



PARK CITY



JUNCTION

COMMONS

GNC

OAKLEY VAULT

410



Hybrid Merchandising Mix

A remerchandising program is underway bringing together a hybrid mix of retailers that include outlet concepts alongside full-line national retailers, local boutiques, restaurants and other service-related businesses. **The latest and future additions include:**

NATIONAL RETAILERS:

- Buckle
- Bullfrog Spas Factory Store **NEW**
- Chipotle Mexican Grill
- Jersey Mike's Subs
- Pro Image Sports
- Ulta Beauty **NEW**

LOCAL BOUTIQUES:

- Blue Sky Nomads Jewelry & Accessories
- CCPC Summit Exchange
- Cecelia New York
- JC Hats & Bets **NEW**
- Locals - Home, Holiday & Gift
- Park City Nails **COMING SOON**



Newly refreshed and rebranded Junction Commons is continuing to evolve

Just in time for Holiday 2024, we completed a refresh of the lower level of the property that included a new entryway design featuring an outdoor seating area/plaza, amenity enhancements, updated color scheme, new façade siding, and updated center-wide signage. Upon completion, we rebranded the center from Outlets Park City to Junction Commons Park City to better reflect the hybrid merchandising of the center that now includes full-priced national retailers, major fashion outlet brands, quick service restaurants and unique local boutiques.



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: expandedecellence.deervalley.com



Market Demographics

Source: Placer.at 2028 Projection, October 2024

STATS	5 MILES	10 MILES	30 MILES
POPULATION	26,231	32,804	1.8M
HOUSEHOLDS	9,974	12,626	596,086
AVG. PERSONS/HOUSEHOLD	2.63	2.59	2.99
AVG. AGE	44.07	43.97	37.46
MEDIAN AGE	46.33	45.96	35.61
ETHNICITY			
WHITE	86.2%	83.8%	73.2%
HISPANIC	7.3%	9.8%	16.2%
OTHER	3.9%	3.5%	5.8%
ASIAN	2.1%	2.3%	3.4%
BLACK	0.5%	0.5%	1.4%
AVG. HOUSEHOLD INCOME	\$312,593	\$305,206	\$148,069

ANNUAL VISITORS
1.4 million

UNIQUE VISITORS
607K

VISIT FREQUENCY
2.36/year

ANNUAL MARKET TOURISTS
8 Million

Per Park City CVB

AVG. DWELL TIME
57 min

AVG. HOUSEHOLD INCOME
\$312,593

Within 5 Miles of Center

SIZE
319,661 SF

NUMBER OF STORES
61

KEY DATES
Opened 1990;
Refreshed
2024

NUMBER OF PARKING SPACES
1,348

PARKING RATIO
4:1,000

Source: Placer.ai
October 2024



Nearest Competition

Distance To...

MAJOR CITIES

DOWNTOWN PARK CITY 7.25

SALT LAKE CITY 15 miles

SANDY 17.5 miles

HEBER CITY 21 miles

PROVO 33.5 miles

POINTS OF INTEREST

UTAH OLYMPIC PARK 1.3 miles

RESORTS

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

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

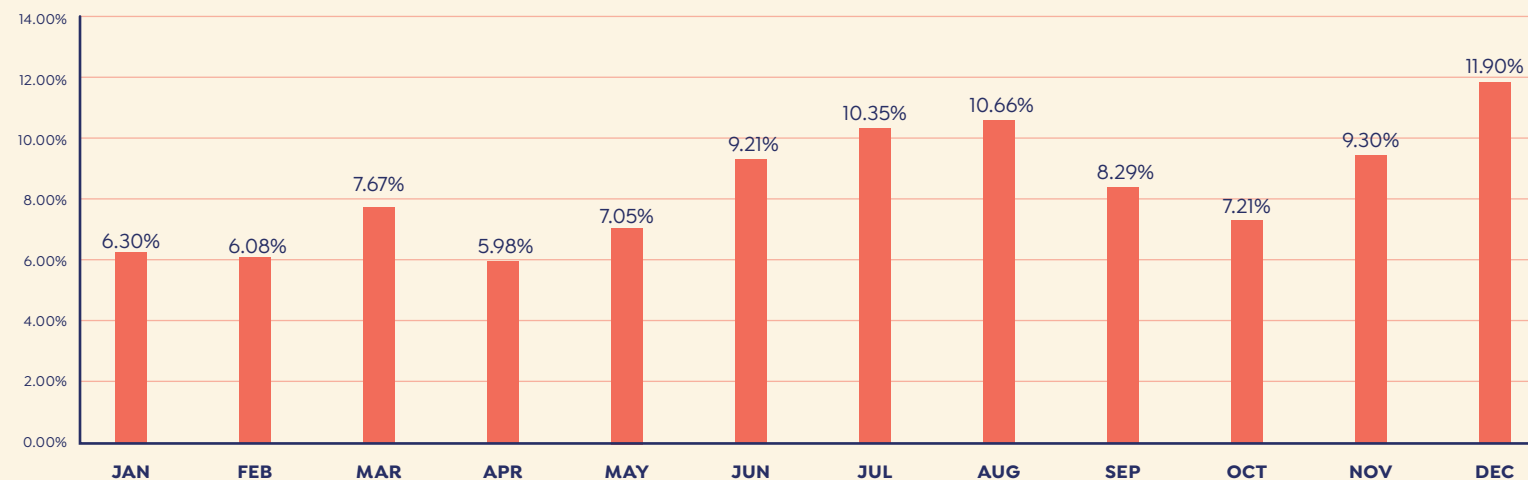
Outlets at Traverse Mountain

44

NIKE FACTORY STORE
COACH
H&M
MICHAEL KORS

Sales Seasonality Chart

Source: September 2023 – August 2024 Tenant Sales



SKI RESORTS

- 2.75 MI - CANYON VILLAGE
- 5.75 MI - PARK CITY MOUNTAIN
- 7.25 MI - DOWNTOWN PARK CITY
- 7.25 MI - DEER VALLEY RESORT



39,293+ ADT
SOURCE PLACER.AI 10/2024

62,978+ ADT
SOURCE PLACER.AI 10/2024



Featured Stores

- ABERCROMBIE & FITCH
- ADIDAS
- AMERICAN EAGLE OUTFITTERS
- BANANA REPUBLIC FACTORY
- BOARDRIDERS
- BUCKLE
- BULLFROG SPAS **NEW**
- CHIPOTLE
- COACH

- COLUMBIA FACTORY STORE
- EDDIE BAUER OUTLET
- GUESS FACTORY STORE
- J.CREW FACTORY
- JERSEY MIKE'S SUBS
- LE CREUSET
- LEVI'S OUTLET
- LUCKY BRAND JEANS
- MICHAEL KORS

- NIKE FACTORY STORE
- OLD NAVY OUTLET
- PARK CITY NAILS **COMING 2025**
- POLO RALPH LAUREN
- PRO IMAGE SPORTS
- ULTA BEAUTY **NEW**
- UNDER ARMOUR FACTORY HOUSE
- VANS OUTLET
- VOLCOM





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

LEASING & MARKETING

PROPERTY MANAGEMENT

SINGERMAN
REAL ESTATE

IGNITE
RETAIL PARTNERS

AVISON
YOUNG