

Colliers

Shop Space For Lease

Saratoga Crossroads

New Ownership!



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SEC Redwood Rd & Crossroads Blvd
Saratoga Springs | Utah

Property Information

- Anchored by brand new Vasa Fitness!
- Shop Space Available: 1,300-2,538 SF
- Convenient access to Crossroads Blvd and Redwood Rd
- Nearby Retailers:



Property Highlights

Located in Saratoga Springs, recently identified as the epicenter of growth in Utah, with an estimated 35% population increase over the next 5 years and expected to have over 120,000 residents at build out. Saratoga Crossroads is under new ownership with lots of exciting changes on the horizon. Parking lot improvements and exterior painting have recently been completed.



Saratoga Crossroads

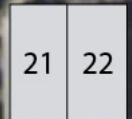
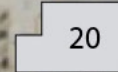
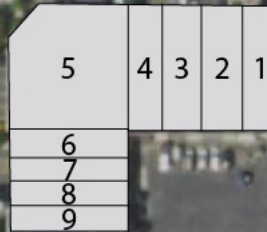
Site Plan

Colliers

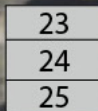


CROSSROADS BLVD 24,000 ADT

REDWOOD RD 23,000 ADT



Suite	Size
1	1,300 SF
2	1,820 SF
3	1,300 SF
4	1,178 SF
5	4,717 SF
6	1,100 SF
7	1,500 SF
8	1,300 SF
9	1,300 SF
10	VASA Fitness
11	1,300 SF
12	3,294 SF
13	1,300 SF
14	1,238 SF
15	4,000 SF
16	2,518 SF
17	1,146 SF
18	4,300 SF
19	0.8 acres
20	3,050 SF
21	1,200 SF
22	3,538 SF
23	1,980 SF
24	966 SF
25	1,407 SF



Available

Leased



Saratoga Springs Retail Corridor

Walmart SUPERCENTER
Cafe Rio MEXICAN GRILL
O'Reilly AUTO PARTS
DOLLAR TREE
Domino's Pizza
CHASE ZIONS BANK

Westlake Shopping Center

THE HOME DEPOT
EGG FITNESS BETTER GYM. BETTER PRICE.
STATE LIQUOR & WINE STORE
FAMOUS footwear
Marshall's
TRACTOR SUPPLY CO.
OUTBACK STEAKHOUSE
Michaels
KFC
Starbucks
CUBBY'S
Jack in the box
TACO BELL
Wendy's

Crossroads Blvd

24,000 ADT

SITE

Crossroads Blvd

16,000 ADT

Saratoga Towne Center

ANYTIME FITNESS
Walgreens
EMU TIME
McDonald's
DEL TACO
Auto Zone
Denny's
KNEADERS
SUBWAY

Steele Ridge

WAGS & PAWS
BLACK RIFLE COFFEE COMPANY
FOURTY TWO
PUPPU'S
READY, SET, GO!

Saratoga Crossroads

VASA
MOUNTAIN AMERICA
Arctic Circle
Beto's
maurices
RED HANGER
Little Caesars
CLEANERS
CHUBBY'S
BURGER KING

The Point @ Saratoga

Swig
MO'BEITANS
Orangetheory
PIANO PLACE
WING STOP
Raspberry

Riverview Plaza

bluelemon
BLOX
ICEBERG
Beany's
HOT WORK

Intermountain Healthcare
(Planned)

DESERT INDUSTRIES
(Under Construction)

COSTCO WHOLESALE

The Village at Saratoga

Olive Garden
zao ASIAN CAFE
DUTCH BROS
POPEYES
LOUISIANA KITCHEN
Cookie Cutters
HANDLES
PAPA JOHN'S

U HEALTH
UNIVERSITY OF UTAH
(Planned)

Deseret Book
petco
ULTA
Five Star
ROSS
HOBBY LOBBY

Latitudes

Smith's Marketplace

Chick-fil-A
CHIPOTLE
MATTRESS FIRM
ZUPAS
WELLS FARGO
Habit
chili's

Riverside Crossing

SHERWIN WILLIAMS
CENTRAL
THRIVE MEDICAL OFFICES

The Crossing

Costa Vida
Tires LES SCHWAB
Papa Murphy's
Arby's
SUPER CUTS
BANK OF AMERICA
MATHNASIUM
Sprint
RED
Beans & Brews
DAYLIGHT DONUTS
SEVENBROTHERS
cruible
noodles
MOD
Abundant DENTAL CARE
Quick Wash CAR WASH

Pioneer Crossing 24,700 ADT



Saratoga Springs

Location/Access

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Why Saratoga Springs?

The City of Saratoga Springs is an exciting new pro-development community located on the northwest shores of Utah Lake in



According to the 2020 Census, Utah had the highest growth in the Nation



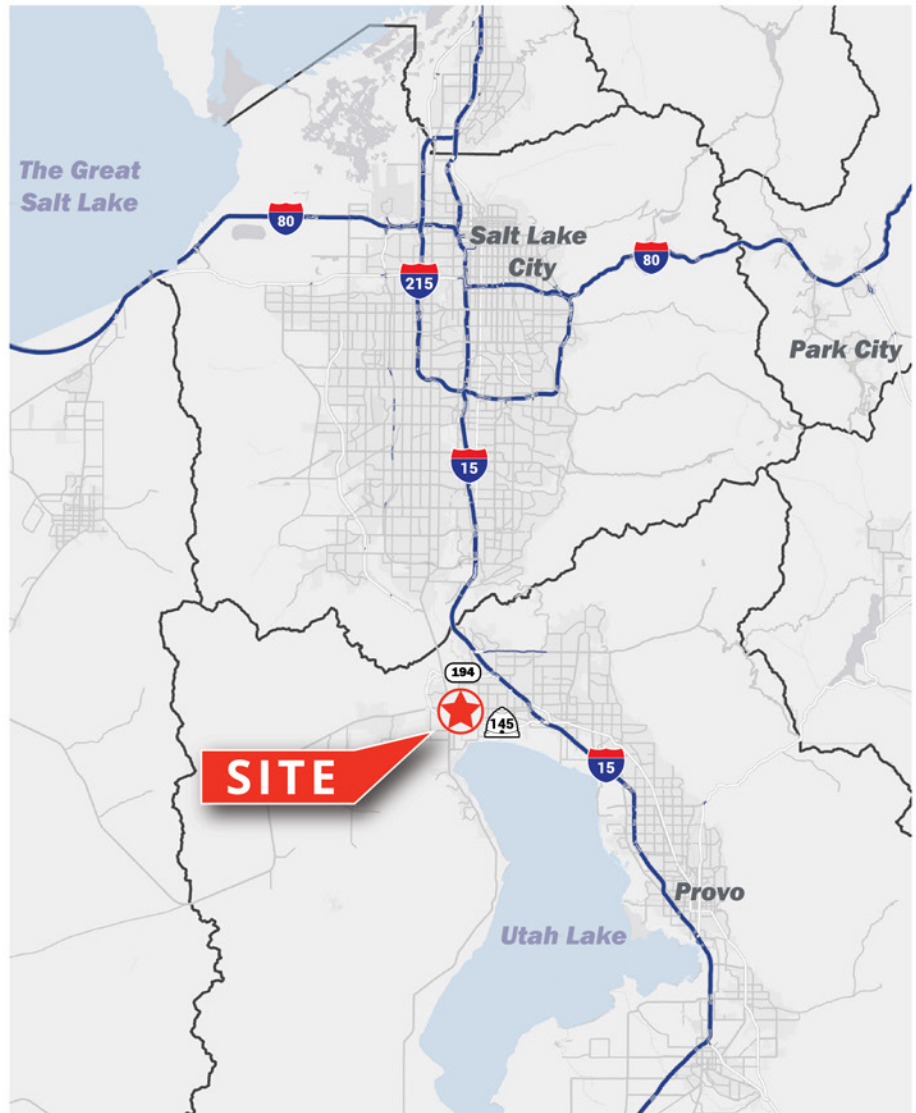
Saratoga Springs grew by 112% over the past decade & is among the top 5 highest growth cities in Utah (US Census)



Saratoga Springs is a high income area with a Median Household Income of \$109,000 (esri)



Saratoga Springs' Average Household Size is one of the highest in the Nation at 3.87 (esri)



Demographics	1 Mile	3 Mile	5 Mile
Population			
2022 Estimated	8,087	65,493	149,530
2027 Projected	9,753	80,822	176,955
Households			
2022 Estimated	2,287	17,003	38,641
2027 Projected	2,725	21,270	45,963
Income			
2022 Median HHI	\$109,507	\$105,459	\$104,865
2022 Average HHI	\$133,823	\$128,654	\$125,341

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