



SARATOGA SPRINGS

Saratoga Springs, Utah | Saratoga Springs City Meeting

presented by
CENTERCAL
PROPERTIES, LLC



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CENTERCAL AT A GLANCE



\$3.2B PORTFOLIO WITH \$2.1B OF EQUITY UNDER MANAGEMENT

National institutional scale footprint with
long-term capital partners

VERTICALLY INTEGRATED PLATFORM

CenterCal's 150+ person team is
vertically integrated and handles all
stages of the value-chain internally

TENANT RELATIONSHIPS

Exceptional national tenant relationships
with a 30+ year track record of trust and
performance

CENTERCAL

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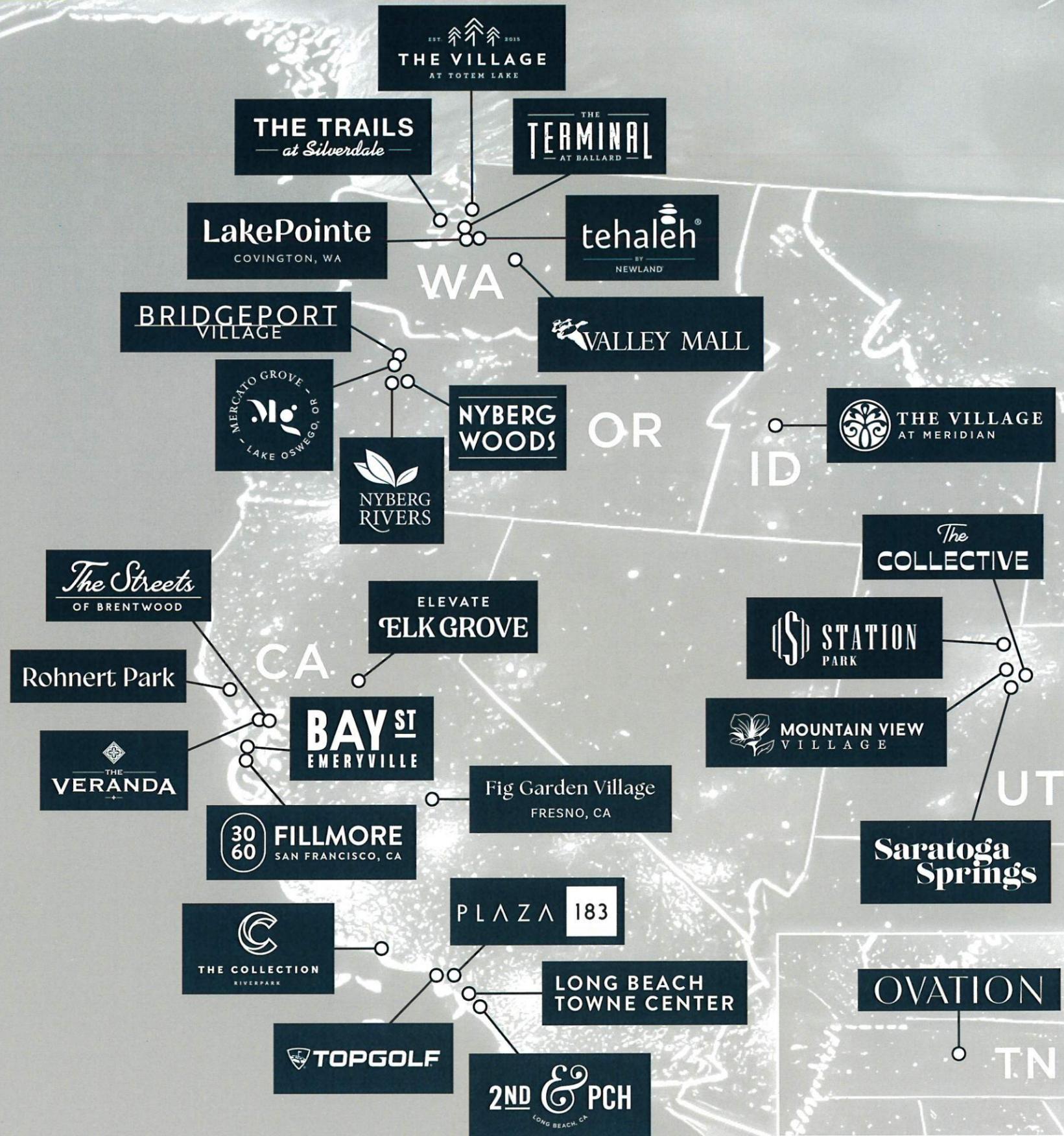
STRONG RETAILER RELATIONSHIPS
AND EXECUTION HISTORY

PLACEMAKING
AND COMMUNITY ENGAGEMENT

“HANDS ON” ASSET
MANAGEMENT

GROUND-UP DEVELOPMENT
TRACK RECORD

DEPTH OF INSTITUTIONAL
CAPITAL RELATIONSHIPS



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WE BRING PUBLIC SPACES TO LIFE



SARATOGA SPRINGS

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Walmart Supercenter

TSC TRACTOR SUPPLY CO

16,800 ADT

CROSSROADS BLVD

68

W

16,000 ADT

47,500 ADT

73

Proposed WinCo FOODS

27,000 ADT

SARATOGA SPRINGS CROSSROADS VASA FITNESS

TJ-MAXX PETSMART

BOOT BARN SEPHORA

THE HOME DEPOT Cane's CHICKEN FINGERES

Intermountain Healthcare EMERGENCY/ AMBULATORY CENTER

COSTCO WHOLESALE

HANDELS

DUTCH BROS Olive Garden POPEYES

Planned UNIVERSITY OF UTAH MEDICAL CENTER

PIONEER CROSSING

REDWOOD RD

FUTURE MOUNTAIN VIEW CORRIDOR

N 800 W

ULTA BEAUTY petco
SPROUTS FRESH MARKET ROSS DRESS FOR LESS
chili's five BEL'W
Chick-fil-A HOBBY LOBBY
WELLS FARGO

fatCats

25,000 ADT

34,600 ADT

145

SARATOGA SPRINGS

THE CROSSING Smith's Marketplace

Starbucks BANK OF AMERICA

crumbl cookies Arby's





SARATOGA SPRINGS

The new Saratoga Springs City Center will deliver a vibrant mixed-use development offering expansive retail, modern residences and a dynamic community experience.

ENOTICA

Saratoga Springs Market Book Store

SALTED & SWEET

Atlas Thread

REDWOOD STANDARD

Oak & Ember

Lantern & Page

Lantern & Page

Lantern & Page

PHASE I





COMMUNITY BENEFITS

ESTABLISH A DOWNTOWN
SARATOGA SPRINGS
URBAN CORE

INCREASED TAX
REVENUES

EMPLOYMENT
OPPORTUNITIES

ENHANCED
COMMUNITY AMENITIES
AND QUALITY OF LIFE

CATALYST FOR FUTURE
OFFICE/COMMERCIAL
DEVELOPMENT



FINANCIAL BENEFITS TO CITY

SHORT-TERM FINANCIAL IMPACTS

The project will yield new sales tax revenue, property tax revenue, and new, permanent job creation for the residents of Saratoga Springs. It will also put the city ahead of the competition and solidify its dominance as a premier suburb of Salt Lake City.

LONG-TERM FISCAL SUSTAINABILITY

The development of a Town Center will become a generational hub for commerce, innovation, and community development. As the adjacent properties follow suit, the city will see exponential benefits for decades after its initial investment.

COMPARATIVE ANALYSIS: INVEST NOW VS. DELAYING DECISION

Immediate action will serve as the catalyst to boost the growth trajectory in the local market. A delayed decision will open the City up to the risk of missing this market cycle for development.

URGENCY & STRATEGIC INVESTMENT

WHY CITY CONTRIBUTION MATTERS NOW

The current state of the capital markets would not make this project financially feasible without City assistance. By waiting and hoping for a better day, the City is opening themselves to potentially volatile investor sentiments in an inflationary environment where investment hurdles are rising.

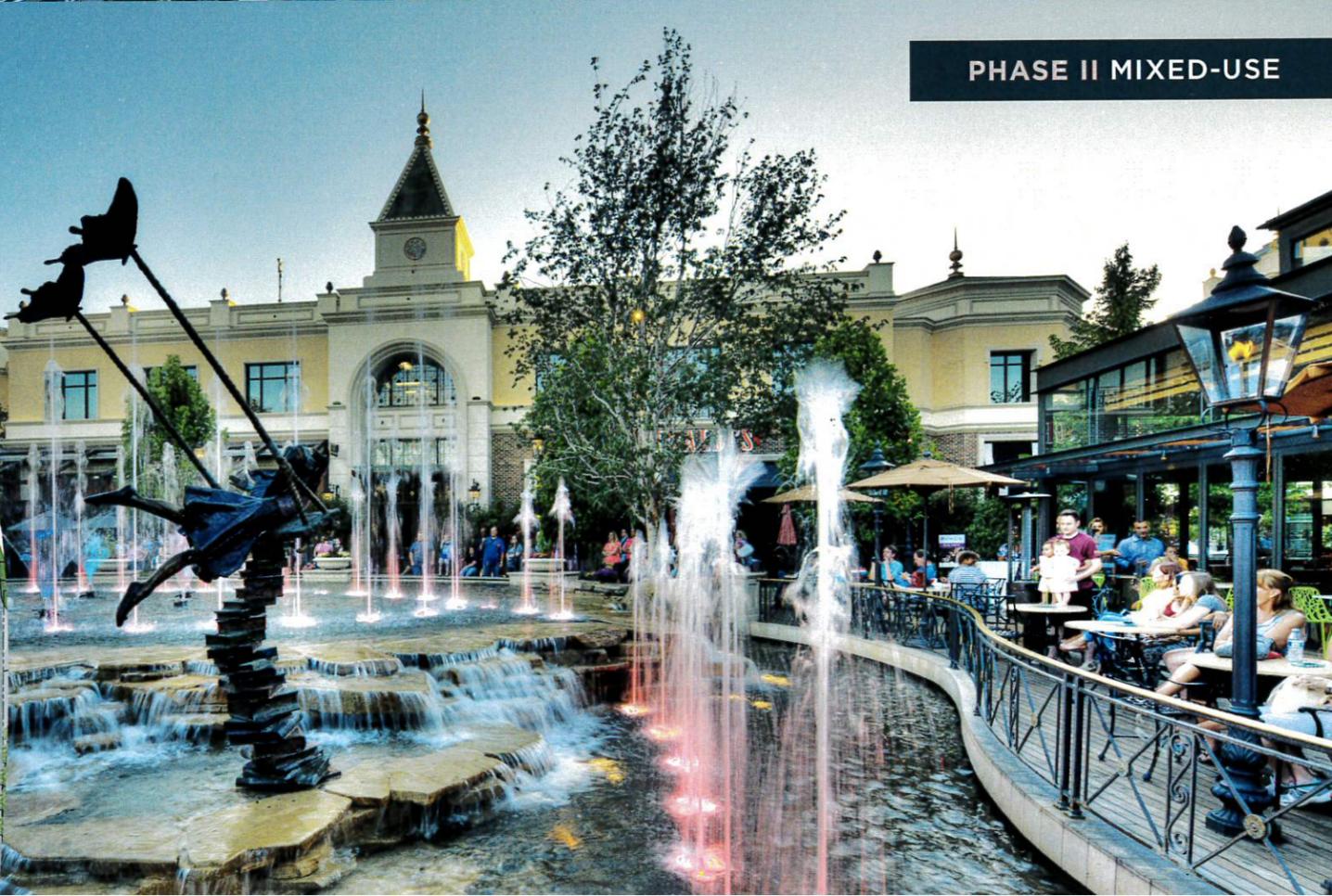
RISKS OF WAITING

By not taking action immediately, the city is allowing another city the opportunity to be a first mover in the market and could potentially lose out for decades to come as there is not enough demand in the market to support multiple Town Centers.

SEEDING FUTURE OFFICE AND ECONOMIC GROWTH POTENTIAL

By investing to kick-start the local growth trajectory, the city is blazing a trail for job creation, innovation, and corporate relocations. The affluent customer this Town Center will attract will bring a higher income and level of education to the community and will raise families that can support the community with greater means.

CASE STUDY: THE VILLAGE AT MERIDIAN



CASE STUDY: STATION PARK



PHASE I



PHASE II MIXED-USE



THANK YOU

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APPENDIX