



# JUNCTION COMMONS

Formerly known as Outlets Park City



## Outlets Park City is refreshing and rebranding to become Junction Commons Park City

A refresh and remerchandising program on the lower level of Outlets Park City is currently underway. Upon completion of the refresh project, expected at the end of 2024, the center will be rebranded to Junction Commons Park City. Updates to the 35-year-old center will include:



- Updated color scheme
- New siding
- New Main Entryway Design
- Redesigned center-wide signage
- Amenity enhancements
- New outdoor seating plaza



# Hybrid Merchandising Mix

Starting in 2023, a remerchandising program began to bring together a hybrid mix of retailers that include outlet concepts alongside full-line national retailers, local boutiques, restaurants and other service-related businesses. **New/coming soon** retailers will include:

**NATIONAL RETAILERS:**

- Buckle
- Bullfrog Spas Factory Store
- Chipotle Mexican Grill
- Jersey Mike's Subs
- Pro Image Sports
- Ulta Beauty - Opens Fall 2024

**NEW LOCAL BOUTIQUES:**

- Blue Sky Nomads Jewelry & Accessories
- CCPC Summit Exchange
- Cecelia New York
- Locals - Home, Holiday & Gift



# New Market Development

- **Deer Valley Resort** is adding 3,700 acres of skiable terrain which will more than double the size of the resort making it one of the largest ski resorts in North America. The new resort will feature 37 chairlifts serving 238 ski runs. Also, the first Tiger Wood's golf course in Utah will be a part of the expansion.
- **Deer Valley East Village** will open for winter in 2025/2026 and include 1,700 residential units, 800 hotel rooms across multiple properties including Grand Hyatt Deer Valley, Montage Deer Valley and Pioche Hotel.
- **The Winter Olympics & Paralympics Games** will return to Salt Lake City/Park City in 2034. The area last hosted the Winter Olympics in 2002.







Source: Placer.ai June 2024



# Market Demographics

Source: Placer 2023 STI Popstats

STATS	5 MILES	10 MILES	30 MILES	45 MILES	60 MILES
POPULATION	24,876	31,143	1.7M	2.6M	2.8M
HOUSEHOLDS	9,444	11,967	565,187	846,117	900,447
AVG. PERSONS/HOUSEHOLD	2.63	2.59	2.99	3.07	3.08

AVG. AGE	42.01	41.9	35.97	34.95	35.02
MEDIAN AGE	43.82	43.35	33.14	31.92	31.97
HOUSEHOLDS WITH CHILDREN	29.4%	28.4%	34.3%	36.5%	36.8%

ETHNICITY					
WHITE	86.1%	83.6%	72.9%	64.3%	74.9%
HISPANIC	7.3%	9.9%	16.3%	16.1%	15.7%
OTHER	3.9%	3.6%	5.9%	5.6%	5.5%
ASIAN	2.2%	2.4%	3.4%	2.7%	2.6%
BLACK	0.5%	0.5%	1.4%	1.3%	1.2%

AVG. HOUSEHOLD INCOME	\$229,274	\$223,773	\$123,650	\$117,681	\$117,151
-----------------------	-----------	-----------	-----------	-----------	-----------

ANNUAL VISITORS  
1.4 million

UNIQUE VISITORS  
607.7K

AVG. DWELL TIME  
58 min

AVG. HOUSEHOLD INCOME  
\$229,274  
Within 5 Miles of Center

SIZE  
319,661 SF

NUMBER OF STORES  
56

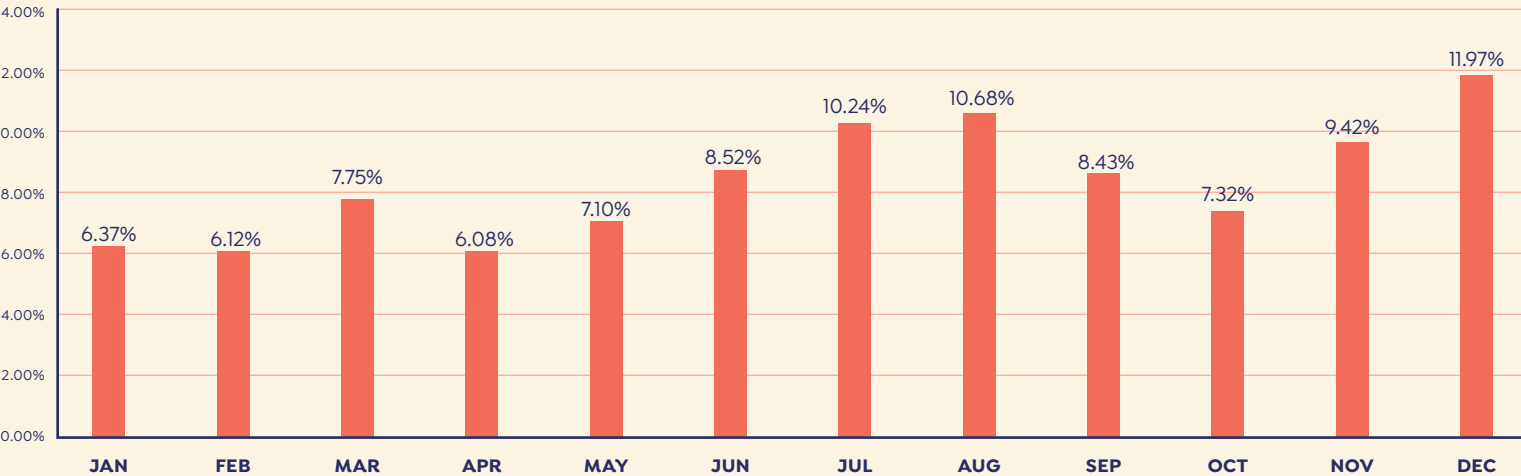
KEY DATES  
Opened 1990;  
Refreshed  
2024

NUMBER OF PARKING SPACES  
1,348

PARKING RATIO  
4:1,000

## Seasonality Chart

Source: May 2023 – April 2024 Tenant Sales





## Featured Stores

ABERCROMBIE & FITCH

ADIDAS

AMERICAN EAGLE OUTFITTERS

BANANA REPUBLIC FACTORY

BOARDRIDERS

BUCKLE **NEW**

BULLFROG SPAS **NEW**

CHIPOTLE **NEW**

COACH

COLUMBIA FACTORY STORE

EDDIE BAUER OUTLET

GUESS FACTORY STORE

J.CREW FACTORY

JERSEY MIKE'S SUBS **NEW**

LE CREUSET

LEVI'S OUTLET

LUCKY BRAND JEANS

MICHAEL KORS

NIKE FACTORY STORE

OLD NAVY OUTLET

POLO RALPH LAUREN

PRO IMAGE SPORTS **NEW**

ULTA BEAUTY **COMING 2024**

UNDER ARMOUR FACTORY HOUSE

VANS OUTLET

VOLCOM





PARK CITY  
**JUNCTION**  
COMMONS

**STAPLES**

Walmart

**TACO BELL**

BW  
Best Western  
**PLUS**

**Arby's**

**WHOLE FOODS**  
MARKET

AC  
HOTELS  
MARRIOTT  
Park City

••T••Mobile••

**MOD**

EXIT  
145

80

EXIT  
145

61,483+ ADT  
SOURCE PLACER.AI 6/2024

W  
S  
N  
E

**IGNITE**  
RETAIL PARTNERS



## Distance To...

### MAJOR CITIES

<b>DOWNTOWN PARK CITY</b>	7.25
<b>SALT LAKE CITY</b>	15 miles
<b>SANDY</b>	17.5 miles
<b>HEBER CITY</b>	21 miles
<b>PROVO</b>	33.5 miles

### POINTS OF INTEREST

<b>UTAH OLYMPIC PARK</b>	1.3 miles
--------------------------	-----------

### RESORTS

Canyons Village	2.75 miles
Park City Mountain	5.75 miles
Deer Valley	7.25 miles
Alta	17 miles

## Nearest Competition

CENTER	DISTANCE (miles)	KEY TENANTS
Newpark & Redstone	.75	BEST BUY SMITH'S T.J. MAXX
Main St. Park City	6	LULULEMON THE NORTH FACE GORSUCH ROOTS
City Creek Center	26	APPLE NORDSTROM TIFFANY & CO LULULEMON
Fashion Place	26	APPLE DILLARD'S MACY'S NORDSTROM
Outlets at Traverse Mountain	44	NIKE FACTORY STORE COACH H&M MICHAEL KORS

FOR LEASING INFORMATION, CONTACT:

**MARC GURSTEL**

✉ mgurstel@igniteretailpartners.com

☎ 612.423.3350

**RON SIMKIN**

✉ simkingroup@gmail.com

☎ 901.484.7099

**MATT CHANDLER**

✉ matt@igniteretailpartners.com

☎ 260.414.7962

OWNERSHIP

**SINGERMAN**  
REAL ESTATE

LEASING & MARKETING

**IGNITE**  
RETAIL PARTNERS

PROPERTY MANAGEMENT

**AVISON**  
YOUNG