

FOR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

ANDY MOFFITT

amoffitt@mwcre.com
direct 801.456.8811
[View Profile](#)

LANCE PENDLETON

lpendleton@mwcre.com
direct 801.456.8808
[View Profile](#)

TRAIL CROSSING SHOPPING CENTER



PROPERTY DETAILS

4700 DAYBREAK PKWY, SOUTH JORDAN, UTAH 84095

- 1,435 SF (Former Easy Vet) | Available Now
- 2,000 SF (Former Karuwaa Restaurant) | Available Now
- Dominant Smith's Anchored Regional Shopping Center for Daybreak.
- Daybreak is the largest master-planned residential community in the state of Utah. Overall potential is 20,000+ units!
- Located adjacent to the Mountain View Corridor Highway.
- Regionally connected location providing access to the west bench of Salt Lake County, including Salt Lake International Airport.
- Nearby highlights: Herriman High School (approx. 2,300 students), University of Utah Health Center, Rio Tinto Kennecott (2,500 Employees).
- Over 85,000 current residents living in South Jordan.

2024 DEMOS



EST. POPULATION

1 MILE » 16,849
3 MILE » 90,448
5 MILE » 210,391



EST. HOUSEHOLDS

1 MILE » 5,755
3 MILE » 27,426
5 MILE » 62,958



EST. AVERAGE HH INCOME

1 MILE » \$111,373
3 MILE » \$153,631
5 MILE » \$156,698

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Salt Lake City, UT 84111
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SITE PLAN

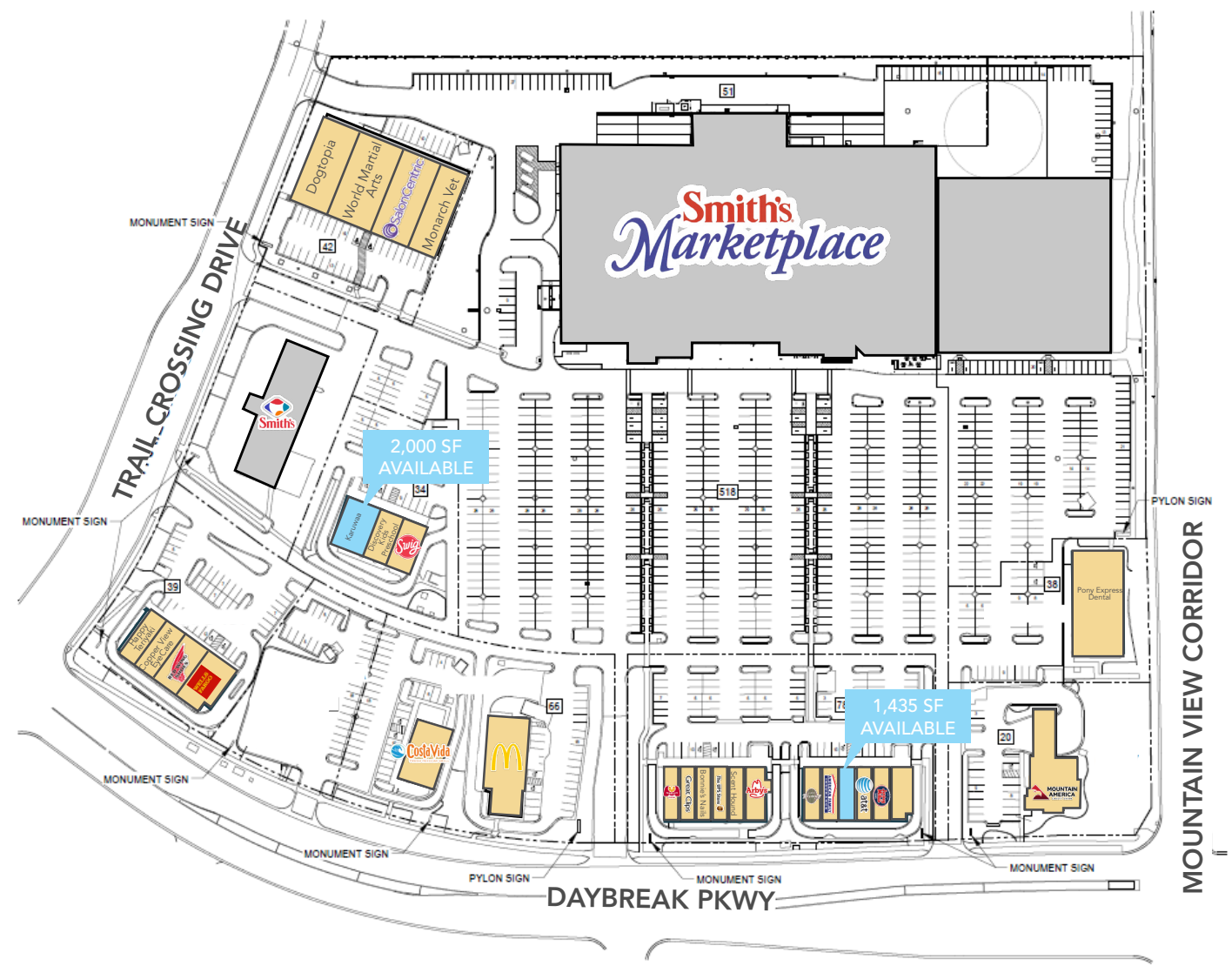


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MOUNTAIN VIEW CORRIDOR

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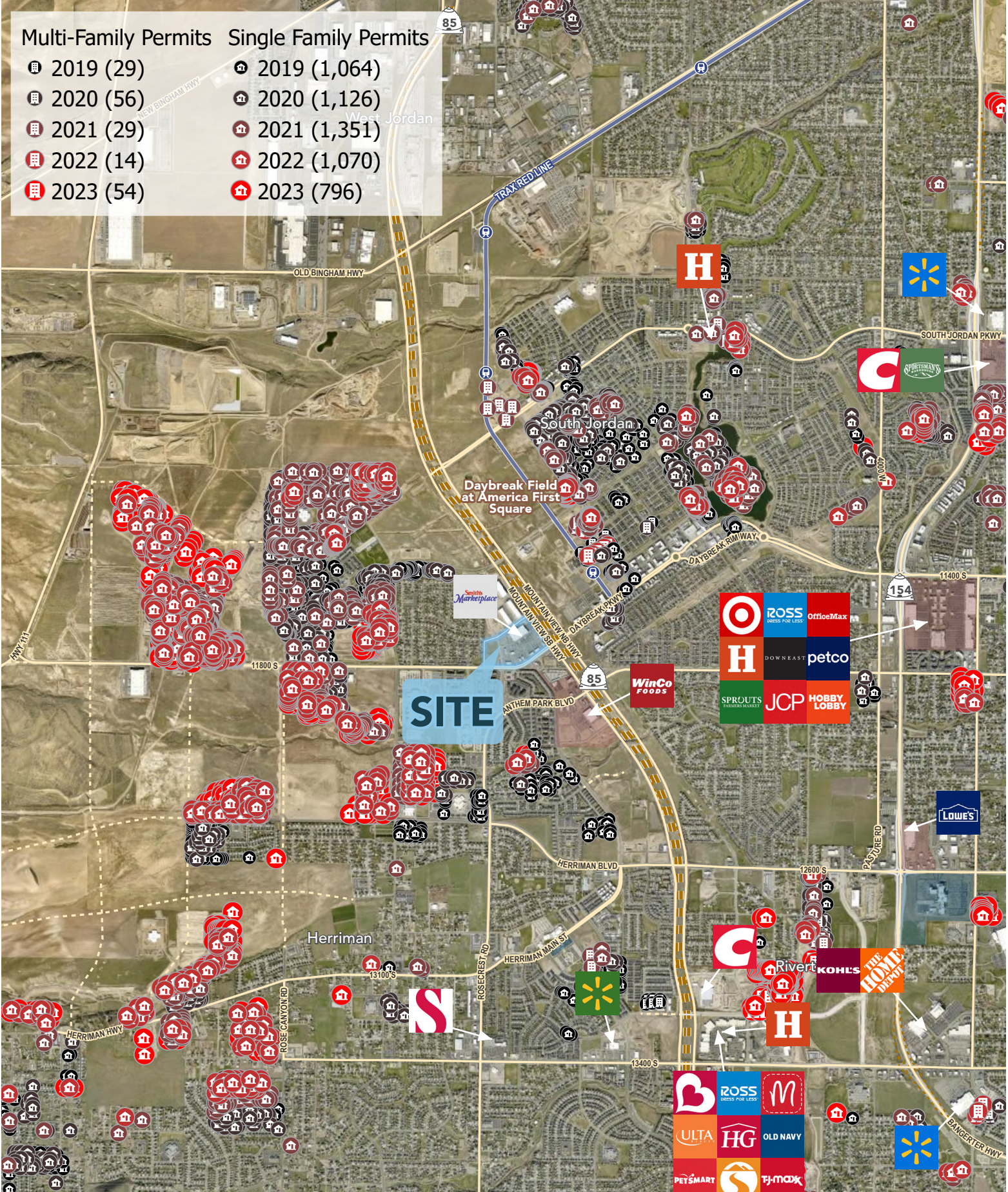
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

Multi-Family Permits

Single Family Permits

- 🏠 2019 (29)
- 🏠 2020 (56)
- 🏠 2021 (29)
- 🏠 2022 (14)
- 🏠 2023 (54)

- 🏠 2019 (1,064)
- 🏠 2020 (1,126)
- 🏠 2021 (1,351)
- 🏠 2022 (1,070)
- 🏠 2023 (796)



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