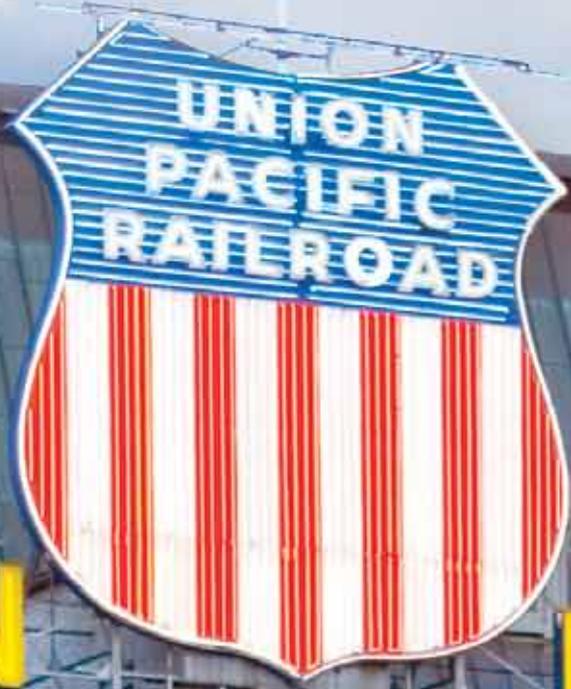




UNION



PACIFIC

The Gateway

THE GATEWAY
everybody's downtown





THE PROPERTY

WORK. LIVE. SHOP. PLAY. -ALL IN ONE SPOT-

Discover The Gateway, Utah's first urban, open-air lifestyle center and the ultimate gathering place. It's 625,334 square feet housing over 100 stores, restaurants and entertainment attractions. 6 office towers. 462 residences. In sum? One vibrant, 24-hour, 7-days a week district.

Since opening in November 2001, The Gateway has become a hot spot for retail, entertainment, housing, office and cultural institutions. The Gateway features a pedestrian-oriented street lined with two levels of retail, cultural and entertainment uses. Designed to take advantage of the sloping project site, the street connects to existing circulation patterns at the ground and second-level to create pedestrian activity on both levels.

Another element that makes the center stand out is the fact that it surrounds the beautifully restored 1908 Union Pacific Depot that features early French Renaissance architecture and original artwork, plus the Olympic Legacy Plaza, including the "dancing waters" of the Olympic Snowflake Fountain that is overlooked by a beautiful clock tower.

What's more, The Gateway has several one-of-a-kind tenants including Discovery Gateway Children's Museum and the Clark Planetarium, two attractions that make the destination about more than shopping, drawing a different audience to the site.

Located within steps of some of Salt Lake City's other major entertainment destinations, The Gateway is also a convenient stop for dinner prior to a Jazz game, concert, symphony performance or as a destination all its own.

WORK ALL IN ONE SPOT

**With over 4,000 onsite office workers in 768,000 square feet of office buildings,
The Gateway has a steady stream of dining and shopping patrons ready to do business.**





ENTERTAIN ALL IN ONE SPOT

With The Gateway **Megaplex**, a 12-screen movie theatre, as well as the Clark Planetarium and the Discovery Gateway Children's Museum – all open 7 days a week! – The Gateway's bustling entertainment scene is a strong draw. The **Clark Planetarium** is a 52,000 square foot state-of-the-art facility (including the first IMAX theatre in the state) that attracts visitors from all over the region. An average of 350,000 paying visitors have come to the Clark Planetarium every year since its opening in 2003 – even more considering the fact that this excludes visits to free exhibits. Opened since the fall of 2006, the **Discovery Gateway Children's Museum** has surpassed projected attendance and membership numbers, drawing yet another segment of the population to the lifestyle center.

LIVE ALL IN ONE SPOT

Salt Lake residents are adopting downtown as an ideal place to live and work. The Parc Condos at The Gateway, a prestigious 12-story residential community, offers 152 residences while The Northgate Apartments boasts 310 units, including affordable housing. The occupancy rate of rentals is 93%.

THE MARKET

Utah is one of the fastest growing states in the country, a fact that is attributed to the area's high birth rate and in-migration. Utah's population reached 2.9 million in 2012 and has enjoyed a positive increase every year since 1990. The State of California continues to dominate the flow of migration to Utah, while employment-related migration accounts for the majority of population movement to and from Utah. With a population of 181,743, Salt Lake City is the largest city in the state. Salt Lake County's population is 1.2 million, making it the most populous region in Utah. Utah is expected to continue to have the youngest population in the nation with a median age 27.1 years in 2011, well below the national figure of 35.2 years.

DEMOGRAPHICS	POPULATION	HOUSEHOLDS	AVERAGE HHI INCOME	MEDIAN AGE
5 MILE:	203,343	80,837	\$56,267	33
10 MILE:	650,205	233,174	\$64,862	32

	POPULATION
SALT LAKE CITY:	186,440
SALT LAKE AREA:	1,029,655

THIS IS **WAY** **THEIR** **IS**
THEY LIVE & HAVE FUN
their town

this is

No.1 *****
 UTAH'S POPULATION TENDS TO BE
YOUNGER
LIVES LONGER
HAS HIGHER FERTILITY RATES
HAS MORE PERSONS PER HOUSEHOLD

This is where they escape



FACTS:
about the market



No.2 *****
29.6% MORE THAN DOUBLED
 UTAH'S POPULATION GROWTH OF
 THAT OF THE NATION (13.2%)

No.3 *****
 OF ALL THE FIFTY STATES,
 UTAH HAS...
 THE HIGHEST RATE OF
 JOB GROWTH (4.5%)
4TH HIGHEST
 PERCENT OF HIGH SCHOOL
GRADUATES

No.4 *****
 11TH HIGHEST PERCENT
 OF COLLEGE GRADUATES

DIVERSE & CULTURAL ALL IN ONE SPOT

Varied cultures, lifestyles, and religions? Salt Lake has 'em. Since the time Brigham Young and his Mormon followers first settled what is now Utah's capital in 1847, Salt Lake has attracted a vast array of people. Today, Salt Lake has a rich and celebrated diversity that surprises many first-time visitors and is celebrated with events and festivals to highlight the many groups that enjoy the wonders of all that the "Crossroads of the West" has to offer. All year long, locals and visitors alike can enjoy a lengthy list of multi-cultural and multi-ethnic events including Pioneer Days, which features one of the largest and oldest parades in the nation, one of the West's largest Pride Festivals, the Salt Lake Greek Festival, Cinco de Mayo, Pacific Island celebrations and many others.



GATEWAY OFFICE TOWERS

I	162,000SF	THE SALT LAKE TRIBUNE
II	85,000SF	BOARD OF REGENTS
III	115,000SF	BLM/IKON
IV	218,000SF	FIDELITY
V	65,000SF	ERNST & YOUNG/ATTENSITY
VI	100,000SF	BARRICK GOLD

OFFICE POPULATION

With over 4,000 onsite office workers in 768,000 sf of office buildings, The Gateway has a steady stream of dining and shopping patrons ready to do business:



THE LOCATION

THE GATEWAY IS EASILY ACCESSIBLE VIA I-15, TRAX LIGHT RAIL, FRONTRUNNER FROM THE NORTH END OF THE STATE AND THE MAJOR DOWNTOWN TRAFFIC ARTERIES

The TRAX light rail line is positioned in the heart of downtown and directly outside The Gateway. The Gateway is accessible to many large office buildings in the city's central business district, in addition to the five located on The Gateway property. This line connects to the Intermodal hub that will also join the commuter rail that runs north of Salt Lake City. In August 2011 the Mid-Jordan TRAX line opened, connecting downtown Salt Lake City to communities farther south in the Salt Lake Valley. Construction of the Airport TRAX Line is 90% complete. Extending the current TRAX Line from the Arena station at 400 West South Temple, the six-mile light rail line will connect the Salt Lake City International Airport with most major Utah destinations. It will provide a direct transfer from its 500 West Station and the newly renovated North Temple Viaduct to the FrontRunner Commuter Train, which will eventually connect all commuters from Ogden to Provo.

AIRPORT TRAX LINE

Utah Transit Authority announced in 2011 that the Airport TRAX line will be operational by first quarter 2013, connecting an international airport to the CBD and the surrounding Wasatch Front.





SHOPPING, DINING AND ENTERTAINMENT - 7 DAYS A WEEK!

6" HIGH POCKET

VISIT ALL IN ONE SPOT

As a landmark of the 2002 Olympics and a shopping, dining and entertainment destination, The Gateway is a not-to-be-missed spot for visitors to Salt Lake City... and they are coming in droves! 21,016,686 passengers flew through Salt Lake City International Airport in 2010, representing a 2.81% increase from 2009. The Salt Palace Convention Center's expansion was completed in 2006 to accommodate large conventions and, most importantly, to retain the Outdoor Retailers Convention that draws over 35,000 attendees during its summer and winter trade shows. Salt Lake Tourism impact is \$1.2 billion while the Economic Impact of SLCVB Meeting and Conventions Bookings is estimated at \$204 million.

TOURISM - Known as the "Crossroads of the West," at least half of America's population is located within a 2 ½ hour flight from Salt Lake City. Seven million people visit the Salt Lake City area each year.

THE GATEWAY
everybody's downtown



SHOPTHEGATEWAY.COM

 facebook.com/ShopTheGateway

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