

Owned & Managed by:



CCA ACQUISITION
COMPANY, LLC



The Shops at Fort Union

1300 East Fort Union Blvd | Midvale, UT



CUSHMAN &
WAKEFIELD



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

688K SF REGIONAL RETAIL CENTER

anchored by Walmart, Bed Bath & Beyond, Smiths, Dick's Sporting Goods, Ross and Michaels. Surrounded by over 1M SF of office.

PROPERTY HIGHLIGHTS

1,200-50,700 SF AVAILABLE:

- 0.83 acre available for ground lease/sale
- Great access to I-215
- 8 Pylon Signs
- Multiple signalized access points
- Strong tenant mix

UNION PARK TRAFFIC:
27,000-38,640 ADT

FORT UNION BLVD TRAFFIC:
33,745 ADT



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	16,439	128,047	304,533
2021 Projected Population	17,176	133,638	319,034
Households			
2016 Estimated Households	7,127	48,979	111,775
2021 Projected Households	7,467	51,132	117,169
2016 Est. Median HH Income	\$60,013	\$61,891	\$62,477
2016 Est. Average HH Income	\$78,687	\$83,930	\$84,733
2016 Est. Per Capita HH Income	\$33,697	\$32,273	\$31,301

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.



Strong mix of large and medium sized retailers, restaurants and services.

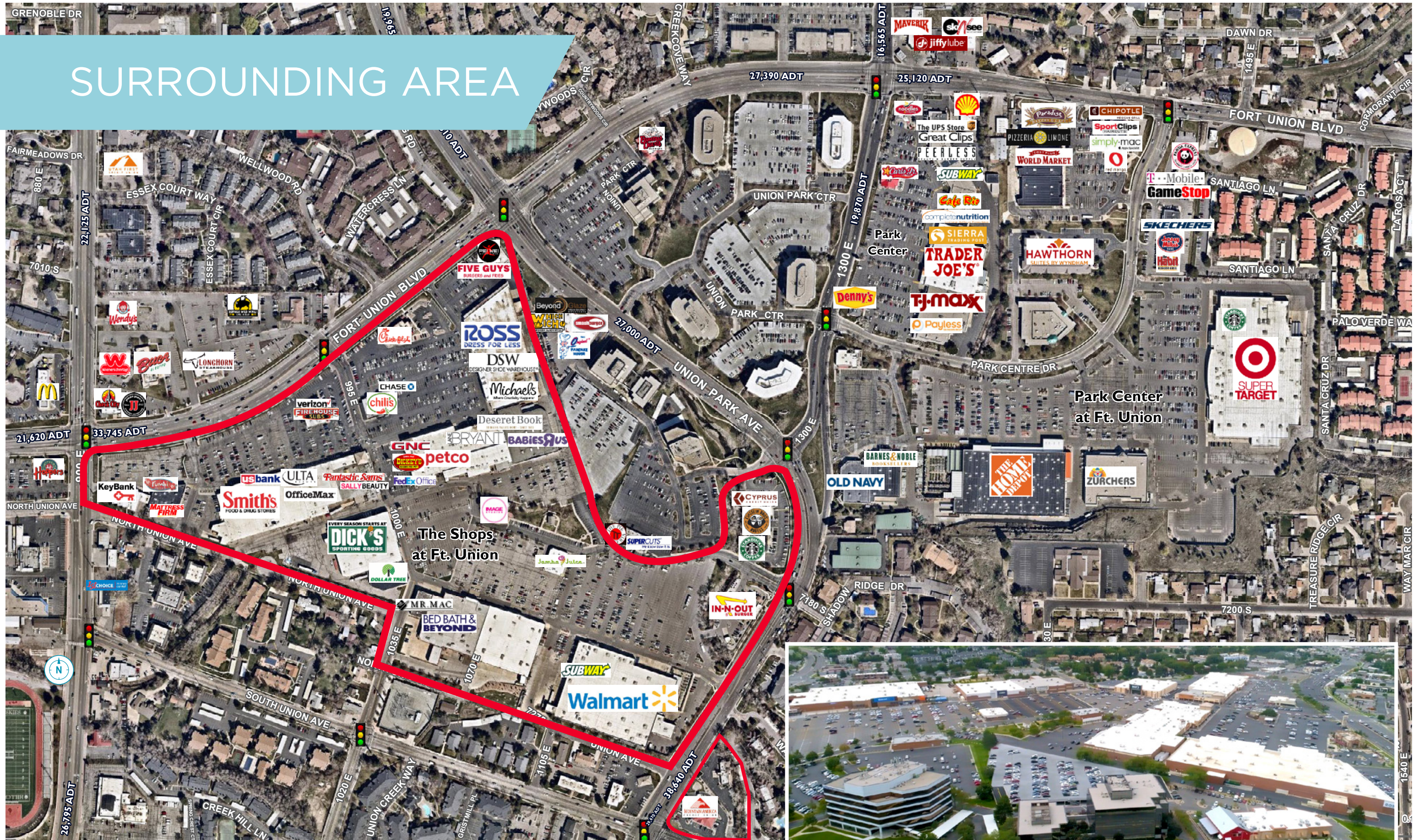
TENANT DIRECTORY

STATUS	
■	Available
■	Quietly Marketed
■	LOI
■	Lease Negotiations
■	Leased



#	TENANT	SF	#	TENANT	SF
4	BABIES "R" US	36,100	104	DOLLAR TREE	12,521
7	DESERET BOOK CO	19,795	106	MR. MAC	8,000
13	PROPOSED HAND & STONE	3,000	110	BED BATH & BEYOND	38,235
13A	PROPOSED KIRKLANDS	13,200	110A	AVAILABLE	4,700
15	LANE BRYANT	4,891	110B	PRETTYMAN CONSTRUCTION	3,335
17	PETCO	15,973	114	AVAILABLE	50,700
19	QUIETLY MARKETED	2,250	118	WALMART	126,370
21	GNC	2,250	120	IN-N-OUT BURGER	3,750
23	DICKEY'S	2,700	122	STARBUCKS COFFEE	1,600
26	FEDEX OFFICE	7,365	123	EMPANADA EXPRESS	1,200
28	QUIETLY MARKETED	1,250	124	EINSTEIN BROS BAGELS	1,675
30	CHILI'S GRILL & BAR	5,356	126	CYPRUS CREDIT UNION	4,947
32	GROOVY NAILS	1,200	130	SUPERCUTS	1,258
34	AVAILABLE	1,400	132	AVAILABLE	1,259
36	FAMILY SHOE REPAIR	627	135	THE PIE PIZZERIA	2,592
38	IT' ALL ABOUT TIME	730	136	AVAILABLE	1,322
40	THE MAIL CENTER	800	140	JAMBA JUICE	2,060
42	J DAWGS	1,223	142	TERIYAKI EXPRESS	1,530
44	FANTASTIC SAM'S	1,203	144	AVAILABLE	1,885
46	SALLY BEAUTY SUPPLY	1,500	146	ELITE ALTERATIONS	500
50	OFFICEMAX	25,536	150	IMAGE STUDIO	6,224
52	ULTA BEAUTY	10,018	154	LISMAN STUDIOS	3,413
56	SMITH'S FOOD & DRUG	65,755	162	MOD PIZZA	3,150
60	THE MATTRESS FIRM	3,392	163	5 GUYS BURGERS AND FRIES	2,924
32	Hand & Stone	2,423	165	AVAILABLE	.83 acres
64	SEE'S CANDIES	1,232	M02	PALM BEACH TAN	3,505
66	RUMBI ISLAND GRILL	3,730	M05	SWEET TOOTH FAIRY	1,255
68	KEYBANK	3,055	M06	WAFFLE LOVE	2,029
70	AVAILABLE	6,430	M08	MIDVALE MODERN DENTIST	4,007
72	AVAILABLE	4,030	M09	ROSS DRESS FOR LESS	30,187
84A	FIREHOUSE SUBS	2,052	M10	DSW	17,055
84B	VERIZON WIRELESS	4,940	OP7	MICHAEL'S	23,277
100	DICK'S SPORTING GOODS	49,318	OP7	CHICK-FIL-A	4,319

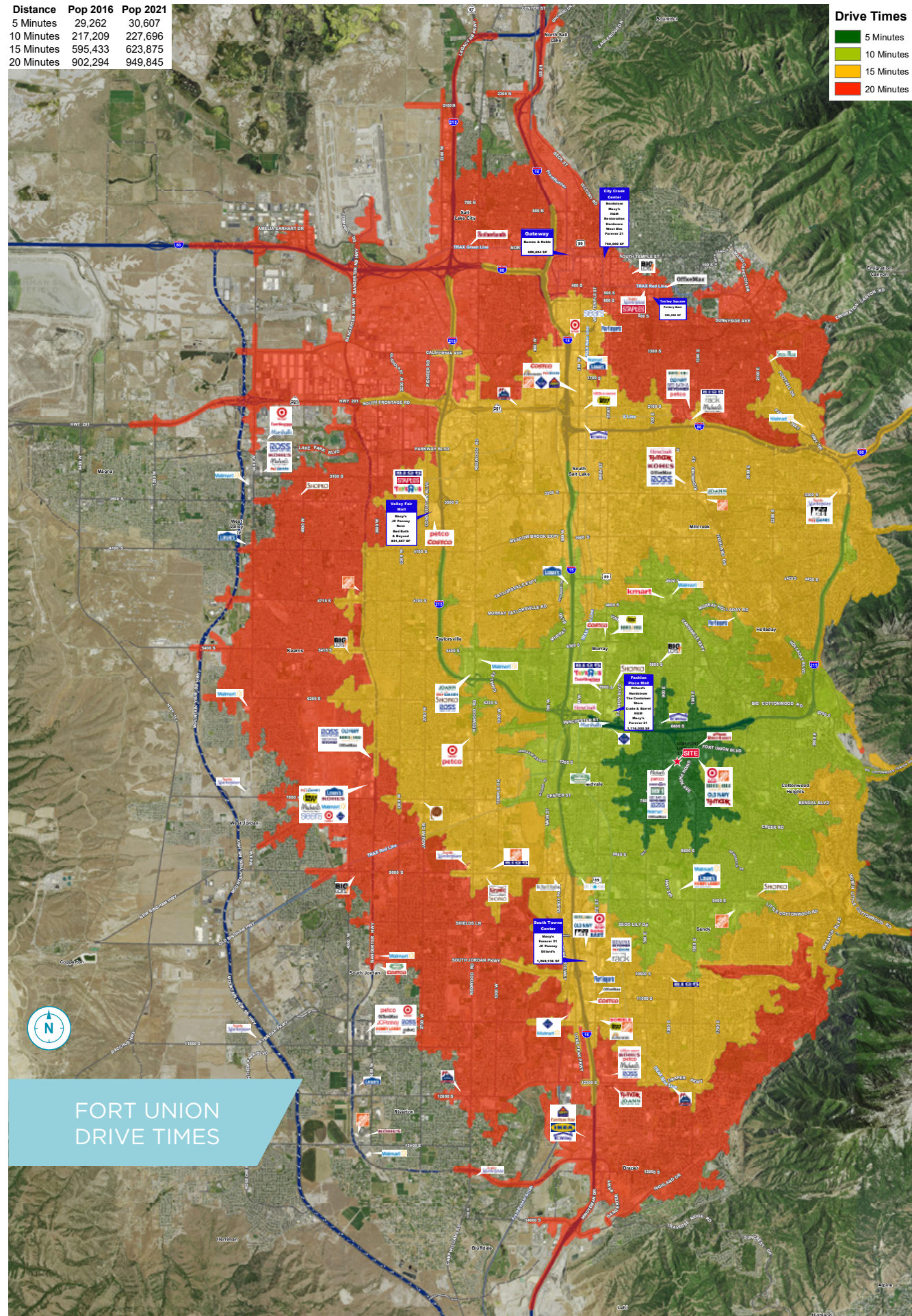
SURROUNDING AREA



Distance	Pop 2016	Pop 2021
5 Minutes	29,262	30,607
10 Minutes	217,209	227,696
15 Minutes	595,433	623,875
20 Minutes	902,294	949,845

Drive Times

- 5 Minutes
- 10 Minutes
- 15 Minutes
- 20 Minutes



FORT UNION
DRIVE TIMES



#	Property Name	Address	Bldg SF
1	Merrill Lynch	1100 E 6600 S	66,670 SF
2	Northwest Park I	1225 Fort Union Blvd	34,459 SF
3	Northwest Park II	1265 E Fort Union Blvd	46,907 SF
4	Northwest Park III	1275 Fort Union Blvd	26,619 SF
5	Union Centre	7001 S 900 E	39,183 SF
6	Union Park I	6925 S Union Park Ctr	82,167 SF
7	Union Park II	7050 S Union Park Ctr	85,653 SF
8	Union Park III	6985 S Union Park Ave	103,286 SF
9	Union Park IV	6975 S Union Park Ctr	101,048 SF
10	Union Park V	6995 S Union Park Ctr	81,890 SF
11	Union Park VI	6955 S Union Park Ctr	102,713 SF
12	Union Park VII	6965 S Union Park Ctr	81,955 SF
13	Union Woods	7090 Union Park Ave	89,606 SF
14	Creekview Plaza C	948 E North Union Ave	50,000 SF
15	Creek Road Office Park 7440	7440 S Union Park Ave	40,000 SF
16	Union Heights	7730 S Union Park Ave	140,988 SF
Total:			1,173,144 SF

Union Park

Total Businesses: 914
Daytime Population: 26,286

Park Center

Park Center at Ft Union

FORT UNION
OFFICE LOCATIONS

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