

- Excellent Street Visibility
- Anchored by Home Depot (#2 in the District), Smiths Food & Drug, and Walmart
- High Traffic Counts

Brenda Benter

Leasing Director 714-460-1500 bbenter@rmrginc.com

Julie Swieca

Leasing Associate 714-821-2172 jswieca@rmrginc.com



PROPERTY HIGHLIGHTS

Features

- Excellent Street Visibility
- Anchored by Home Depot (#2 in the District), Smiths Food & Drug, and Walmart
- High Traffic Counts

Traffic Counts

4700 South	26,220/34,975
Bangerter Hwy	51,510/50,840

Source: datametrix

Demographics	1 mile	3 mile	5 mile
Estimated Population (2021)	21,811	178,206	328,481
Estimated Average Household Income (2021)	\$84,429	\$84,123	\$87,279

Source: Applied Geographic Solutions 2021

Major Retailers near the Center









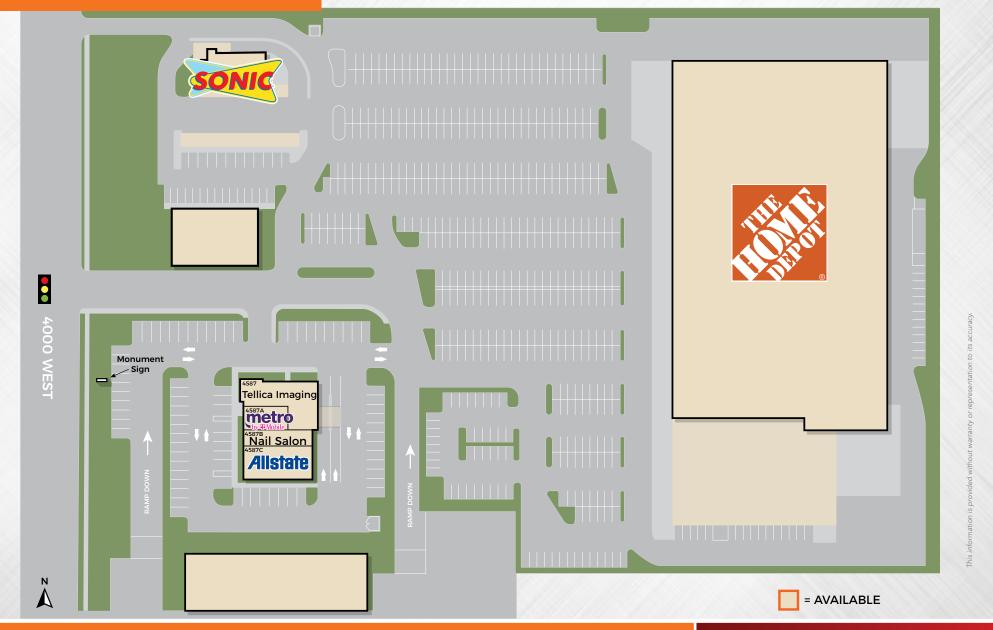
For more information:

Brenda Benter Leasing Director 714-460-1500 bbenter@rmrginc.com Julie Swieca Leasing Associate 714-821-2172 jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701 redmountaingroupinc.com

SITE PLAN



West Valley 4587 4000 West Salt Lake City, Utah For more information:

Brenda Benter Leasing Director 714-460-1500 bbenter@rmrginc.com Julie Swieca Leasing Associate 714-821-2172 jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701 redmountaingroupinc.com



West Valley 4587 4000 West Salt Lake City, Utah For more information:

Brenda Benter Leasing Director 714-460-1500 bbenter@rmrginc.com **Julie Swieca**Leasing Associate
714-821-2172
jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701 redmountaingroupinc.com