



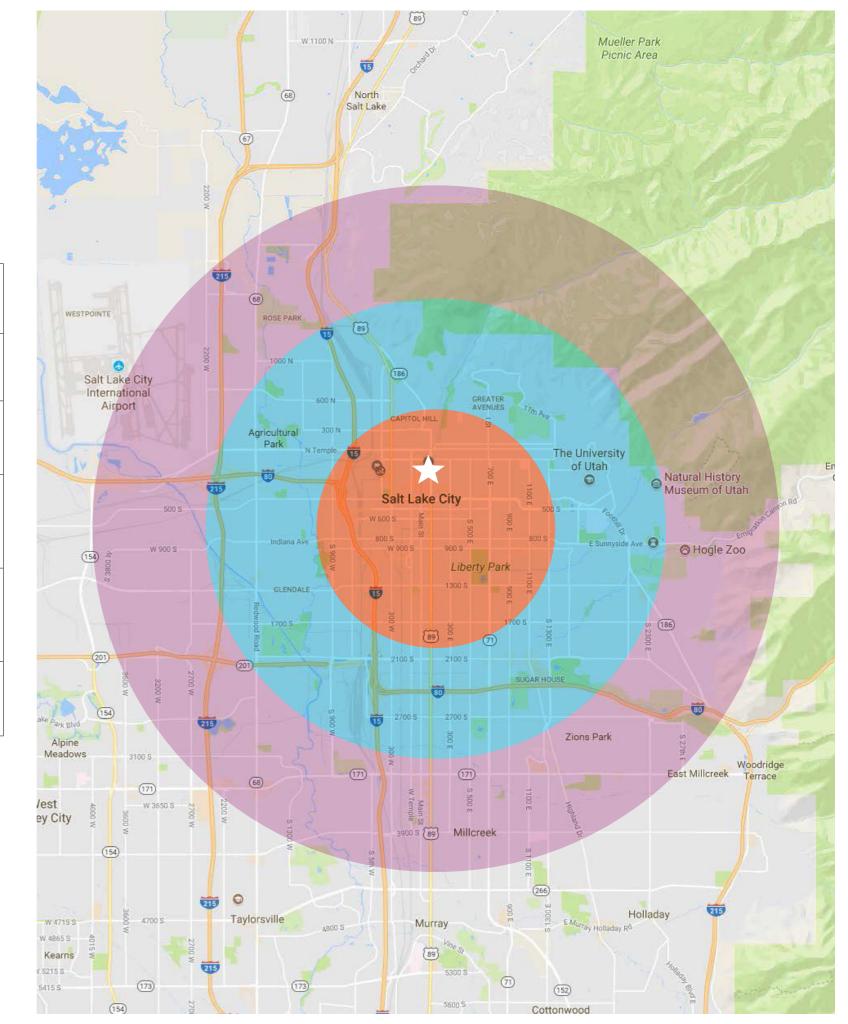
it with the things that resonate most with the people who live, work, and play in our neighborhood.





	mile radius	<b>3</b> mile radius	5 mile radius
2022 TOTAL POPULATION	20,165	139,173	220,044
2022 MEDIAN AGE	36.65	34.74	34.76
2022 TOTAL DAYTIME POPULATION	57,909	183,248	344,137
WHITE COLLAR	35.5%	35.7%	34.0%
2022 AVG. HOUSEHOLD INCOME	\$80,014	\$85,786	\$96,488
BACHELOR'S DEGREE OR HIGHER	47.4%	41.1%	44.7%

Source: Placer 2022































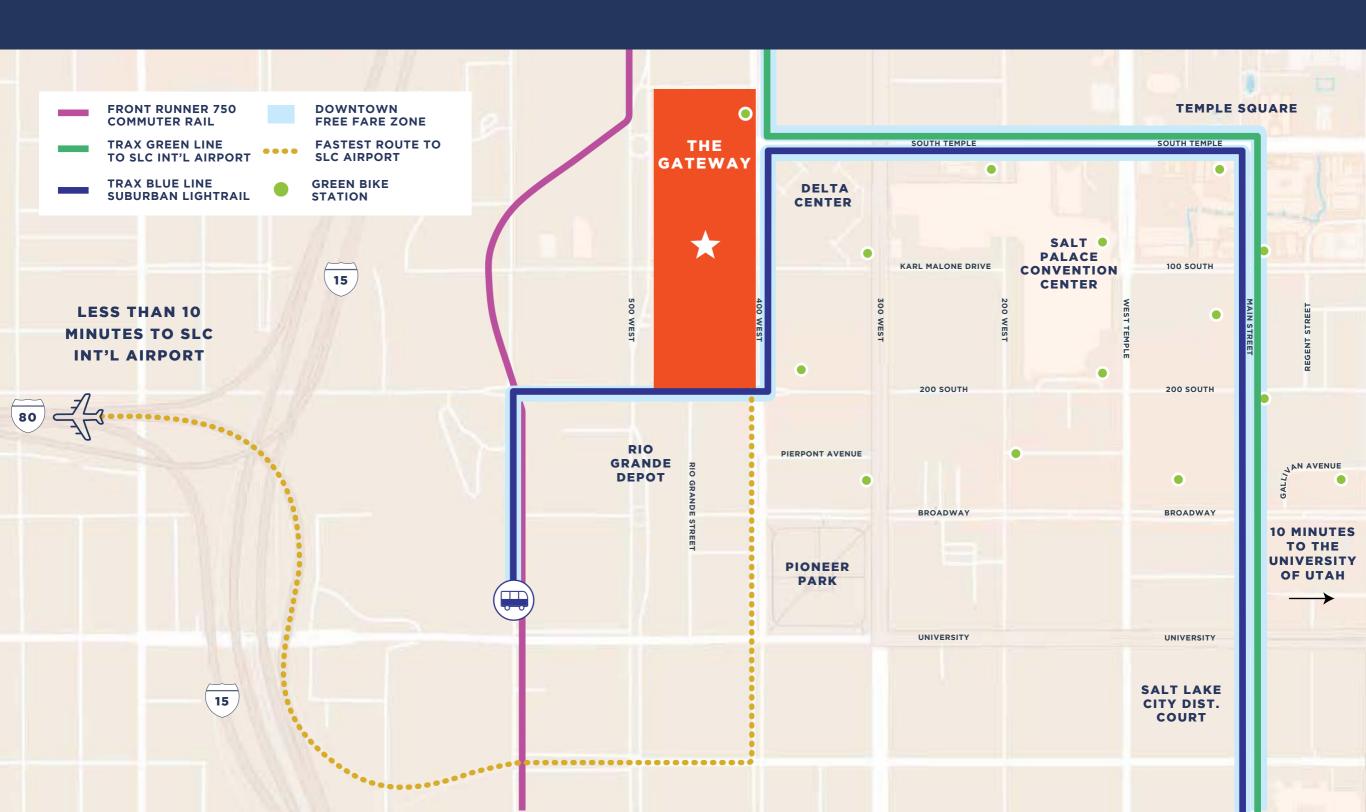


- 5 1.4 MILLION SF RETAIL, DINING, & OFFICE
- 5,000 ON-SITE EMPLOYEES
- 2,400 PARKING SPACES
- 🟫 1,200 ON-SITE APARTMENTS & CONDOS
- 255-ROOM ASHER ADAMS HOTEL (OPENING FALL 2024)



#### **CONNECTED & ACCESSIBLE**

Located in the heart of downtown Salt Lake City, and just blocks east of both I-15 and I-80, The Gateway is not only accessible, but convenient. Situated directly on two major complimentary Trax lines, The Gateway is ideal for daily commuters and the environmentally conscious.







**†** 89

WALK SCORE: VERY WALKABLE

MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT

**⊋77** 

TRANSIT SCORE: EXCELLENT TRANSIT

TRANSIT IS CONVENIENT FOR MOST TRIPS

s 97

BIKER SCORE:
BIKER'S PARADISE

DAILY ERRANDS CAN BE ACCOMPLISHED ON A BIKE

#### **RIO GRANDE NEIGHBORHOOD**

400 West 100 South is in the Rio Grande neighborhood. Rio Grande is the MOST WALKABLE NEIGHBORHOOD IN SALT LAKE CITY with a neighborhood Walk Score of 89.





## **CULTURAL HUB**

The Gateway is home to several unique entertainment destinations, including
Utah's only Dave & Buster's, Wiseguys
Comedy Club, The Depot by Live Nation,
Larry H Miller Megaplex Theatres,
Discovery Gateway Children's Museum and Clark Planetarium.

A diverse mix of chef-driven restaurants and unsurpassed amenities are constantly being added to this pedestrian-friendly community that lends itself to collaboration. Deliberate over dining and drinks at Salt Lake City's first food hall, Hallpass, or other inspiring concepts like Italian Graffiti, Flanker Kitchen + Sporting Club, La Barba Coffee, Seabird Bar & Lounge, Sweet Rolled Tacos, Fleming's Prime Steakhouse, and many more.



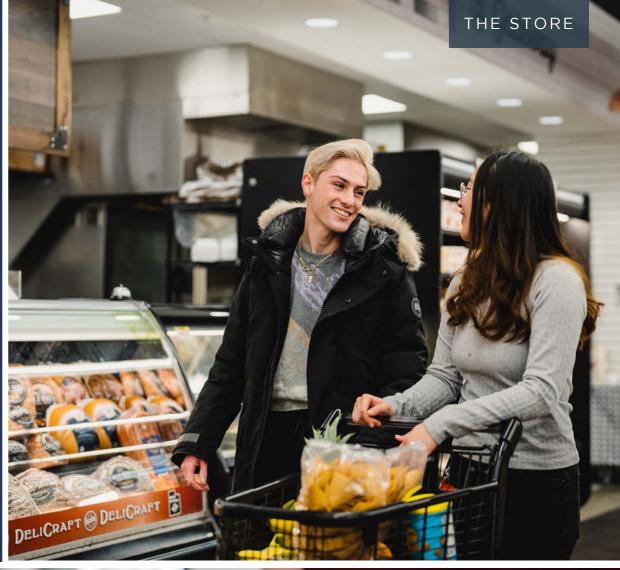




### **AMENITIES FOR LIFE**

Home to Bright Horizons
Daycare and The Store, a freshfoods-focused modern market
and deli, The Gateway provides
access to all of your daily needs
right on campus.

Stroll just steps away to an onsite local coffeeshop like La Barba Coffee.



















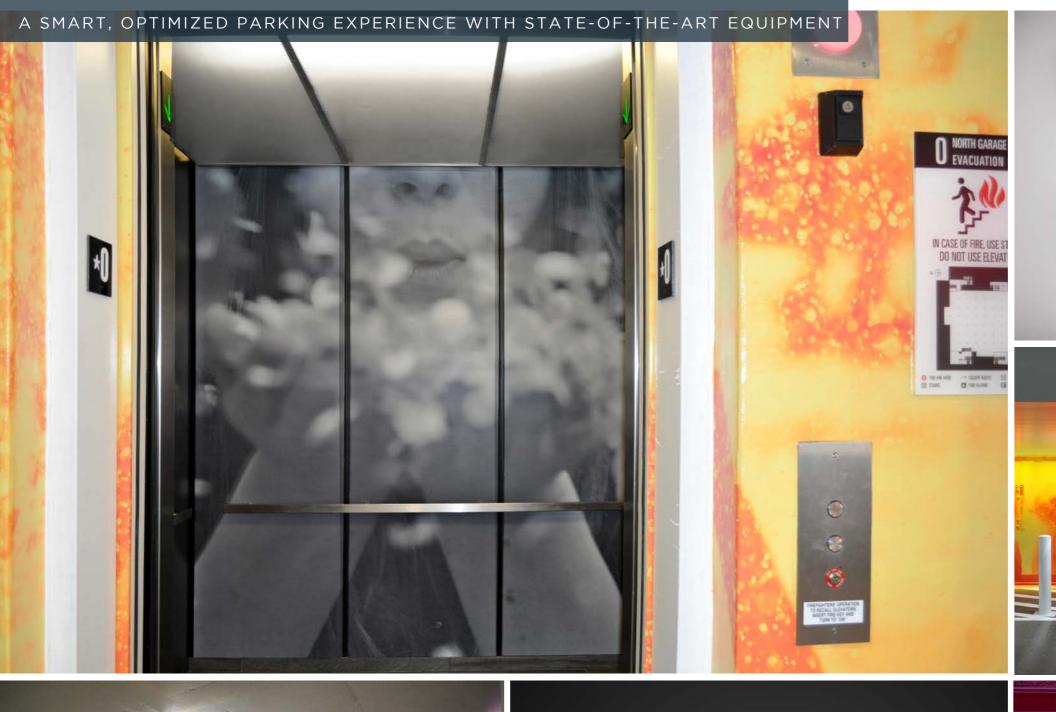














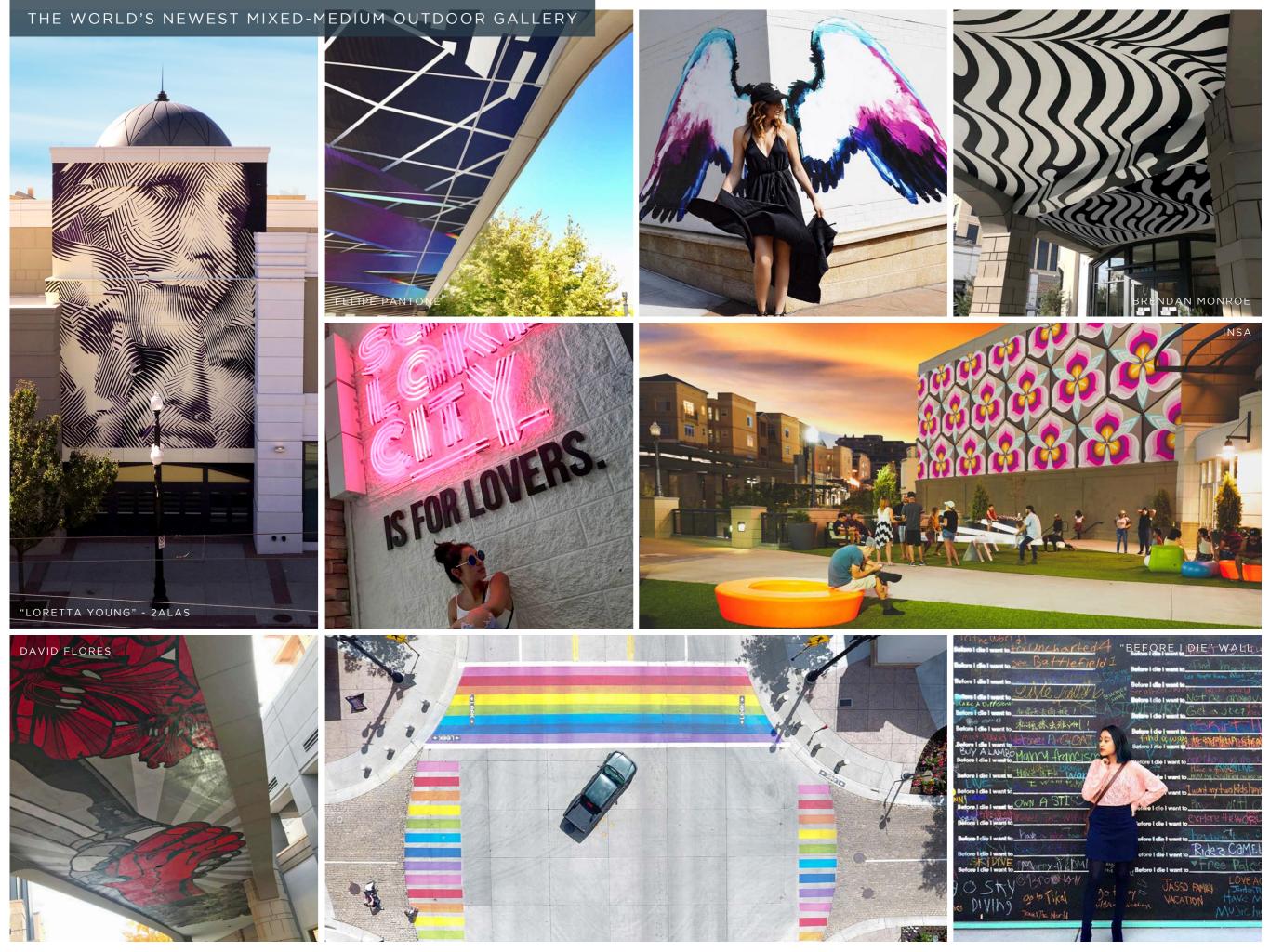


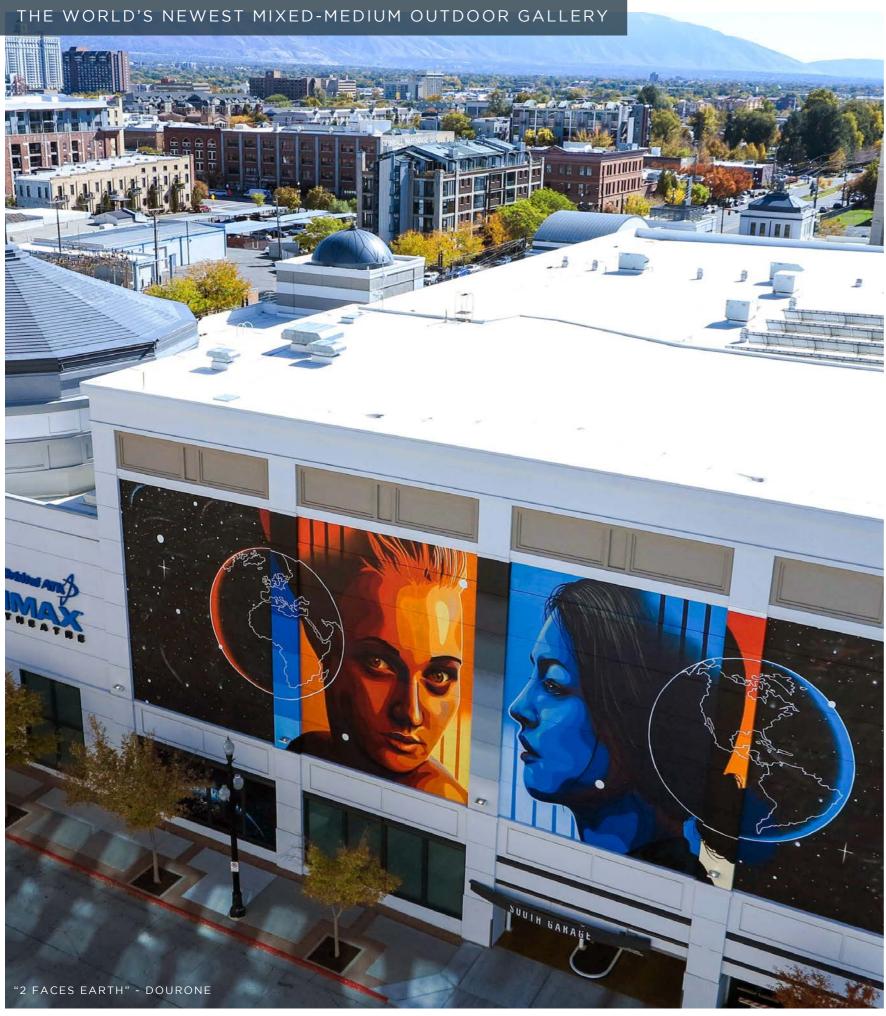




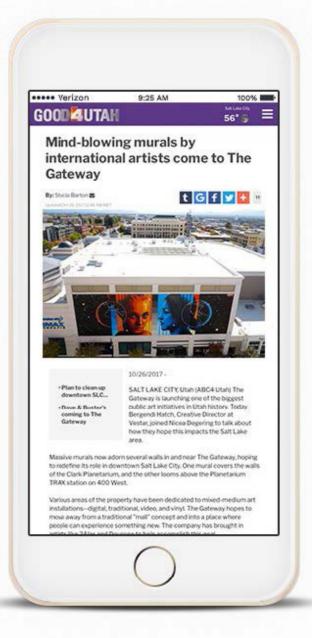


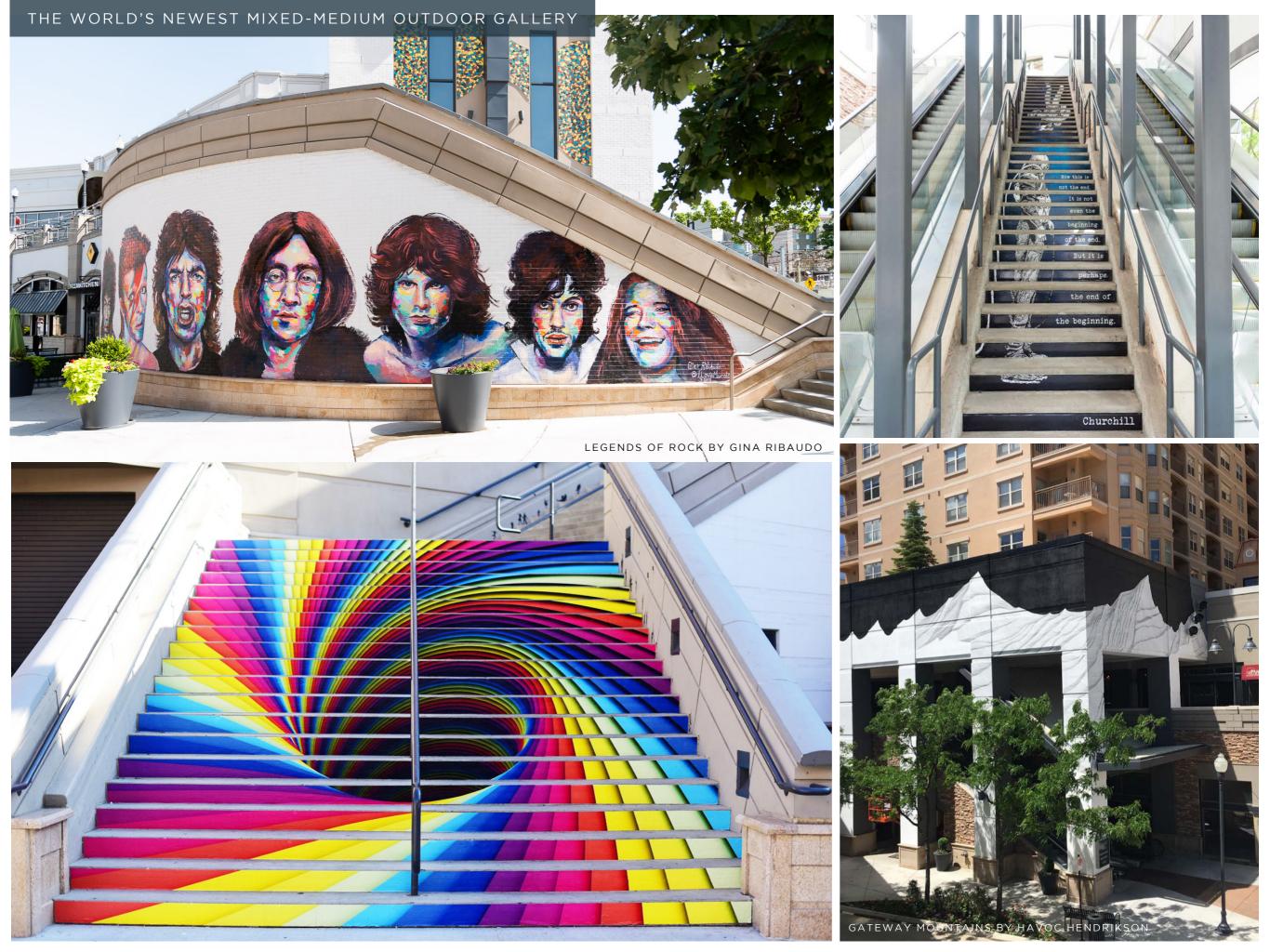






















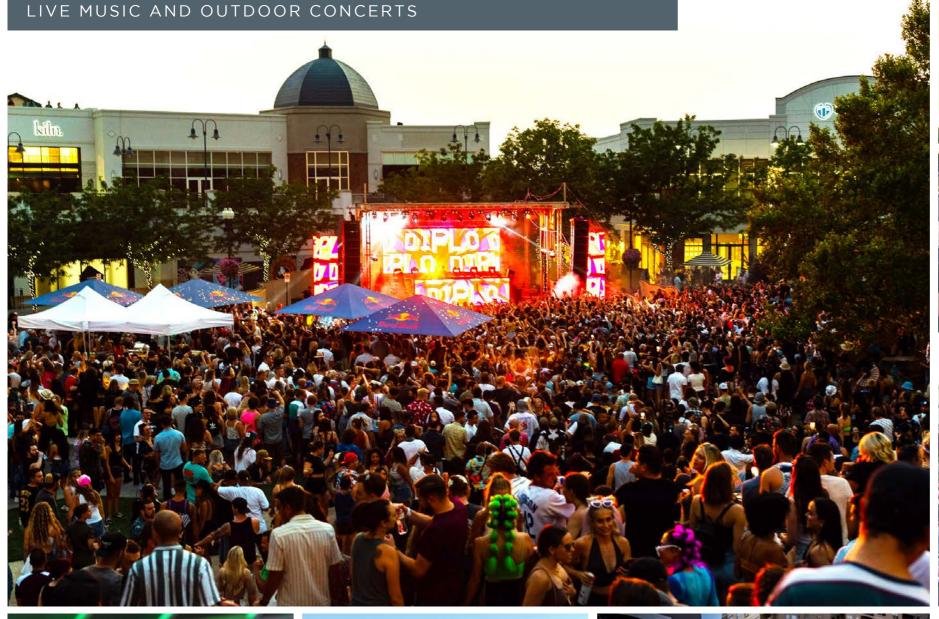




























### **INSPIRED ACCOMMODATIONS**

The Gateway is transforming its on-site Union Pacific Station into an ultra luxe, era-inspired hotel. This modern concept will include:

- 4-star luxury accommodations and amenities
- 255 expertly appointed rooms
- Direct access to shopping, dining and area entertainment
- From the developers of Montage, Ritz Carlton and Loews hotel brands

# ASHER ADAMS











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