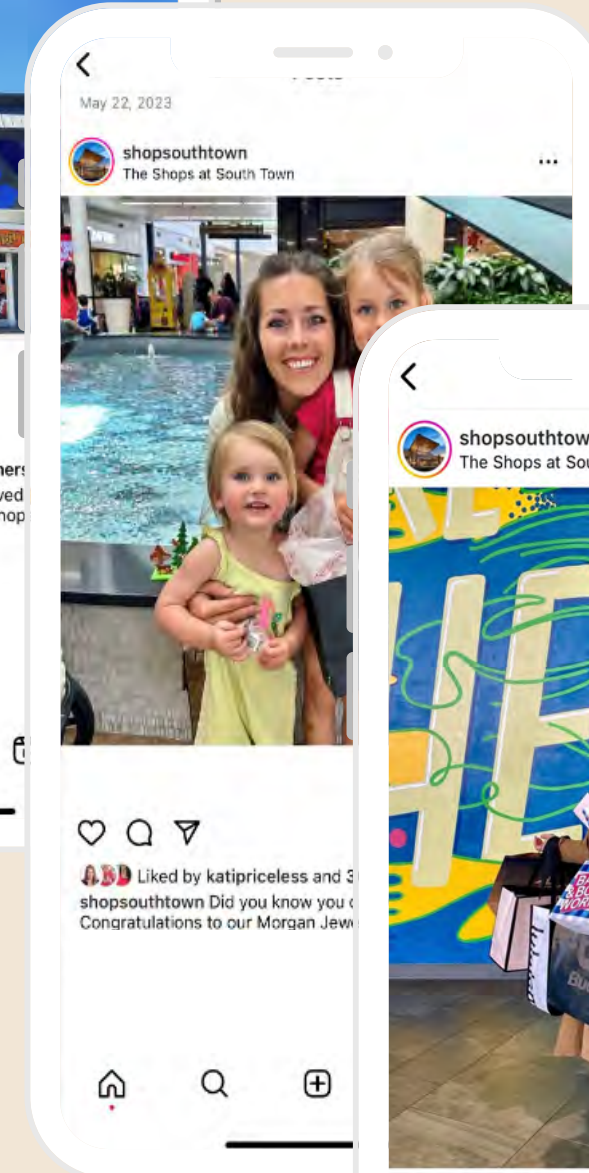
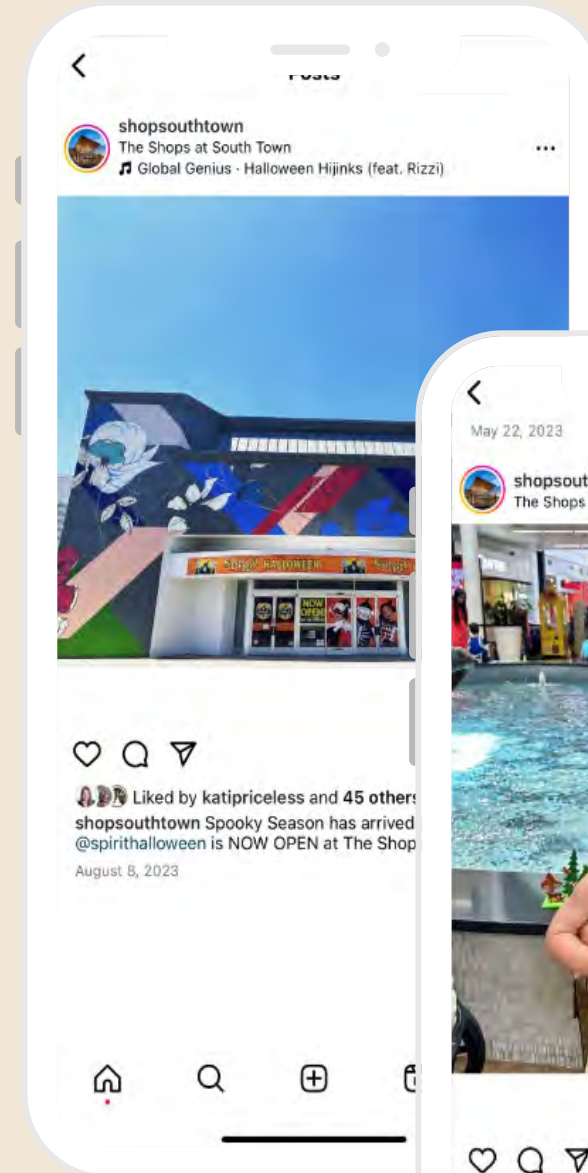
92,800+ Total Subscribers

WEBSITE

13,000+ Average Monthly Visits
17,000+ Average Monthly Sessions
38,000+ Average Monthly Page Views

SMS

44,300+ Total Subscribers



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.

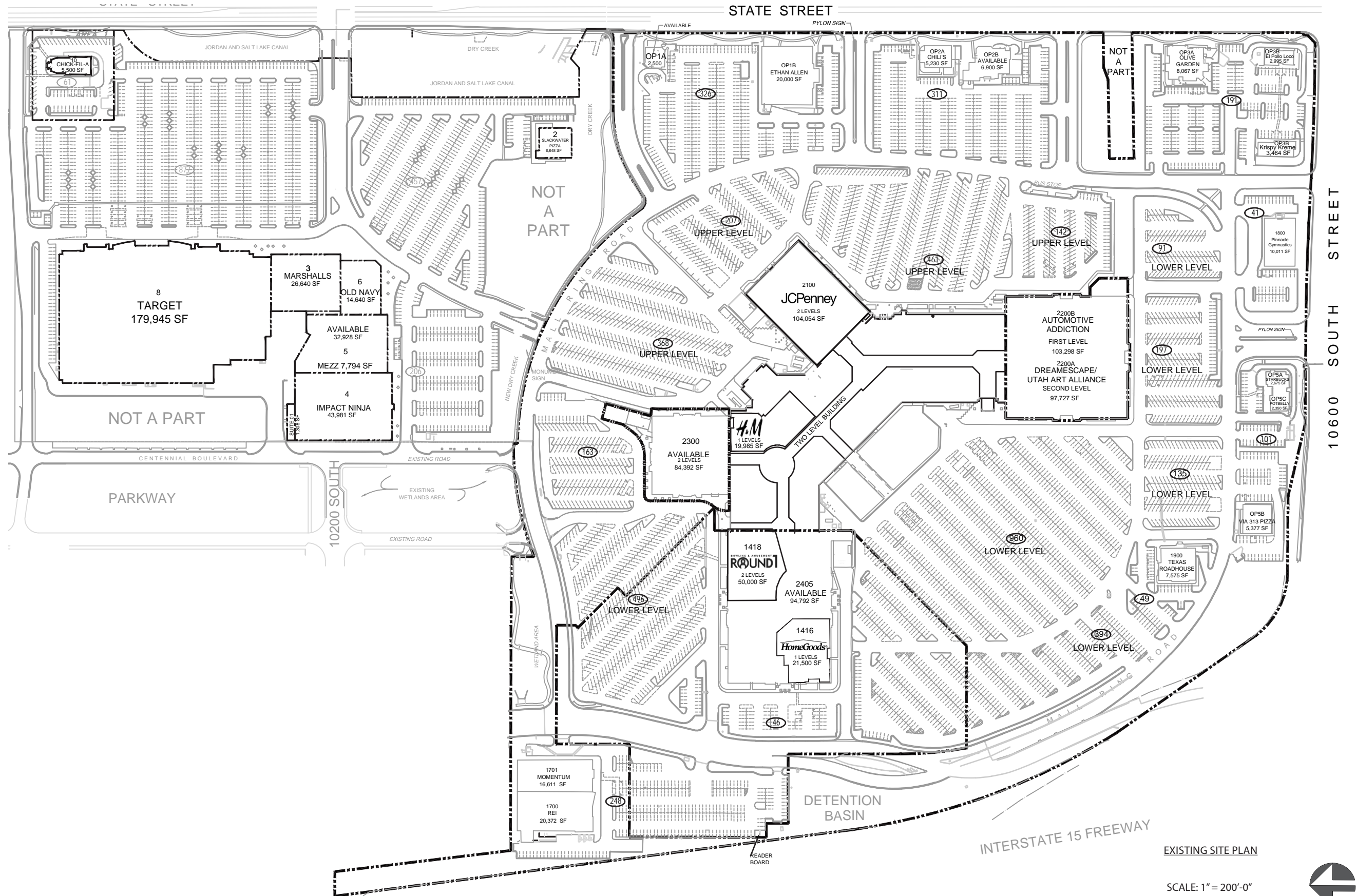


We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming years.



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 The Shops at South Town

Site Plan



EXISTING SITE PLAN

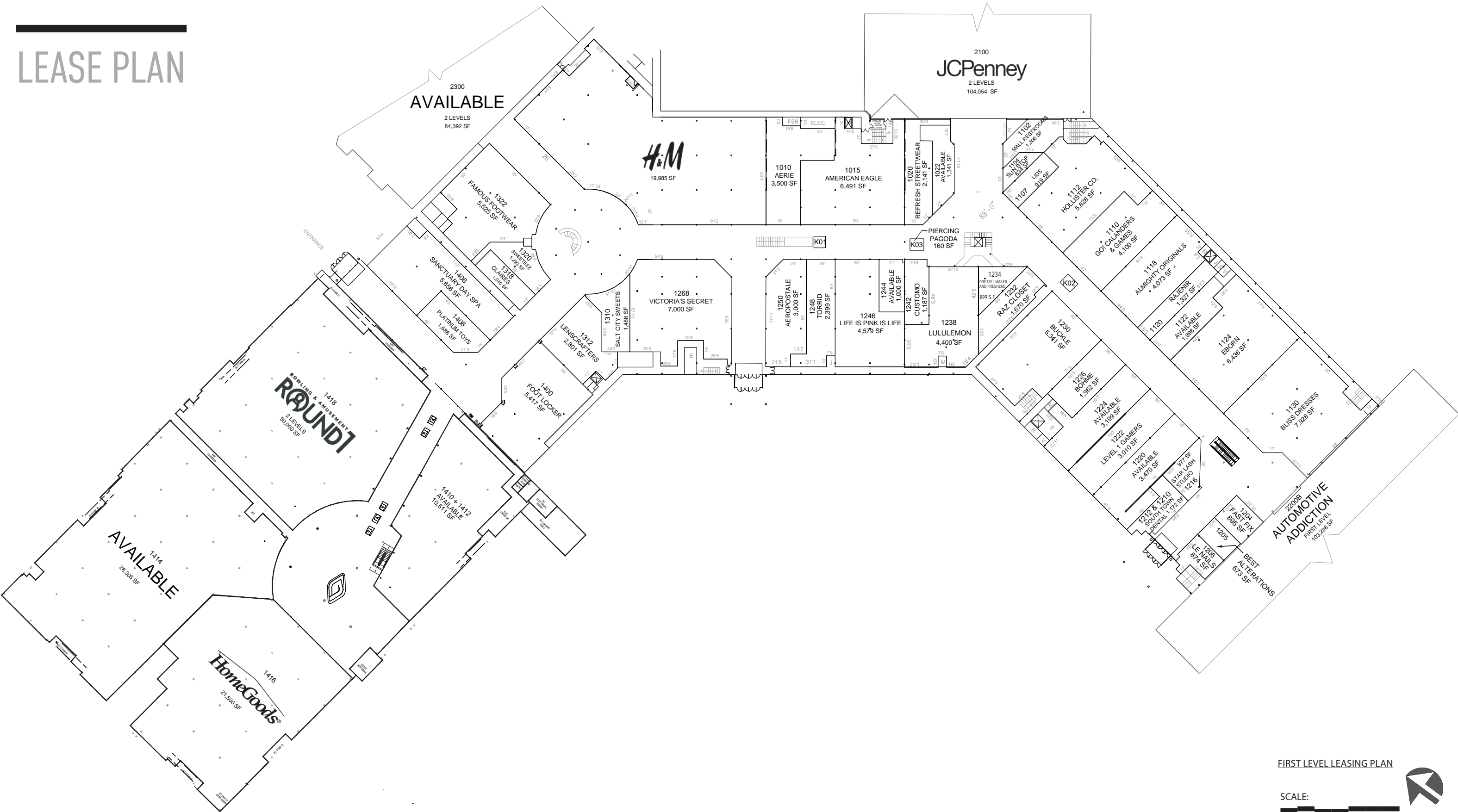
SCALE: 1" = 200'-0"



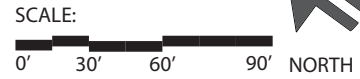
NORTH

Lower Level

LEASE PLAN



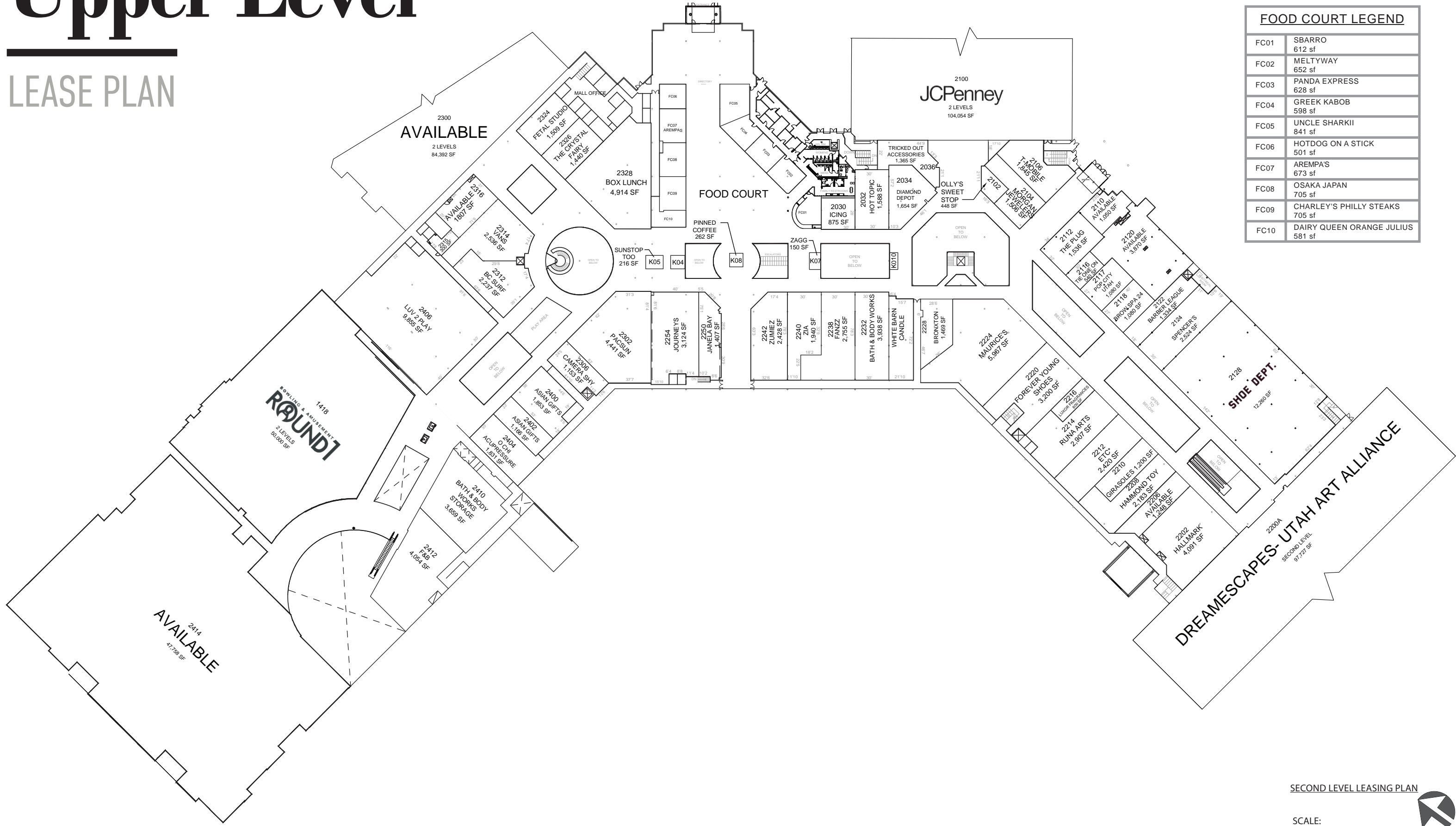
FIRST LEVEL LEASING PLAN



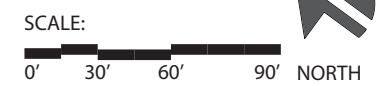
Upper Level

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





LEASING

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THE SHOPS AT
SOUTH
TOWN

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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