

## VALLEY FAIR MALL

Since 2009, the Valley Fair Mall has transformed from an aging, outdated structure to a one million square-foot retail center, including an enclosed mall and adjoining lifestyle center of shops and restaurants surrounding an outdoor plaza. A 3,200-seat Megaplex Theater and a 150,000 square-foot Costco are major draws to the site. At full redevelopment/buildout, retail sales at this site are expected to exceed \$300 million annually. An interior remodel of the enclosed section is currently underway.

Both national retailers and smaller local shops will desire to be part of this rejuvenated mall complex. As a major regional mall, retailers will want to take advantage of the wide range of retail, restaurant, and entertainment components of this site.

Approximately two blocks east (across I-215) is the city's entertainment district which contains the Hale Centre Theatre and the Maverik Center, a 10,000 seat venue for sports and entertainment. Just west of Valley Fair Mall is Fairbourne Station, a mixed-use development around the city's center. Fairbourne Station includes a 162-room Embassy Suites hotel, a 225-unit, class-A apartment complex and a four-acre plaza and promenade. Future development will include office space and additional multifamily units.



### **TRANSPORTATION**

Easy accessibility to major freeways, an international airport and other points of the Salt Lake Valley. 5 minutes to I-15 north-south freeway, I-80 east-west freeway or I-215 belt route.

### **SKI AREAS**

Close proximity to ski areas and Park City.

### **AIRPORT**

Ten minutes to Salt Lake International Airport or downtown Salt Lake City.

### **ACCESSIBILITY**

Close to a large market area of western Salt Lake County and portions of neighboring Tooele County.

### **LOCATION**

Adjacent to Fairbourne Station, the "downtown" of the second-largest city in the state.

### **RETAIL DESTINATION**

Over 1 million square feet of existing retail, creating a destination location for other retail establishments.

## NEARBY LOCATIONS

Complementary retail along 3500 South and 2700 West  
Fairbourne Station mixed-use development  
West Valley City Center intermodal transit hub  
Entertainment district (Hale Centre Theatre, Maverik Center)

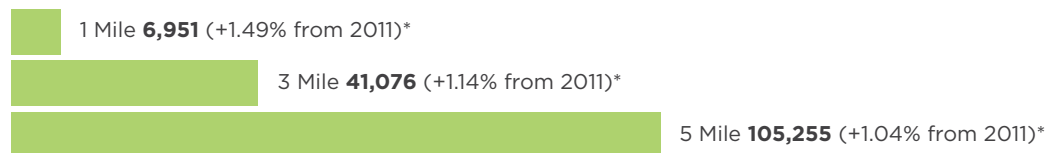
## A COMMUNITY GROWING IN VARIOUS NUMBERS

Valley Fair Mall lies at the geographic center of the Salt Lake Valley: a market of 1.1 million people. The population within a one-mile radius is projected to grow at more than double the national projected population growth rate.\* West Valley City's population has grown 18.9% since 2000.

### 2016 POPULATION



### 2016 HOUSEHOLDS



\*More than double the projected national annual rate of growth of 0.68% from 2011-2016. (Source: ESRI Business Analyst).



### West Valley City Economic Development / Redevelopment Agency

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