



CLEAR CREEK CROSSING TRAIL CONNECTION - COMING 2024

THE LOOKOUT
THE LOOKOUT IS A DINING AND ENTERTAINMENT DISTRICT FEATURING AN AMENITIZED PUBLIC PARK, OUTDOOR DINING, AND WILL BE A COMMON CONSUMPTION AREA

AVAILABILITIES		
LOTS	ACREAGE	NOTES
G	5.45	AVAILABLE (DIVISIBLE)
O	2.74	AVAILABLE (DIVISIBLE)
THE LOOKOUT AT CLEAR CREEK CROSSING		
Q3	1.10 ACRES (9,000 SF BUILDING)	AVAILABLE (SINGLE OR MULTITENANT BUILDING)

*Q3 proposed building can grow in size slightly and can be divided for leases 1,500 SF or larger

COMPLETED & PENDING		
LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	MID-2024 (210-BED HOSPITAL BUILDING & 130,000 SF ACCESSORY MOB)
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOTEL (FLAG TBA)	DEAL PENDING (118 KEYS; SUMMER 2025)
D	BIRDCALL	LATE 2024
E	FINANCIAL INSTITUTION (TBA)	DEAL PENDING (EARLY 2025)
J	FOOTHILLS CREDIT UNION	OPEN
K	DUTCH BROS	OPEN
L	KUM & GO	OPEN
M	LIFE TIME FITNESS	MID-2024
P	DAYCARE (TBA)	DEAL PENDING (LATE 2025)
R	QSR (TBA)	DEAL PENDING (LATE 2024)
T	HAMPTON INN & SUITES	LATE 2024
U	OUTLOOK CLEAR CREEK APARTMENTS	MID-2024 (250 APARTMENT HOMES)
THE LOOKOUT		
Q1	LOCAL BREWERY & RESTAURANT	DEAL PENDING (SUMMER 2025)
Q2	LOCAL F&B CONCEPTS	DEAL PENDING (SUMMER 2025)

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