

DAYBREAK MEDICAL OFFICE

FOR LEASE

11649 South 4000 West

South Jordan, UT 84095

MARKETED BY

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PROPERTY HIGHLIGHTS

- Size: 3,923 RSF
- Rate: $30.00 PSF, NNN
- CAM: $8.14/SF
- Building Signage Available
- TI Allowance Available

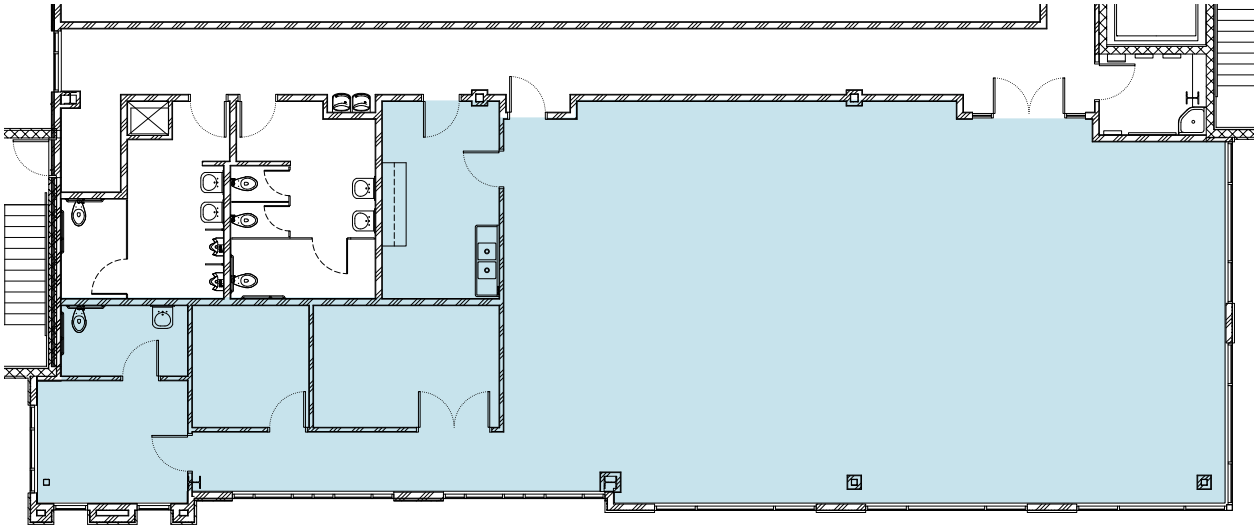
- Floor to ceiling windows with panoramic mountain views
- Immediate visibility and access from Bangerter Highway
- Located adjacent to the Daybreak master-planned community
- Minutes from Mountain View Corridor and Interstate 15
- Surrounded by major retail, dining, and service amenities
- Co-tenants include Vincent Surgical Arts, Revival Hyperbarics, Davis Vision Center

	5 Min	10 Min	15 Min
Population	30,664	176,109	423,994
Households	9,107	55,118	134,241
Median HH Income	$141,261	$132,122	$121,079
Households earning $150K+	47%	42%	37%
Annual household healthcare spend	$98.5M	$543M	$1.22B

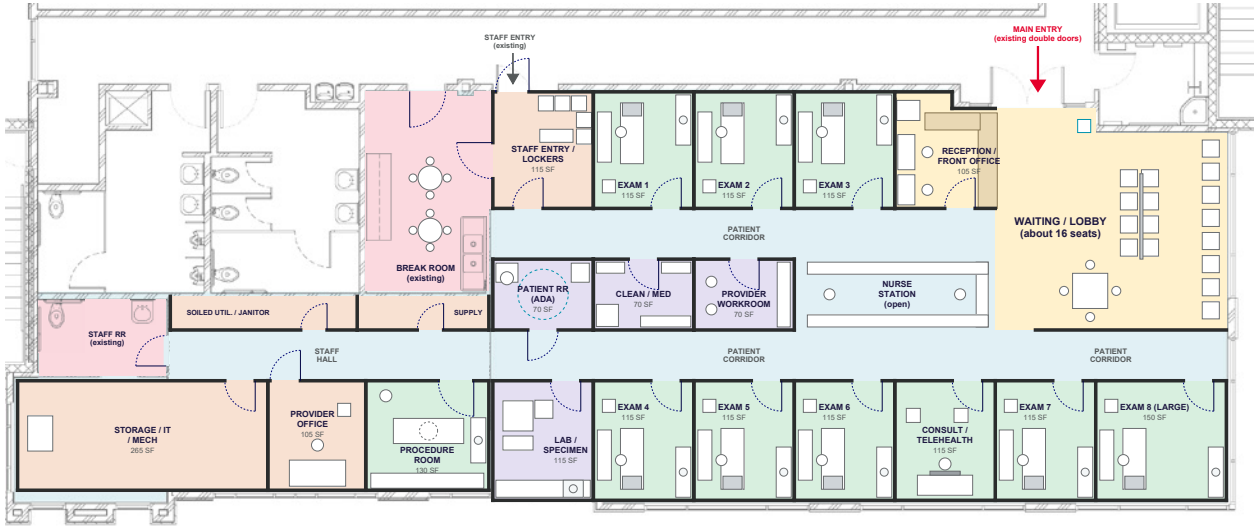
- **Healthcare demand:** households spend 13% to 35% above the national average on healthcare.
- About 24% of residents are under 15, median age is 30 to 33, and 65+ is 11%.
- Ideal for pediatrics, family medicine, OB/GYN, dental and ortho, sports medicine and PT, dermatology, and urgent care

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EXISTING BUILD-OUT



POTENTIAL MEDICAL CLINIC BUILD-OUT



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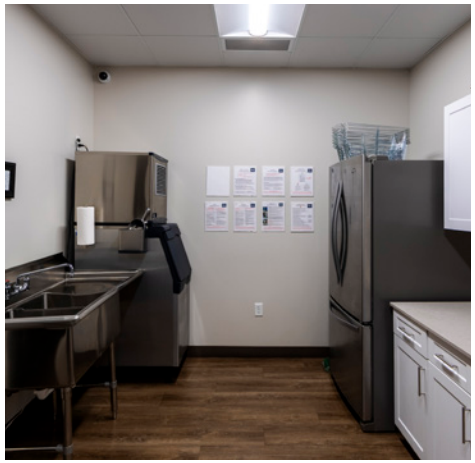
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W South Jordan Pkwy
154
Bangerton Hwy
W 11400 S
W 11800 S
W 11800 S
S 3600 W
S Redwood Rd
W 12600 S
S 2700 W
154
W 13400 S
W 13400 S
South Jordan Recreation Center
SUBJECT PROPERTY
THE DISTRICT
MOUNTAIN VIEW VILLAGE