

# From Outlets to Outstanding



## Refresh/ Rebranding

The recent rebrand to "Junction Commons" was the initial step in transforming the former outlet mall to a lifestyle destination.

Other highlights include new stores, dining, and local businesses throughout the center.



### New & Coming Soon



### Notable Retailers

AMERICAN EAGLE



Abercrombie & Fitch



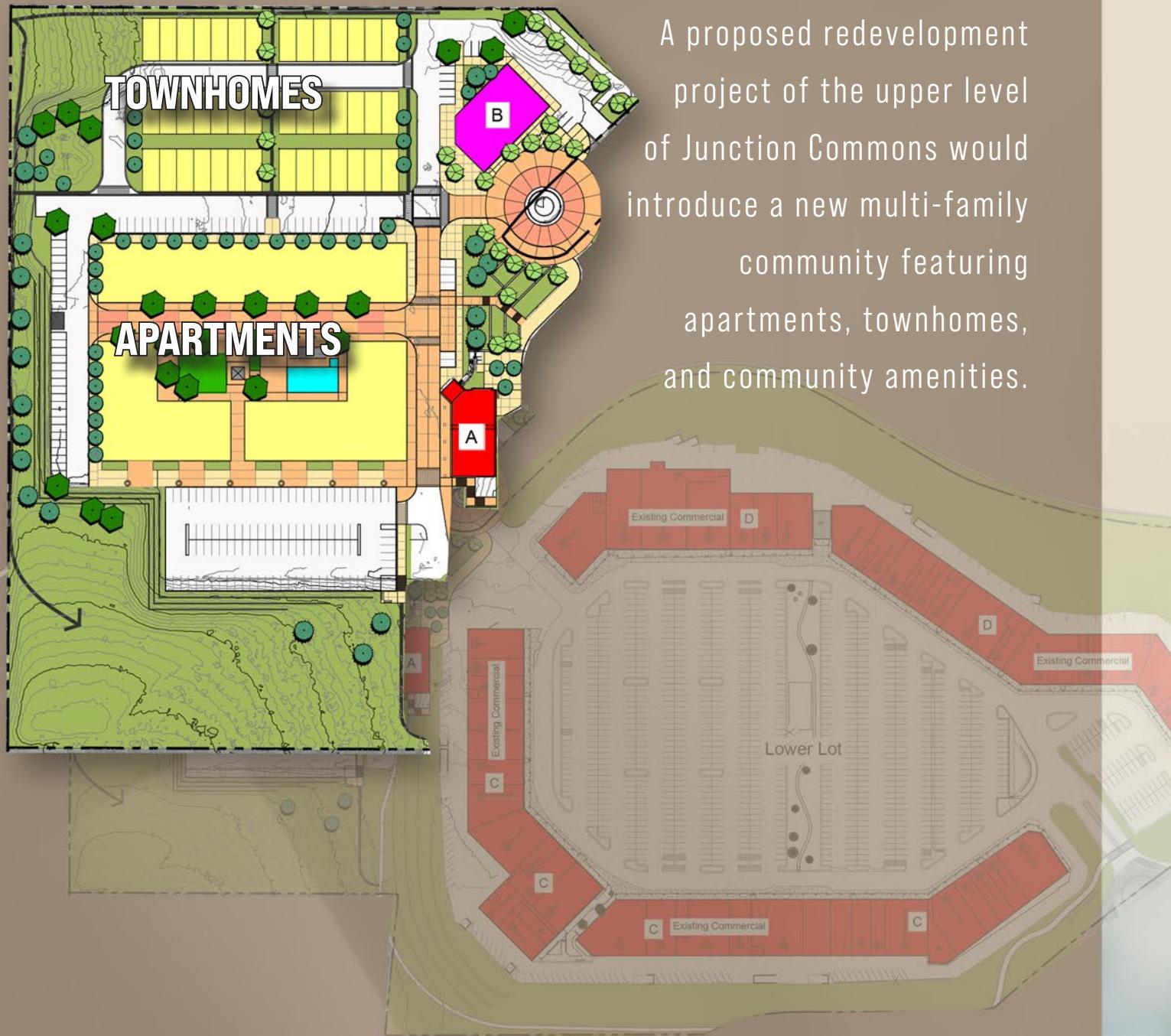
### Restaurants



### Local Boutiques

Blue Sky Nomads, CCPC Summit Exchange, fulFILLED Lifestyle Co., JC Country, Savannah's Unique Boutique

## Proposed Site Plan with Multi-Family Development



A proposed redevelopment project of the upper level of Junction Commons would introduce a new multi-family community featuring apartments, townhomes, and community amenities.

Over 355,000 square feet of living space, plus 9,000 square feet of community amenities

Approximately 321 apartments and 37 townhomes

Proposed construction start time: 2026-2027

## Other New Developments in Park City



**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: expandedexcellence.deervalley.com



# Fun, Facts & Figures



## Key Center Facts

Source: Placer.ai/ Census Bureau 2023, as of October, 2023

ANNUAL VISITORS  
**1.4 million**

UNIQUE VISITORS  
**538K**

VISIT FREQUENCY  
2.65/Year

AVG. DWELL TIME  
**54 min**

AVG. HOUSEHOLD INCOME  
**\$246,010**  
Within 5 Miles of Center

SIZE  
319,661 S

ANNUAL MARKET TOURIS

8 million  
per Park City CVBr

## MEDIAN HOME SALE PRICE

**\$1.2 million**

NUMBER OF STORES  
60+

## KEY DATES

Opened 1990;  
Refreshed 202

#### NUMBER OF PARKING SPACES

1,348

## PARKING RATIO

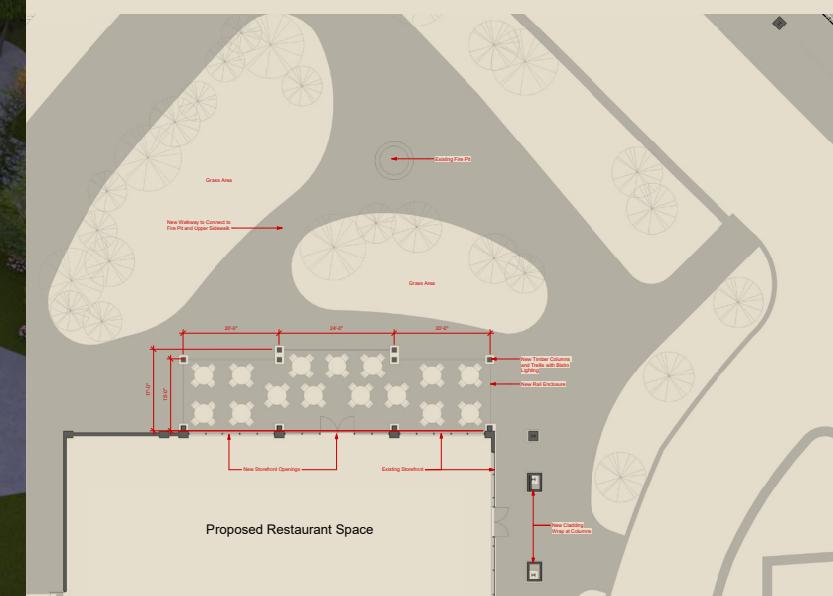
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# Restaurant End-Cap Opportunity

4,000 to 6,700 square feet

Additional 1,000 square feet  
outdoor patio area



# About the Area



## Market Demographics

Source: Placer.ai/Census Bureau 2023, as of October, 2025

STATS	5 MILES	10 MILES	30 MILES
POPULATION	23,153	29,729	1.7M
HOUSEHOLDS	8,321	10,728	560,725
AVG. PERSONS/HOUSEHOLD	2.78	2.77	2.96
AVG. HOUSEHOLD INCOME	\$246,010	\$237,244	\$129,105
AVG. AGE	\$246,010	\$237,244	\$129,105
MEDIAN AGE	43.2	42.76	32.53
ETHNICITY			
WHITE	86.5%	84%	72.3%
HISPANIC	6.7%	9.6%	17%
MIXED	3.9%	3.2%	3.9%
ASIAN	2.1%	2.4%	3.4%

## Seasonality Chart

Source: May 2023 – April 2024 Tenant Sales



## Nearest Competition

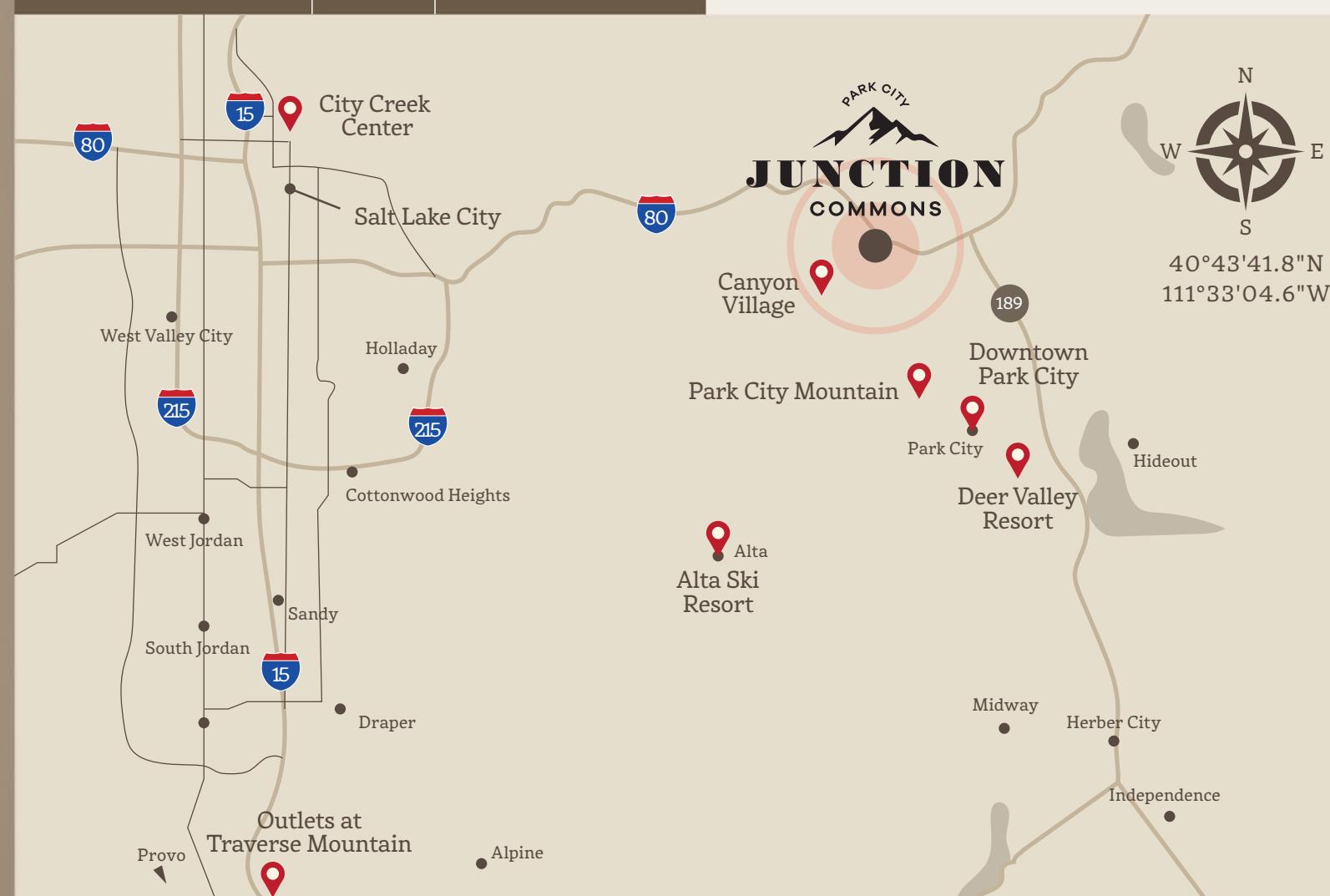
CENTER	DISTANCE (miles)	KEY TENANTS
Newpark & Redstone	.75	BARNES & NOBLE SMITH'S T.J. MAXX
Main St. Park City	6	LULULEMON THE NORTH FACE GORSUCH ROOTS
City Creek Center	26	APPLE NORDSTROM TIFFANY & CO LULULEMON
Fashion Place	26	APPLE DILLARD'S MACY'S NORDSTROM
Outlets at Traverse Mountain	44	NIKE FACTORY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

## Major Cities

DOWNTOWN PARK CITY	7.25 miles
SALT LAKE CITY	15 miles
HEBER CITY	21 miles
PROVO	33.5 miles

## Points of Interest

UTAH OLYMPIC PARK	1.3 miles
GRANDVIEW PEAK	19.3 miles
SALT LAKE CITY INTERNATIONAL AIRPORT	30.7 miles
GREAT SALT LAKE	40 miles



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RETAIL PARTNERS

Property Management:

**AVISON  
YOUNG**

  
**JUNCTION**  
COMMONS