



# THE GATEWAY

DOWNTOWN SALT LAKE CITY

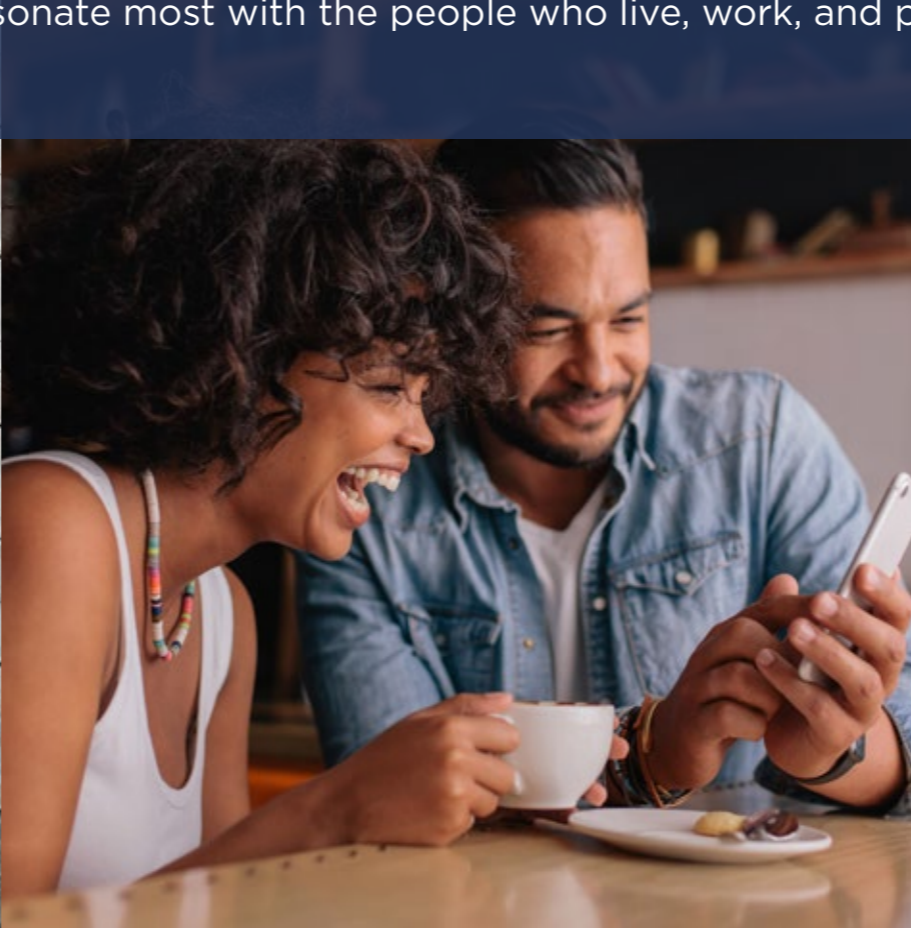






**WE'RE NOT YOUR MALL. WE'RE YOUR NEIGHBORHOOD.**

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

STATE FOR FISCAL STABILITY

- U.S. NEWS AND WORLD REPORT, 2019

#1

STATE FOR ENTREPRENEURS

- AMAZON, 2019

#2

BEST STATE FOR BUSINESS

- FORBES, 2019

#1

STATE FOR UPWARD MOBILITY

- BLOOMBERG, 2019

#2

STATE FOR SMALL BUSINESS LENDING

- LENDIO, 2019

#2

BEST PLACE IN AMERICA FOR STARTING A BUSINESS

- INC, 2018

#1

STATE FOR FUTURE LIVABILITY

- GALLUP, 2016

#1

PROJECTED ANNUAL JOB GROWTH

- IHS GLOBAL INSIGHTS, 2016

2017 TOP TEN BEST CITIES FOR MILLENNIALS

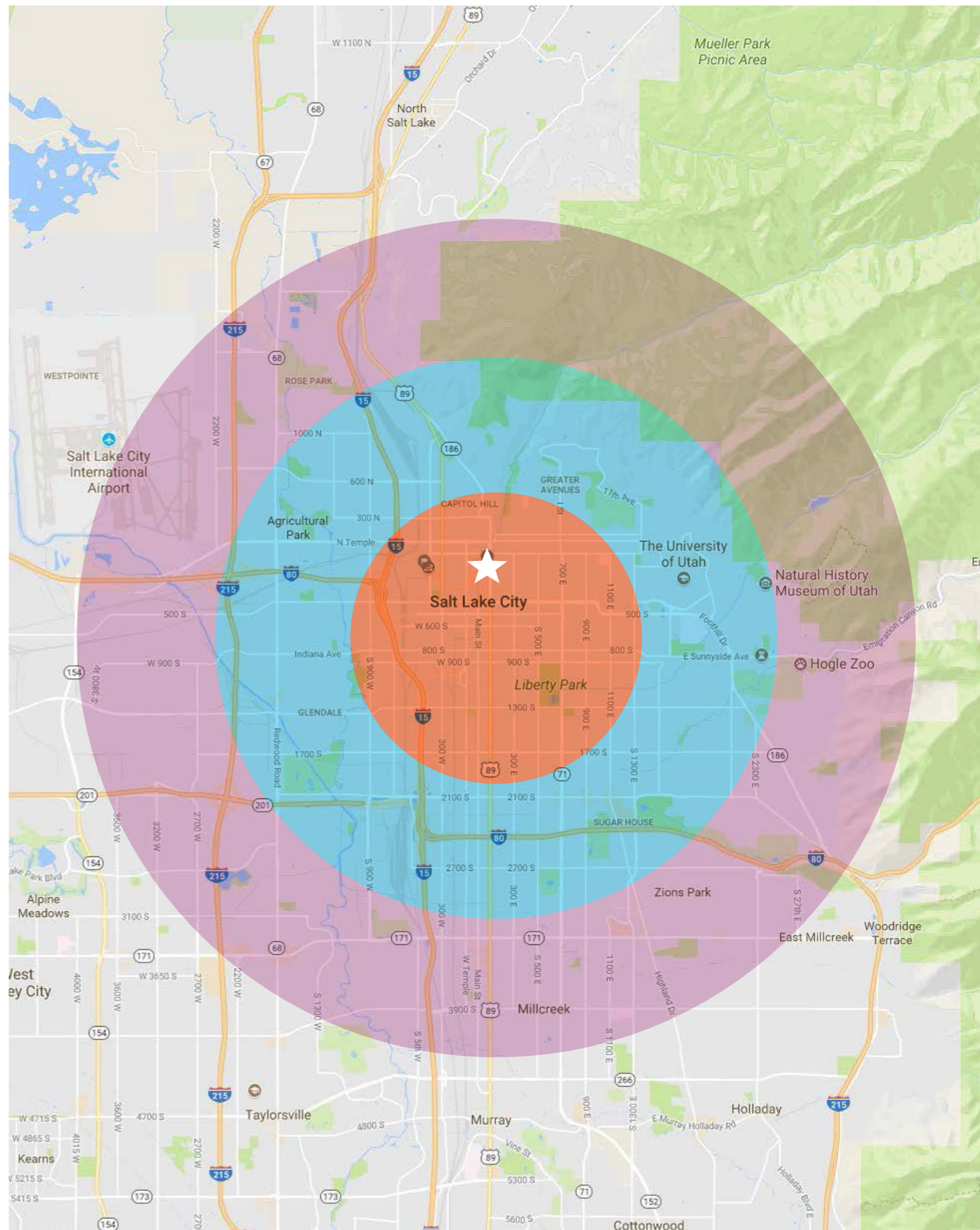
- WALLETHUB, 2017



**1**  
mile radius      **3**  
mile radius      **MSA**  
Salt Lake City

<b>2016 TOTAL POPULATION</b>	<b>18,254</b>	<b>132,988</b>	<b>213,981</b>
<b>2016 MEDIAN AGE</b>	<b>34.1</b>	<b>31.8</b>	<b>32</b>
<b>2016 TOTAL DAYTIME POPULATION</b>	<b>64,172</b>	<b>202,643</b>	<b>380,935</b>
<b>WORKERS</b>	<b>56,055</b>	<b>139,449</b>	<b>279,076</b>
<b>RESIDENTS</b>	<b>8,117</b>	<b>63,194</b>	<b>101,859</b>
<b>WHITE COLLAR</b>	<b>62.1%</b>	<b>58.2%</b>	<b>62.1%</b>
<b>2016 AVG. HOUSEHOLD INCOME</b>	<b>\$58,240</b>	<b>\$63,351</b>	<b>\$71,385</b>
<b>BACHELOR'S DEGREE</b>	<b>27.1%</b>	<b>21.8%</b>	<b>24.1%</b>

SOURCES: ESRI AND NEILSON







## ART. ENTERTAINMENT. CULTURE.

The Gateway is home to several unique entertainment destinations, including **Dave & Buster's, Punch Bowl Social, Wiseguys Comedy Club, The Depot Venue, Larry H. Miller Megaplex Theatres, Discovery Gateway Children's Museum,** and **Clark Planetarium.**

At this mixed-use shopping destination in the heart of Salt Lake City, we're adding and creating even more: a diverse mix of chef-driven restaurant concepts; an always-full calendar of events; an outdoor public gallery; and one of the most unique boutique hotels this side of the Rockies.



1 HOUR FROM 9 WORLD-CLASS SKI RESORTS

TEMPLE SQUARE

UNIVERSITY OF UTAH

SALT PALACE CONVENTION CENTER

VIVINT SMART HOME ARENA



# THE GATEWAY














-  1.4 MILLION SF RETAIL, DINING, & OFFICE
-  5,000 ON-SITE EMPLOYEES
-  2,400 PARKING SPACES
-  1,200 ON-SITE APARTMENTS & CONDOS





# SALT LAKE CITY

**THE GATEWAY**

- Office
- Entertainment
- Hotel
- Multi-Family Projects
- Trax Rail System

W TEMPLE ST

200 W

JOHN STOCKTON DR

W 100 S

200 S



U  
UNIVERSITY  
241,411

Broadway  
Apartments  
(Planned)  
82 Units

The Morton  
Apartments  
(U/C)  
137 Units

MONACO

WELLS  
FARGO

Goldman  
Sachs

The Exchange  
(Planned)  
412 Units

Garden  
Lofts  
(Planned)  
272 Units

LDS  
Church Office  
Building

MARRIOTT

CELESTINE & MORTON  
SALT PALACE  
CONVENTION CENTER

Hilton

370 Millennium  
Tower  
(Planned)

LDS  
Business  
College

Block 67  
Apartments  
(Planned)  
230 Units

Block 67  
Office  
(Planned)

AC

Sky House  
Apartments  
(U/C)  
240 Units

Radisson

Two Gateway  
Office  
72,160 SF

Milagro  
Apartments  
(Planned)  
183 Units

4th West  
Apartments  
497 Units

Fidelity  
900 Employees

The Depot  
Music Venue

vivint.  
SmartHome  
Arena

One Gateway  
Office  
198,844 SF

HYATT  
brampton

Paperbox  
Apartments  
(Planned)  
183 Units

Pierpont  
Apartments  
(U/C)  
84 Units

HYATT  
PLACE

PUNCHBOWL  
SOCIAL

Parc at  
Gateway  
152 Units

Liberty Gateway  
Apartments  
160 Units

Altitude  
On Fifth  
Apartments  
330 Units

Three Gateway  
Office  
114,197 SF

D&B

Rio Grande  
Depot Museum

The Complex  
Music Venue

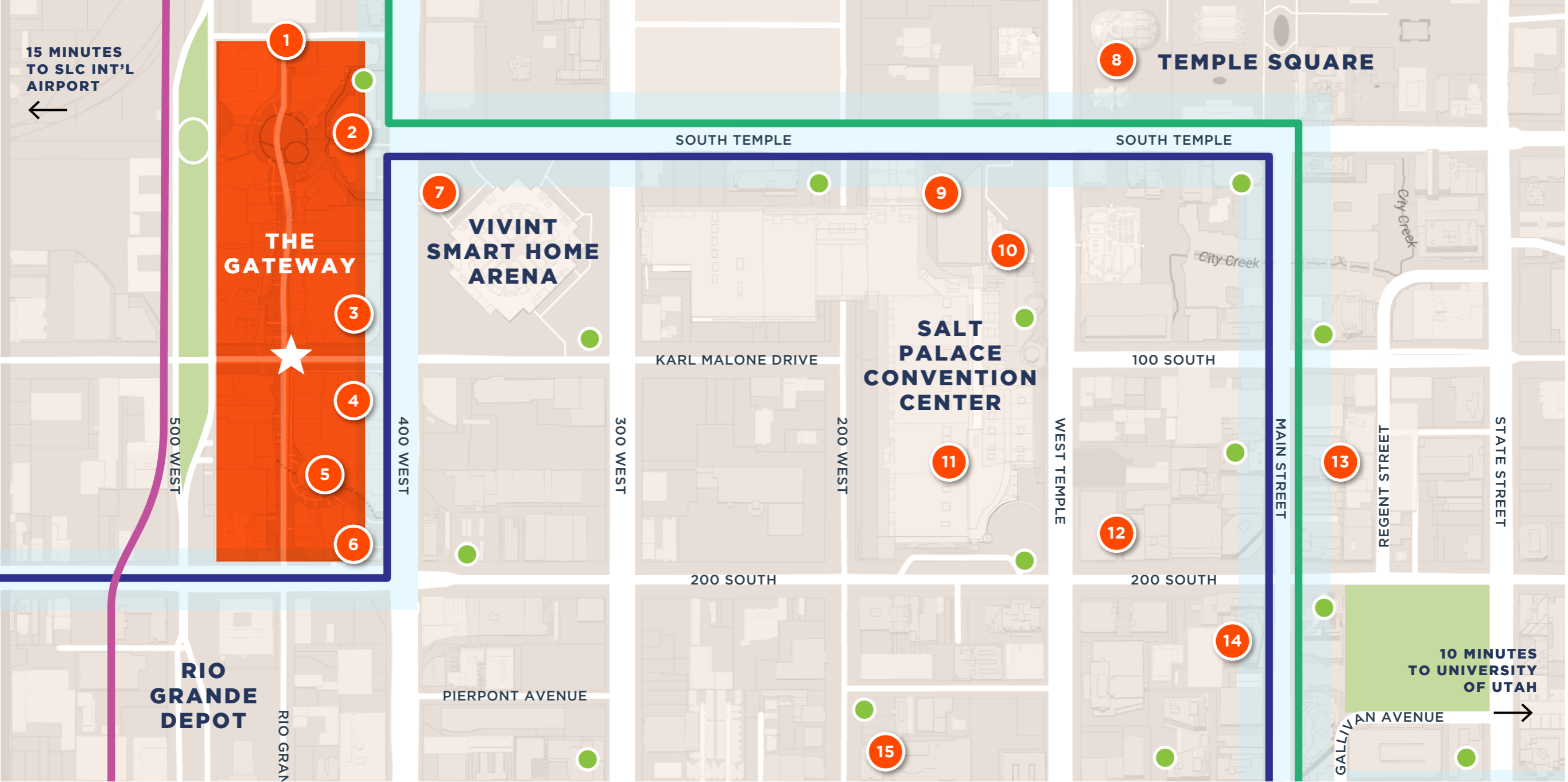
Bridge Projects  
62 Units

Alta Gateway  
277 Units

Five Gateway  
Office  
64,279 SF

West Gateway  
Commons  
(Planned)





15 MINUTES TO SLC INT'L AIRPORT  
←

8 TEMPLE SQUARE

THE GATEWAY

VIVINT SMART HOME ARENA

SALT PALACE CONVENTION CENTER

RIO GRANDE DEPOT

10 MINUTES TO UNIVERSITY OF UTAH  
→

★  
**THE GATEWAY**

4. CLARK PLANETARIUM  
345,000 visitors annually

8. TEMPLE SQUARE  
5 MILLION VISITORS EVERY YEAR

12. CAPITOL THEATRE  
166,000 visitors annually

1. FIDELITY INVESTMENTS  
2,200 on-site employees

5. LARRY H. MILLER MEGAPLEX THEATRES  
12 SCREENS

9. ABRAVANEL HALL  
160,000 visitors annually

13. THE ECCLES THEATRE  
73,000 visitors annually

2. THE DEPOT  
80,000 visitors annually

6. WISEGUYS COMEDY  
500,000 visitors annually

10. UTAH MUSEUM OF CONTEMPORARY ART  
65,000 visitors annually

14. GOLDMAN SACHS  
2ND LARGEST GLOBAL OFFICE

3. DISCOVERY GATEWAY CHILDREN'S MUSEUM  
273,000 visitors annually

7. VIVINT SMART HOME ARENA  
1.4 MILLION visitors annually

11. SALT PALACE CONVENTION CENTER  
233,000 visitors annually

15. ROSE WAGNER CENTER  
72,000 visitors annually

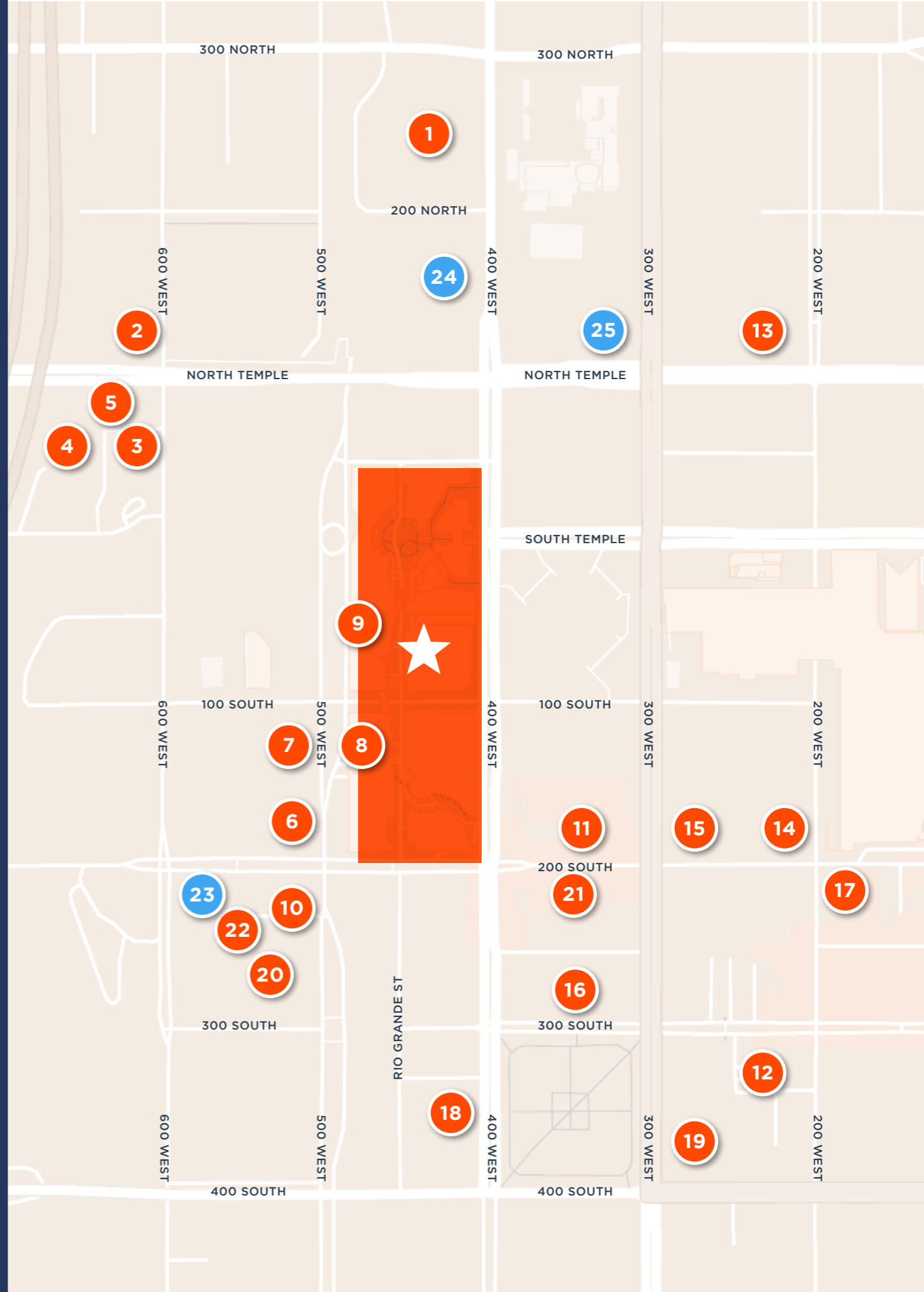
- FRONT RUNNER 750 COMMUTER RAIL
- TRAX GREEN LINE TO SLC INT'L AIRPORT
- TRAX BLUE LINE SUBURBAN LIGHTRAIL
- DOWNTOWN FREE FARE ZONE
- GREEN BIKE STATION



# APARTMENTS & CONDOS

(MORE THAN 4,000 UNITS)

- |  |  |
|--|--|
| 1. 4TH WEST APARTMENTS<br><b>497 UNITS</b>       | 2. NORTH 6TH APARTMENTS<br><b>96 UNITS</b>   |
| 3. BRIDGES AT CITIFRONT<br><b>90 UNITS</b>       | 4. CITIFRONT APARTMENTS<br><b>161 UNITS</b>  |
| 5. CITY STATION<br><b>132 UNITS</b>              | 6. ALTA GATEWAY<br><b>277 UNITS</b>  |
| 7. LIBERTY GATEWAY<br><b>160 UNITS</b>           | 8. ALTITUDE ON 5TH<br><b>330 UNITS</b>   |
| 9. PARC CONDOS<br><b>152 UNITS</b>               | 10. BRIDGES PROJECT<br><b>62 UNITS</b>   |
| 11. WESTGATE LOFTS<br><b>72 UNITS</b>            | 12. PALLADIO APARTMENTS<br><b>96 UNITS</b>   |
| 13. SEASONS ON CITY CREEK<br><b>130 UNITS</b>    | 14. PARAGON STATION<br><b>38 UNITS</b>   |
| 15. DAKOTA LOFTS<br><b>37 UNITS</b>              | 16. BROADWAY PARK LOFTS<br><b>82 UNITS</b>   |
| 17. PATRICK LOFTS<br><b>40 UNITS</b>             | 18. 360 APARTMENTS<br><b>151 UNITS</b>   |
| 19. UFFENS CONDOS<br><b>45 UNITS</b>             | 20. ARTSPACE MACARONI<br><b>13 UNITS</b>   |
| 21. ARTSPACE RUBBER<br><b>53 UNITS</b>           | 21. ARTSPACE CITY CENTER<br><b>18 UNITS</b>  |
| 23. STATION CENTER<br><b>500 PLANNED UNITS</b>   | 24. HARDWARE VILLAGE<br><b>530 UNITS &amp; 225K SF OFFICE<br/>UNDER CONSTRUCTION</b> |
| 25. SKYHOUSE PROJECT<br><b>240 PLANNED UNITS</b> |  |







# THE PROPERTY



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



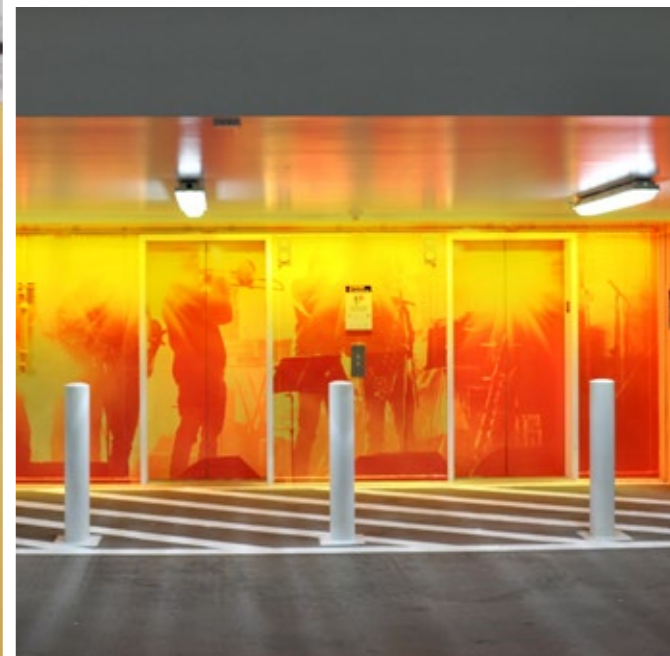


SOCIALIZED SPACES WITH A MODERN, DAY-TO-NIGHT ATMOSPHERE





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 of a woman, rendered in shades of blue and teal. On the right side, there is a single stylized face of a woman, also in shades of blue and teal. The overall aesthetic is modern and artistic.

**THE GATEWAY ARTS DISTRICT**



THE WORLD'S NEWEST MIXED-MEDIUM OUTDOOR GALLERY



"LORETTA YOUNG" - 2ALAS



FELIPE PANTONE



BRENDAN MONROE



INSA

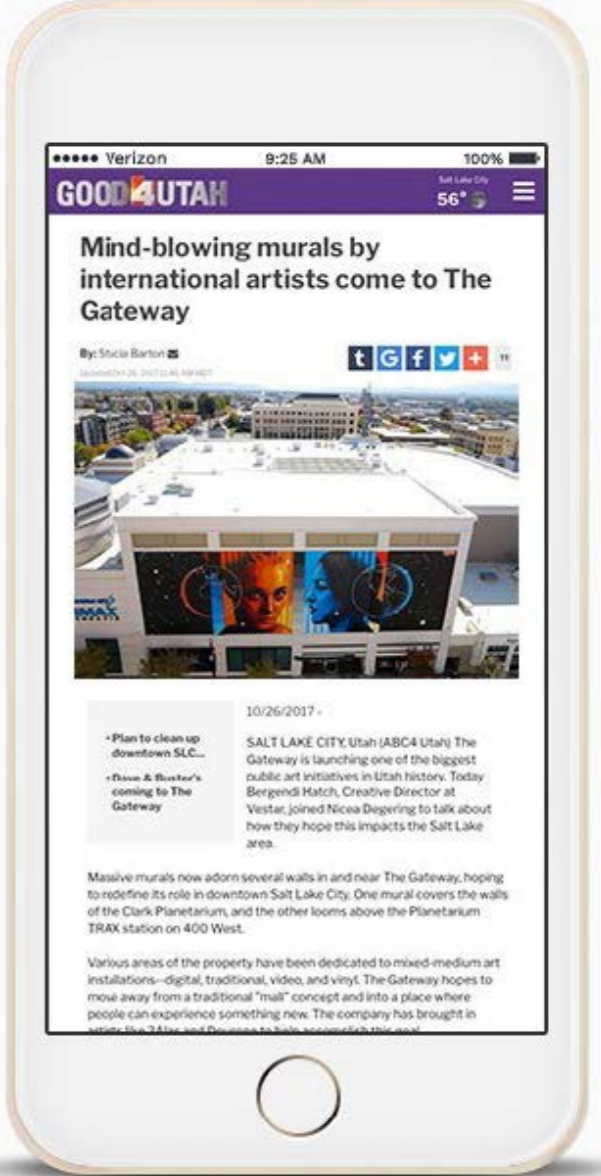


DAVID FLORES



"BEFORE I DIE" WALL





"2 FACES EARTH" - DOURONE

SEE THE STORY >



FIRST-OF-ITS-KIND VIDEO TOWER

SEE IT HERE >







## EVENTS + ACTIVATION



A FULL CALENDAR OF CULTURAL, COMMUNITY-DRIVEN EVENTS

GOSPEL BRUNCH



MOVIES ON THE PLAZA



PUBLIC MARKETS

FESTA ITALIANA



CHALK ART FESTIVAL

YOGA ON THE PLAZA



"LAST HURRAH" NEW YEARS EVE



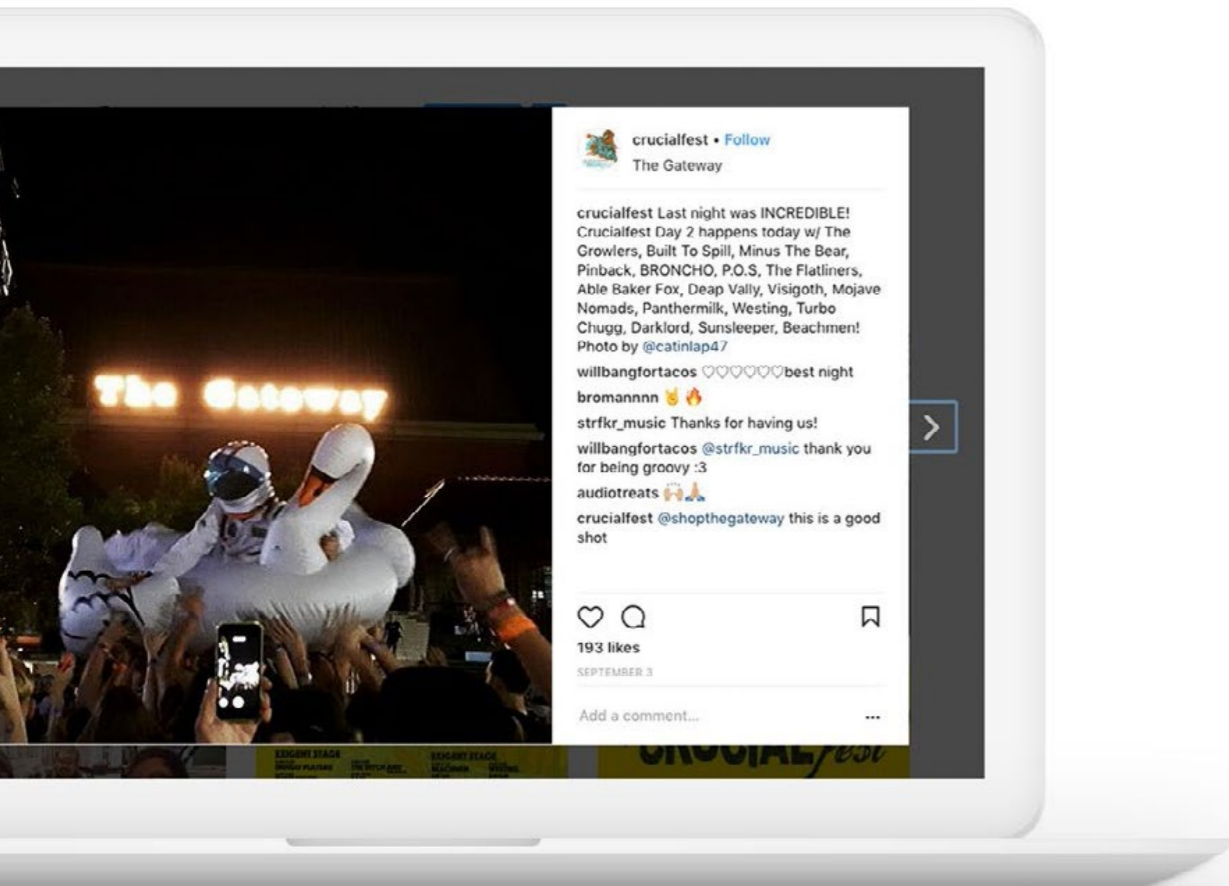
"GOLDEN SPIKE" COMEDY FESTIVAL



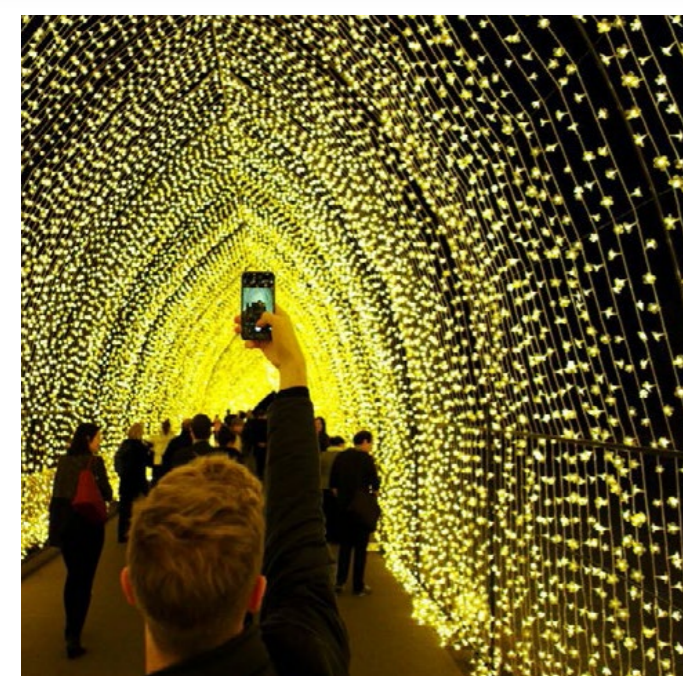
"ILLUMINATE" FESTIVAL







CRUCIALFEST

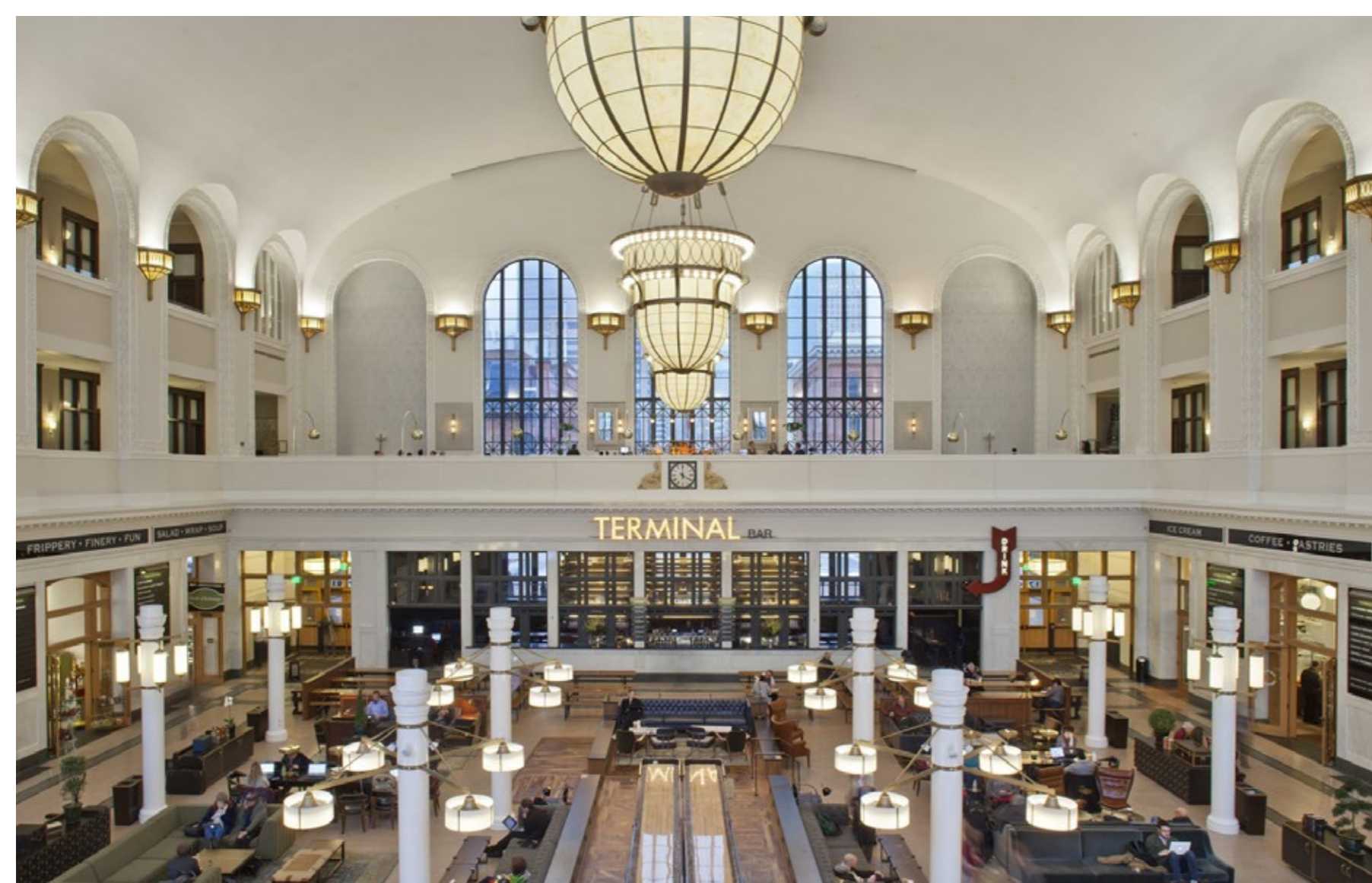






THE BOUTIQUE HOTEL









Jenny Cushing, Vice President of Leasing  
e. [jcushing@vestar.com](mailto:jcushing@vestar.com) p. 602.553.2618

[SHOPTHEGATEWAY.COM](http://SHOPTHEGATEWAY.COM)   

THE  
GATEWAY

