



**FOR LEASE**

US6 and Canyon Creek Parkway,  
Spanish Fork, UT



**PROPERTY HIGHLIGHTS**

- › Only super regional power center in southern Utah County
- › Approximately 1,000,000 SF of retail at full build out / approximately 700,000 completed
- › Expanded market covers a large area with no competing centers within market area
- › 70 acre IHC regional hospital, opening 2020 at 250,000 SF for phase I
- › All major roads in southern Utah County converge at Canyon Creek
- › 7% annual population growth rate
- › New construction available, multi-tenant, pads, and boxes

**Primary Market Population**  
165,471

**Traffic Counts**  
US6 • 32,697 AADT

**Income**  
\$82,798  
Average Household Income

I-15 • 104,000 AADT

**MAJOR TENANTS**



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**RETAIL MAP**



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CANYON CREEK



WPI

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SITE OVERVIEW



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