

10255-10305 South 1300 East

Alta View

CENTER



S a n d y , U T 8 4 0 9 3

CBRE

New Property Ownership Capital Improvement Plans TI Dollars Available

Alta View Center is a well established Neighborhood shopping center located on the highly trafficked 1300 East thoroughfare in Sandy, Utah. Anchored by notable national tenants including Smith's Grocery, Ace Hardware, and EOS Fitness, the center offers strong co-tenancy. The center consists of two retail boxes, 15 inline suites, a restaurant outparcel, and bank pad.

Under new ownership, Alta View Center is poised for revitalization through planned capital improvements aimed at enhancing curb appeal, infrastructure, and customer experience. These upgrades will further solidify the center's position as a key neighborhood center, offering increased value to both shoppers and businesses.



**\$25.00/SF NNN
STARTING RATE**



**HIGH TRAFFIC
THOROUGHFARE**



**UP TO 3,010 SF
AVAILABLE**

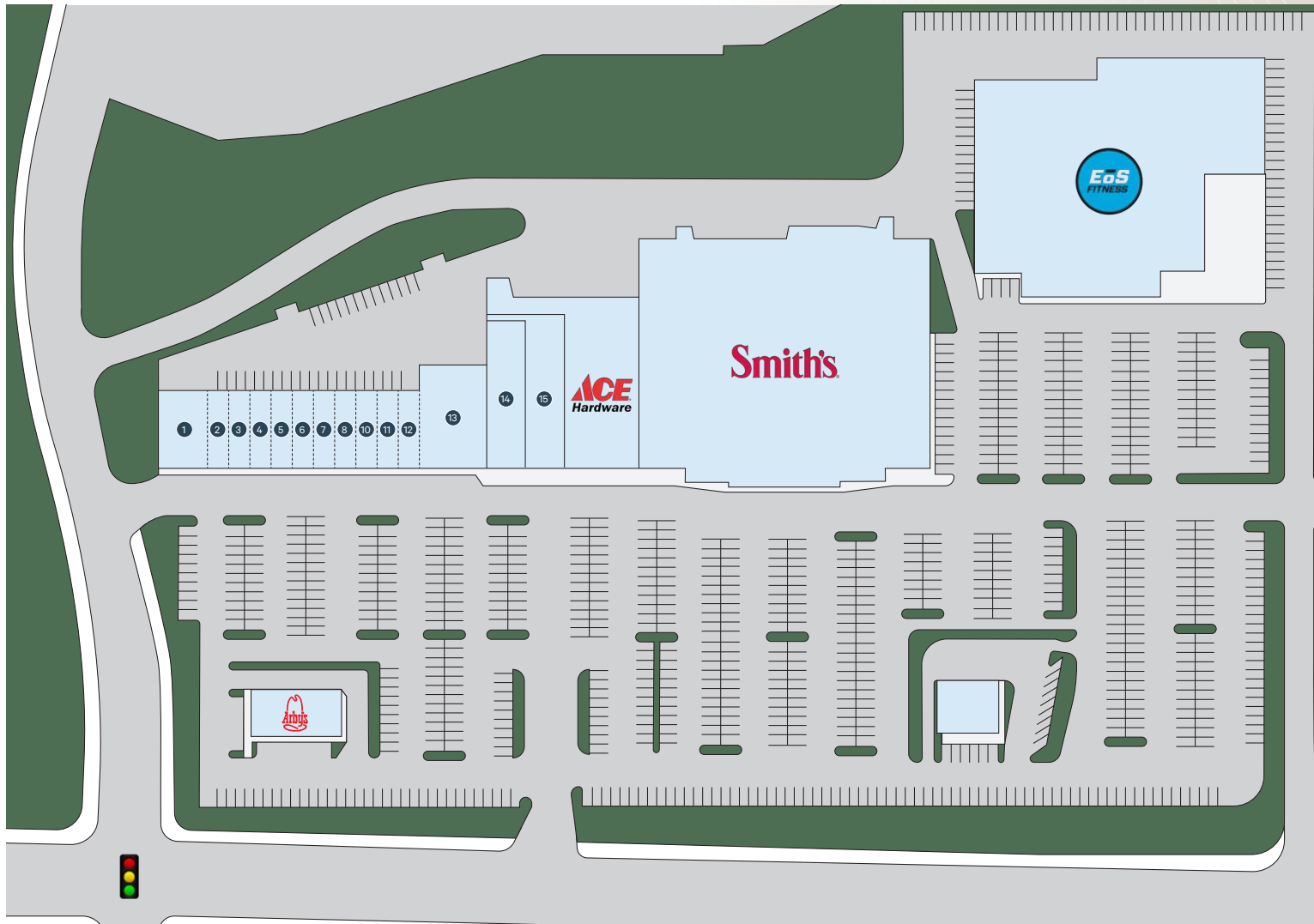


**STRONG
CO-TENANCY**





S I T E P L A N



TENANTS

- | | | | |
|---------------------|------------------------|----------------------|---------------------------|
| 1 Wildflower Events | 4 Royal India | 8 Pearl Foot Massage | 12 David's Nails |
| 2 Ace Orthotics | 5 All State Insurance | 9 Eleganza Med Spa | 13 Sandy Music Academy |
| 3 Ryans Bagel Cafe | 6 State Farm Insurance | 10 Doggy Den | 14 Skin Science Institute |
| | 7 Help-U-Mail | 11 Help-U-Mail | 15 Collectiv Academy |



The Shops at Southtowne

- HomeGoods
- lululemon
- athletica
- HOLLISTER CALIFORNIA
- AMERICAN EAGLE OUTLET
- VICTORIA'S SECRET
- AÉROPOSTALE
- Bath & Body Works
- REI COOP
- JCPenney
- HOT TOPIC
- H&M
- ROUND1
- PAC SUN
- T Mobile
- AMERICAN EAGLE (OUTLET)
- DQ
- POTBELLY
- TEXAS HOLDERS
- Arby's
- Pollo Loco
- chili's
- Starbucks

The Commons at Southtowne

- BARNES & NOBLE
- FIVE GUYS
- RACK
- verizon
- SUPER CHIX
- ULTRA
- SportClips
- FIREHOUSE SUBS
- MEN'S WEARHOUSE
- TILLY'S

Quarry Bend

- Walmart
- Starbucks
- ZUPAS
- SUBWAY
- Cafe Rio
- verizon
- SUPER CUTS
- GameStop
- LOWE'S
- Sinclair
- T Mobile

Canyon Center

- Smith's
- Starbucks
- 7 ELEVEN
- Dominos
- CLUB PILATES

Little Cottonwood Center

- Starbucks
- McDonald's
- Costa Vida
- Jersey Mike's
- Great Clips

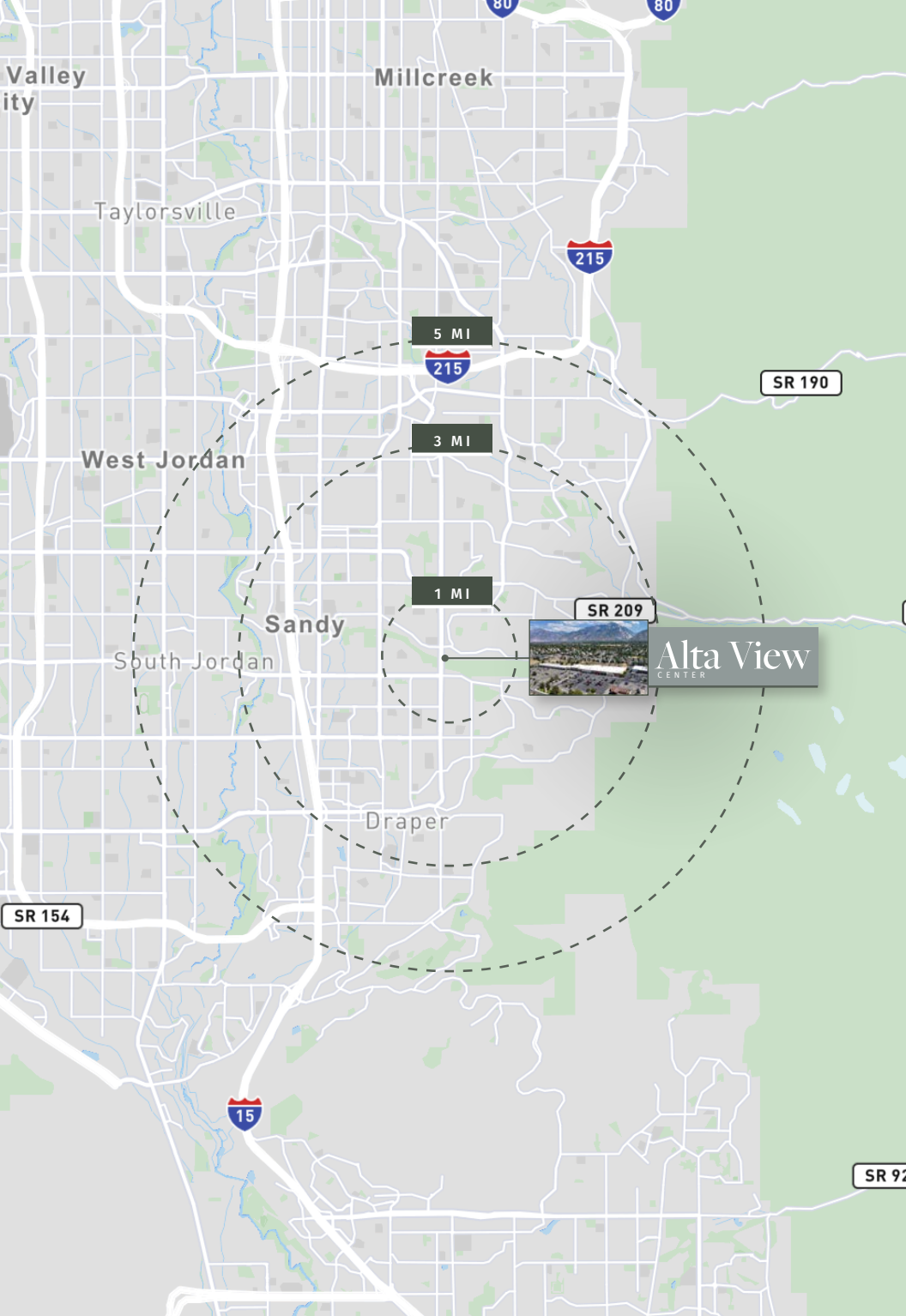
Alta View Center

- Smith's
- EoS FITNESS
- ACE
- Arby's

- Starbucks
- Arby's
- Subway
- D1
- Starbucks

- Shake Shack
- Canal's
- Mo' Bettans
- Sinclair

- Scheels
- Duluth Trading
- the Habit Burger Grill
- AT&T
- T Mobile



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	13,797	103,273	237,984
2029 Population - Projection	13,327	101,831	238,113
2020-2024 Growth Rate	-0.64%	-0.31%	0.26%
DAYTIME POPULATION			
Daytime Population	11,686	109,058	245,854
Daytime Residents	6,617	47,408	106,810
HOUSEHOLDS			
2024 Current Year Estimate	4,544	36,305	86,729
2020-2024 Annual Growth Rate	0.05%	0.53%	1.05%
2024 Average Household Size	3.03	2.83	2.73
HOUSEHOLD INCOME			
Average Household Income	\$155,170	\$164,406	\$152,956
Median Household Income	\$127,144	\$122,239	\$113,357
EDUCATION			
Some College or Higher	71.7%	77.3%	77.3%
Bachelor's Degree or Higher	42.0%	49.3%	48.0%

W H Y U T A H ?

Utah continues to rank among the top states nationally for economic strength, population growth, and youthful demographics. In 2025, Utah was named the #1 state for economic outlook for the 18th consecutive year and remains one of the most diversified economies in the nation, with a Hachman Index score of 95.3, placing it in the top tier for industrial diversity. The state's economy added 32,800 jobs over the past year, with strong gains in education, health services, and construction 2). Utah's unemployment rate stands at 3.2%, well below the national average of 4.0%, and its real GDP growth rate led the nation at 4.6% through 2024 (2).

On the population front, Utah surpassed 3.5 million residents in 2025, growing at a rate of 1.64%, which ranks 4th nationally 3). The state also maintains the youngest median age in the U.S. at 31.3 years, contributing to a vibrant, educated workforce and a strong talent pipeline. This combination of economic resilience, demographic momentum, and business-friendly policies makes Utah a premier destination for companies seeking long-term growth and stability.

1.64%

Utah Population Growth 2024



+ #1 OVERALL STATE

U.S. News & World Report, 2025

+ #1 STATE FOR ECONOMIC OUTLOOK

Rich States Poor States, 2025

+ #2 BEST STATE ECONOMY

WalletHub, 2025



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