



THE GATEWAY

DOWNTOWN SALT LAKE CITY





WE'RE NOT YOUR MALL. WE'RE YOUR NEIGHBORHOOD.

What if you took the richest elements of an eclectic, growing city and distilled them into one space? At The Gateway, we're doing exactly that: taking a big city's vital downtown location and elevating it, by filling it with the things that resonate most with the people who live, work, and play in our neighborhood.



SALT LAKE CITY, UTAH

#1

BEST STATES
OVERALL

- U.S. NEWS & WORLD REPORT, 2024

#1

BEST STATE TO START
A BUSINESS

- WALLETHUB, 2023

#1

STATE ECONOMIC
OUTLOOK

- RICH STATES, POOR STATES, 2023

#1

RANKED CITY FOR
OVERALL ECONOMY

- US NEWS, 2021

#1

STATE FOR
GDP GROWTH

- FORBES, 2021

#1

FOR LABOR MARKET

- WALL STREET JOURNAL, 2021

#1

STATE IN THE US
FOR ENTREPRENEURS

- FORBES, 2020

#3

TOP STATE
FOR BUSINESS

- CNBC, 2021

#1

CITIES POISED TO
BECOME TOMORROW'S
TECH MECCAS

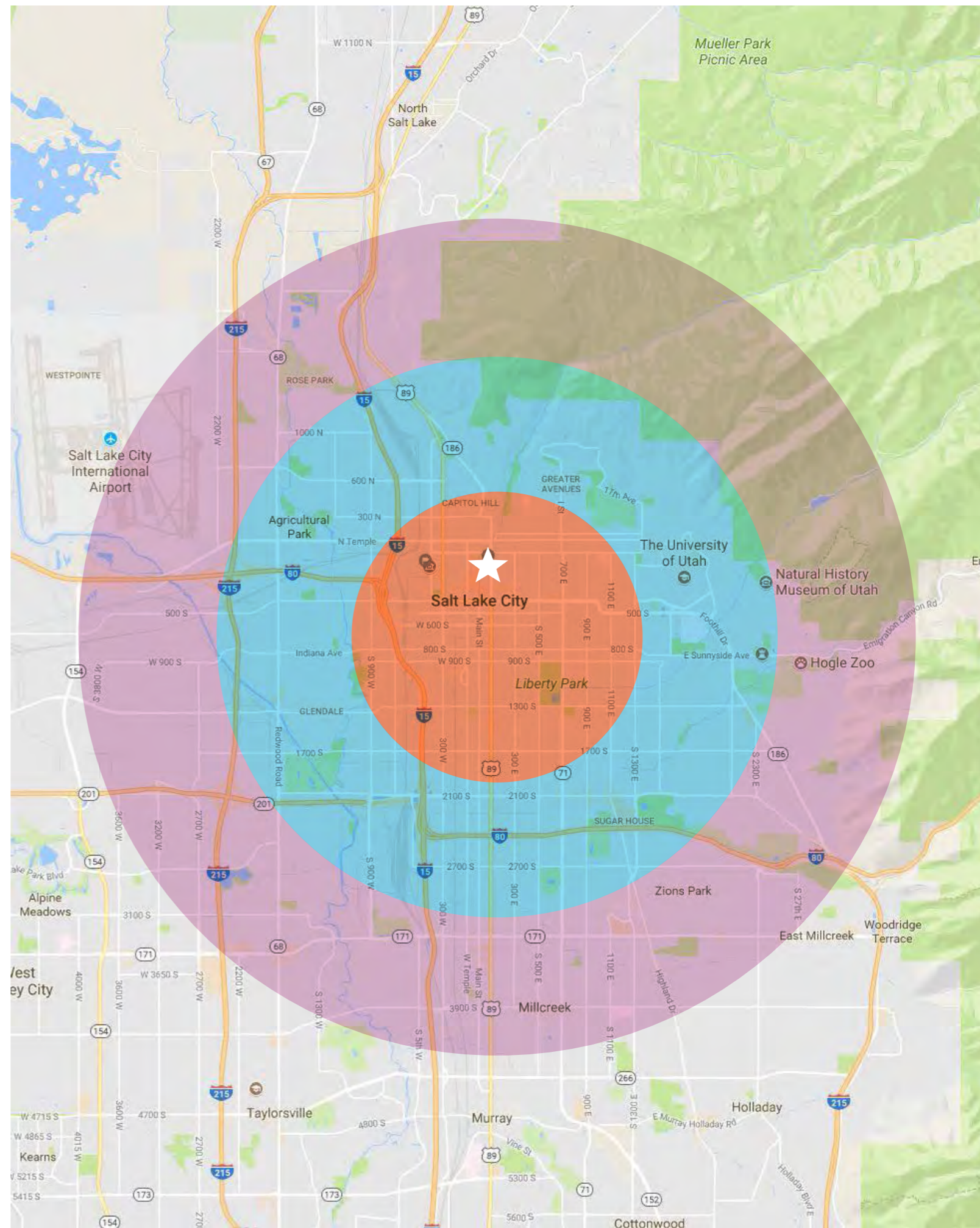
- FORBES, 2020

BEST ECONOMY IN THE US

- US NEWS AND WORLD REPORT 2023

	1 mile radius	3 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



1 HOUR FROM 9 WORLD-CLASS SKI RESORTS

TEMPLE SQUARE

UNIVERSITY OF UTAH

SALT PALACE CONVENTION CENTER

DELTA CENTER



THE GATEWAY

FLANKER
KITCHEN + SPORTING CLUB



The Store
Gourmet Local Specialty Market

Jerry Miller
MEGAPLEX
THEATRES

CLARK
PLANETARIUM
SALT LAKE COUNTY

HARTPASS

Fleming's
PRIME STEAKHOUSE & WINE BAR

MODERN
ITALIAN
Graffiti
OSTERIA

Wiseguys
DOWNTOWN SALT LAKE

kiln.



SEABIRD



- 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)



SALT LAKE CITY

W N TEMPLE ST

200 S

200 W

W 100 S

JOHN STOCKTON DR

THE UNIVERSITY OF UTAH

Broadway Apartments (Planned)
82 Units

255 S. State Apartments
2 towers
200 units

The Morton Apartments (U/C)
137 Units

95 State at City Creek
25 stories,
450,000 sf

Liberty Sky Apartments
24 stories,
272 units

MONACO
SALT LAKE CITY

WELLS FARGO

The Exchange
412 Units

Garden Lofts
272 Units

LDS Church Office Building

MARRIOTT

Convention Center Hotel
28 stories,
700 rooms

Goldman Sachs

SALT PALACE
UNION HOTEL

Hilton

370 Millennium Tower (Planned)

THE CHARLES

MERIDIEN

AC HOTELS MARRIOTT

LDS Business College

Radisson

Two Gateway Office
72,160 SF

Sky House Apartments (U/C)
240 Units

4th West Apartments
497 Units

Fidelity
900 Employees

The Depot By Live Nation

DELTA CENTER

One Gateway Office
198,844 SF

HYATT house

Paperbox Lofts
195 Units

Pierpont Apartments (U/C)
84 Units

the OLIVE

Pioneer Park

HYATT PLACE

UNION PACIFIC

FLANKER

Parc at Gateway
152 Units

Three Gateway Office
114,197 SF

Rio Grande Depot Museum

D&B MUSTERS

Liberty Gateway Apartments
160 Units

Altitude On Fifth Apartments
330 Units

Bridge Projects
62 Units

The Complex Music Venue

Alta Gateway
277 Units

Five Gateway Office
64,279 SF

West Gateway Commons (Planned)

THE GATEWAY

Trax Rail System

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.



WALKABILITY

TRAX GREEN LINE TO SLC INT'L AIRPORT

GREEN BIKE STATION

THE GATEWAY



100 SOUTH

500 WEST

400 WEST

TRAX BLUE LINE SUBURBAN LIGHTRAIL

FRONT RUNNER 750 COMMUTER RAIL

RIO GRANDE STREET



 89

**WALK SCORE:
VERY WALKABLE**

MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT

 77

**TRANSIT SCORE:
EXCELLENT TRANSIT**

TRANSIT IS CONVENIENT FOR MOST TRIPS

 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 fresh-foods-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.



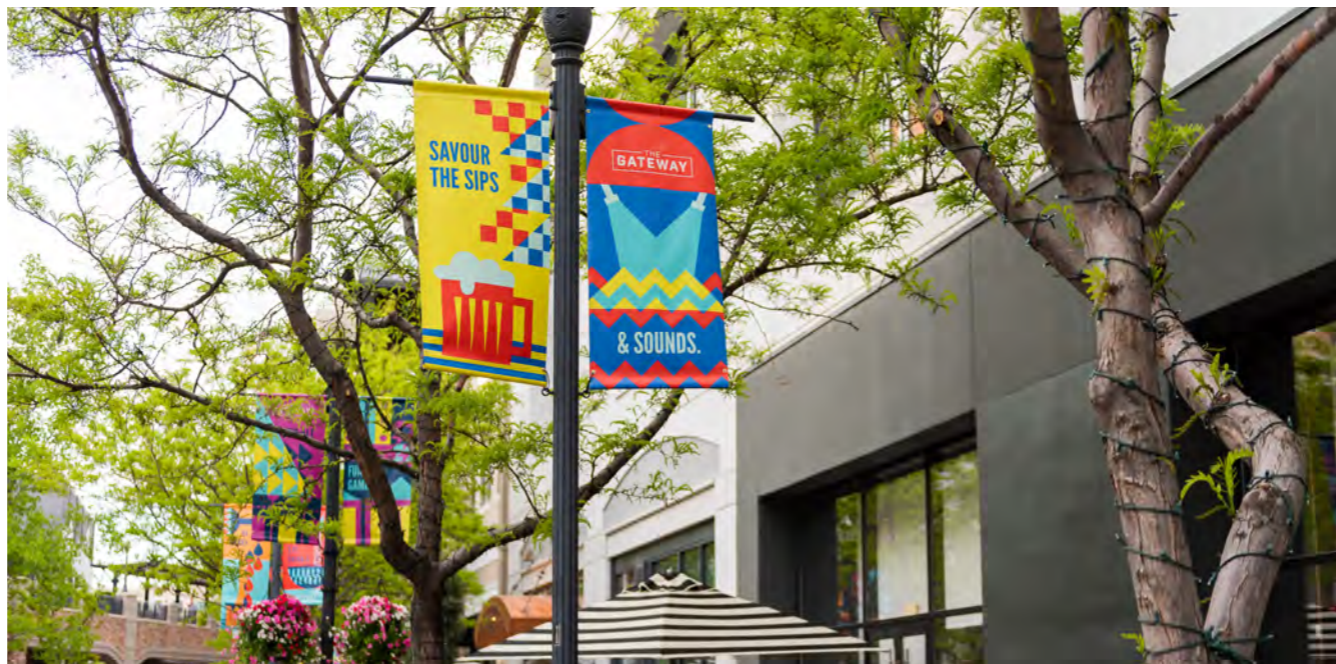


THE PROPERTY

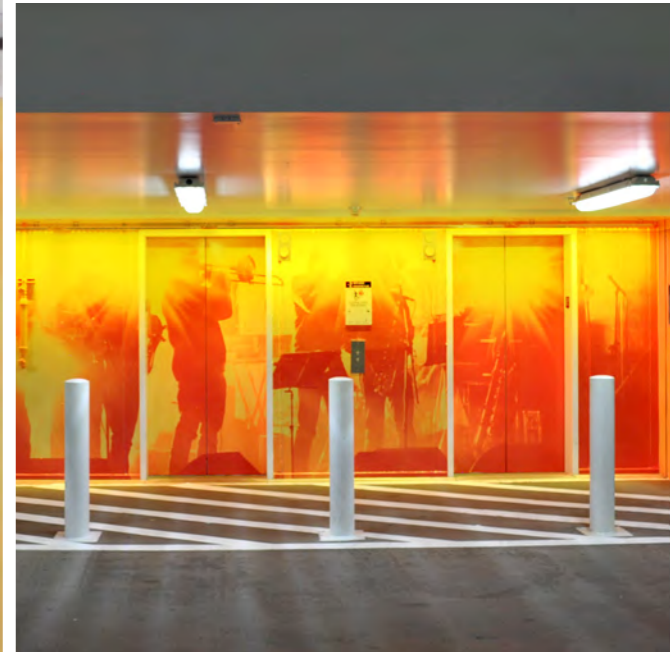
SOCIALIZED SPACES WITH A MODERN, DAY-TO-NIGHT ATMOSPHERE



SOCIALIZED SPACES WITH A MODERN, DAY-TO-NIGHT ATMOSPHERE



A SMART, OPTIMIZED PARKING EXPERIENCE WITH STATE-OF-THE-ART EQUIPMENT



The background features a grid of squares. On the left side, there are two stylized, overlapping faces in shades of blue and teal. On the right side, there is a single, larger stylized face in the same color palette. The overall aesthetic is modern and artistic.

THE GATEWAY ARTS DISTRICT

THE WORLD'S NEWEST MIXED-MEDIUM OUTDOOR GALLERY



"LORETTA YOUNG" - 2ALAS



FELIPE PANTONE



BRENDA MONROE



BRENDA MONROE



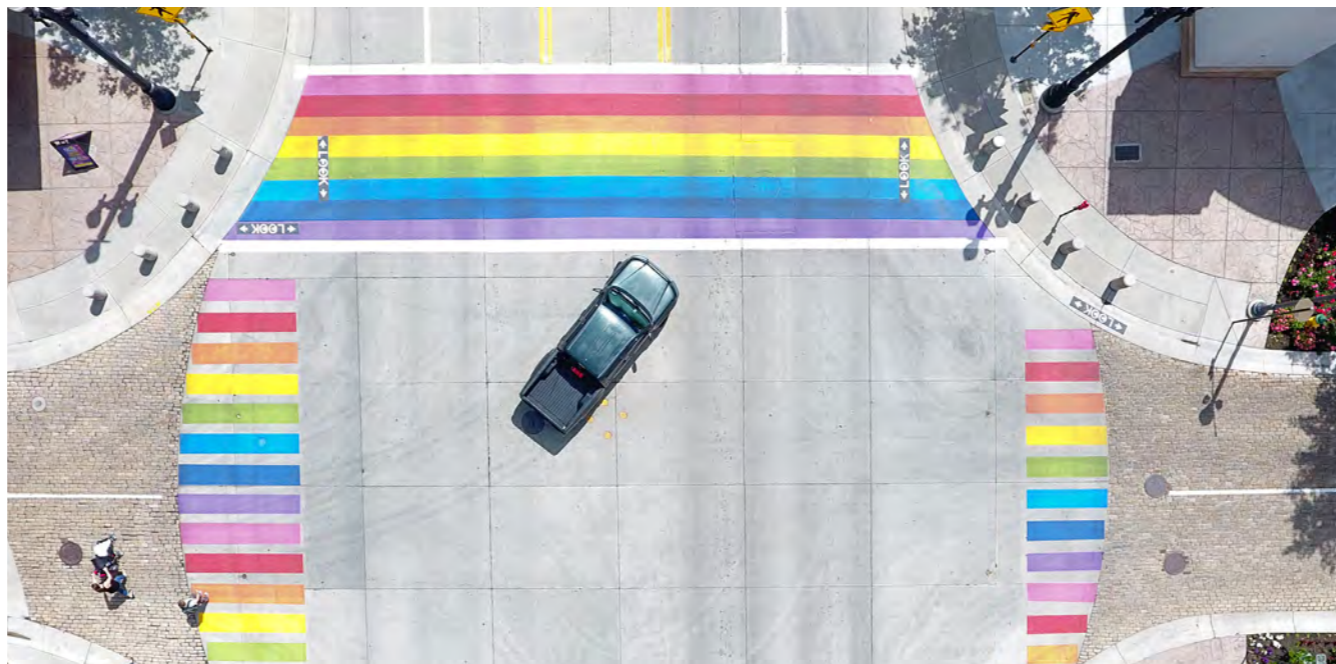
INSA



INSA



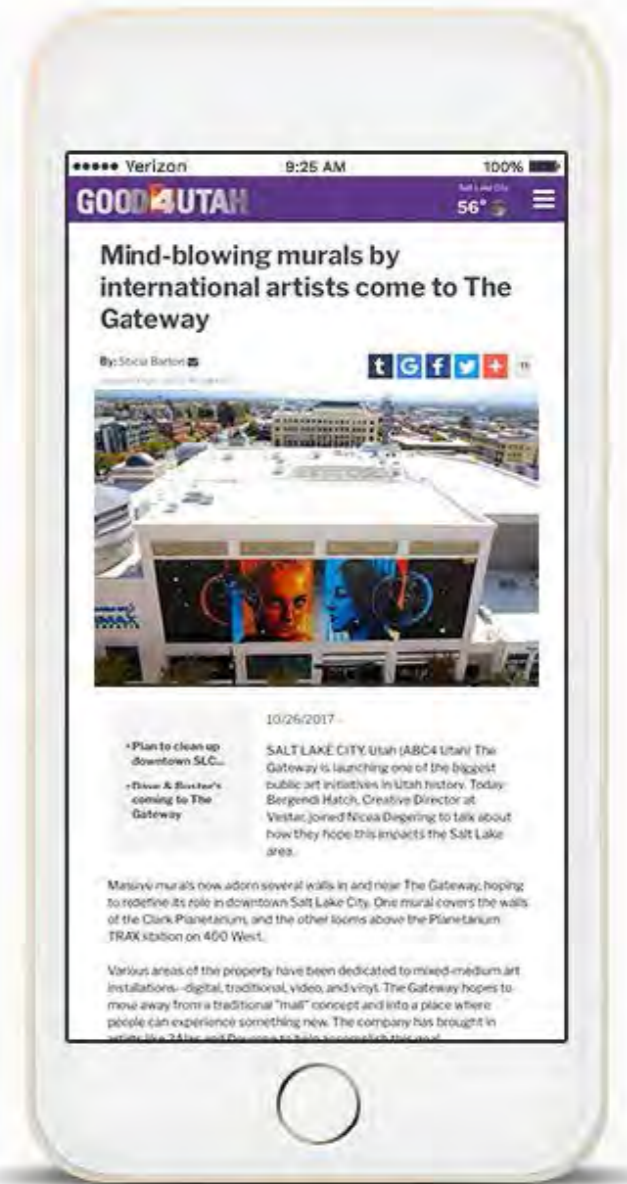
DAVID FLORES



"BEFORE I DIE" WALL



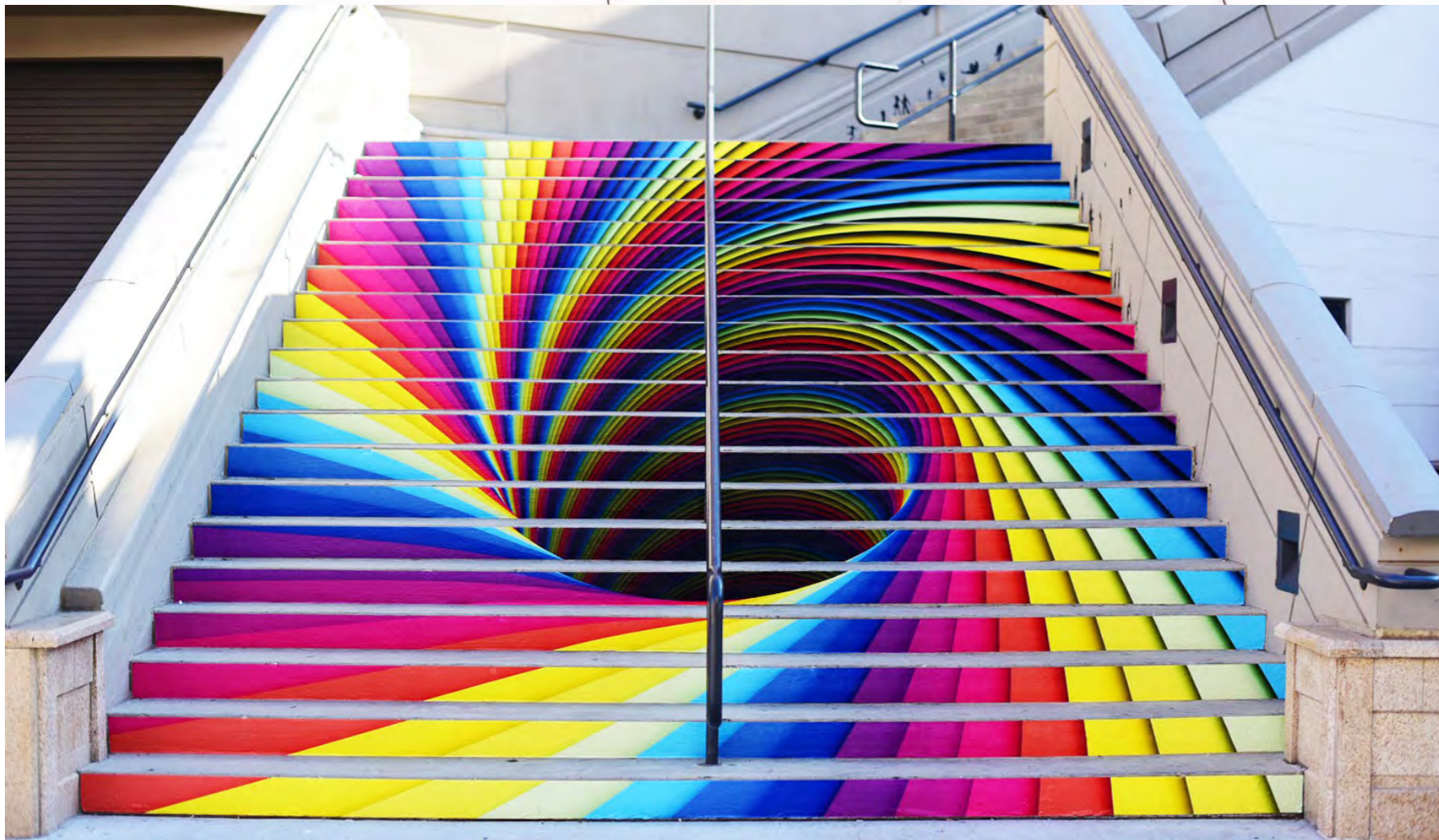
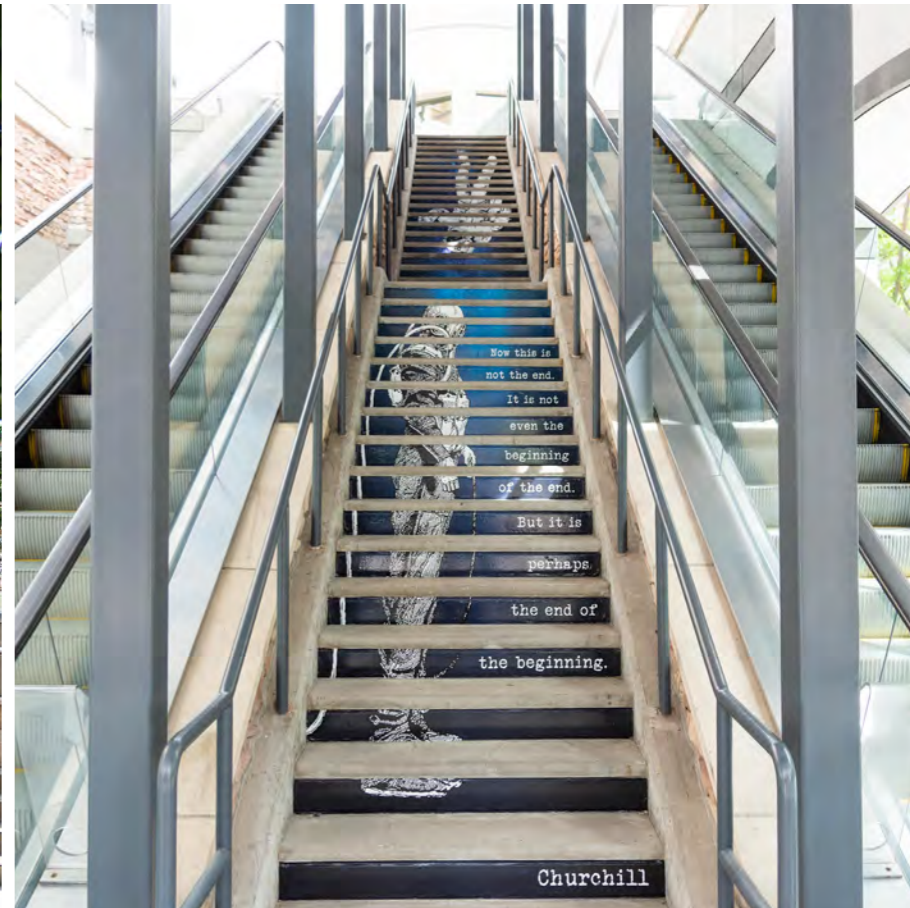
"2 FACES EARTH" - DOURONE



THE WORLD'S NEWEST MIXED-MEDIUM OUTDOOR GALLERY



LEGENDS OF ROCK BY GINA RIBAUDO



GATEWAY MOUNTAINS BY HAVOC HENDRIKSON

FIRST-OF-ITS-KIND VIDEO TOWER





EVENTS + ACTIVATION

A FULL CALENDAR OF CULTURAL, COMMUNITY-DRIVEN EVENTS

4th OF JULY CELEBRATION



FESTA ITALIANA



SUNSET YOGA



MOVIES ON THE PLAZA

"LAST HURRAH" NEW YEARS EVE



"GOATS & YOGA"



LIVE MUSIC AND OUTDOOR CONCERTS





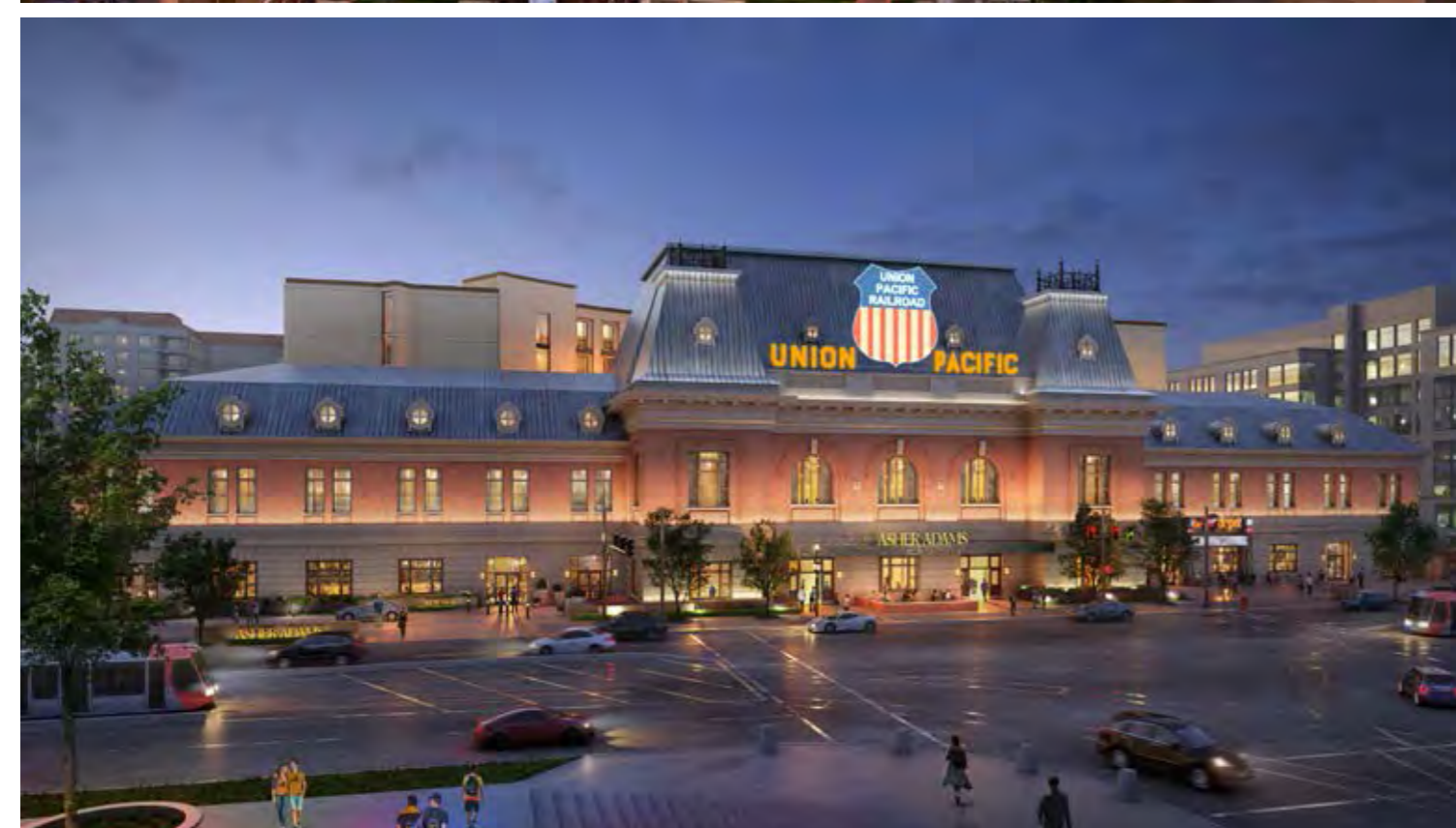
FUTURE MARRIOTT AUTOGRAPH
COLLECTION HOTEL
ASHER ADAMS

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





THE
GATEWAY



ATTHEGATEWAY.COM    

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