UTAH CRIBS
UtahCribs.com
(801) 882-7427

ALPINE VALLEY SHOPPING CENTER

608 WEST MAIN, AMERICAN FORK, UTAH 84003



UTAH CRIBS
UtahCribs.com
(801) 882-7427

Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516

UTAH CRIBS
UtahCribs.com
(801) 882-7427

Utah Cribs Real Estate

We pride ourselves on making your transaction a success. For two decades, Utah Cribs has proven the passion we have for our industry. With three seasoned brokers and four top agents, we bring expertise in market trends, contracts, negotiation, and technology to ensure exceptional client service.



Over 1,100 Transactions
We are a team of agents and brokers with 80 years of experience

Full Service
We can handle all of your real estate needs: Buy, Sell, Build, Residential, Commercial, Land

UTAH CRIBS
UtahCribs.com
(801) 882-7427

Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516

UTAH CRIBS
UtahCribs.com
(801) 882-7427



7.78 Acres
4 retail bldgs



338,897 total square feet

Alpine Valley Shopping Center

Alpine Valley Shopping Center is an established, multi-tenant retail property located at 604–678 West Main Street in American Fork, Utah. Strategically positioned at the northeast corner of Main Street and 600 West, the property benefits from excellent visibility, convenient access to Interstate 15, and proximity to one of northern Utah County's most prominent regional retail destinations.

The shopping center consists of five parcels totaling approximately 7.78 acres (338,897 square feet) and includes four retail buildings comprising approximately 79,321 square feet of gross leasable area. The property features approximately 1,345 feet of frontage along Main Street and 819 feet along 600 West, providing substantial exposure to passing traffic.

The center benefits from six access points, including one along Main Street, two along 600 West, and three along 130 North behind the property. Parking is provided through a shared cross-easement arrangement with the surrounding shopping center, offering approximately 742 spaces and a parking ratio of 9.35 spaces per 1,000 square feet of gross leasable area.

Historically reported traffic counts include approximately 38,471 average daily vehicles along Main Street and 204,775 along Interstate 15. These figures illustrate the property's exposure to two important transportation corridors, although updated traffic counts should be verified through the Utah Department of Transportation.

UTAH CRIBS
UtahCribs.com
(801) 882-7427

Investment Summary & Highlights

TOTAL GLA (SF)
79,321
TOTAL LAND SIZE (ACRES)
7.78

PREMIER TARGET SHADOW-ANCHORED RETAIL LOCATION
Alpine Valley Shopping Center is strategically positioned adjacent to Target within The Meadows regional retail district, a major shopping destination encompassing approximately 2.1 million square feet of retail development. The surrounding retail environment features a strong concentration of nationally recognized retailers, including Walmart, Costco, Home Depot, Lowe's, Hobby Lobby, Kohl's, Cinemark, Best Buy, Ross Dress for Less, and numerous restaurants and service businesses. This concentration of major retail anchors establishes the area as a significant regional shopping destination, drawing customers from American Fork, Lehi, Highland, Pleasant Grove, and surrounding Utah County communities.

ESTABLISHED NATIONAL TENANT MIX
The property has historically attracted nationally recognized retailers, including Office Depot, Old Navy, Dollar Tree, Maurice's, Famous Footwear, Bath & Body Works, GameStop, and other established retail and service operators. The combination of recognizable national brands, convenient access, and proximity to major retail anchors reinforces the property's competitive position within the northern Utah County retail market. Its established retail presence and location within a heavily trafficked shopping corridor provide a strong foundation for long-term tenant demand and investment appeal.

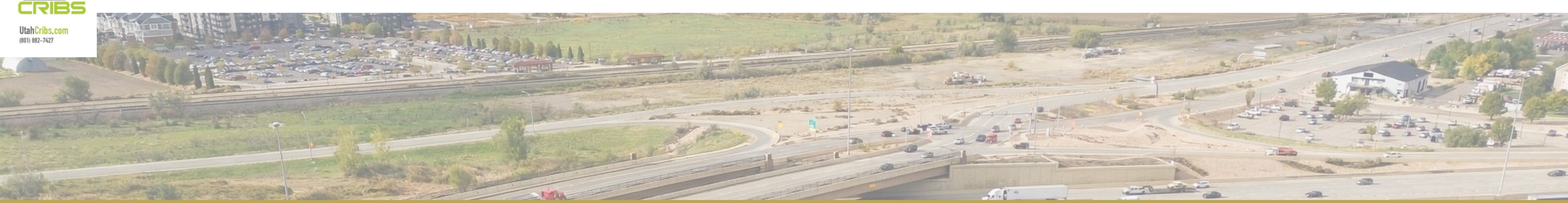
STRONG DEMOGRAPHICS & REGIONAL GROWTH

Alpine Valley Shopping Center is located in one of Utah County's established residential and commercial growth corridors. The surrounding communities of American Fork, Lehi, Highland, Pleasant Grove, and Saratoga Springs have experienced significant residential development, household formation, and employment expansion. Continued investment in housing, commercial development, and regional infrastructure supports the area's long-term economic outlook and consumer demand. The property's central location within this growing trade area positions it to benefit from both established neighborhoods and continued development throughout northern Utah County.

ECONOMIC STABILITY & REGIONAL ATTRACTIONS

SILICON SLOPES TECHNOLOGY CORRIDOR

Northern Utah County has emerged as a nationally recognized center for technology, innovation, and business development, commonly referred to as Silicon Slopes. Centered around Lehi and the surrounding communities, the region is home to major technology and professional service employers, including Adobe, Domo, Ancestry, and numerous software, financial technology, and emerging technology companies. The concentration of employers and skilled professionals has contributed to regional employment opportunities, residential development, and demand for retail goods and services. Alpine Valley Shopping Center benefits from its proximity to this established employment corridor and the surrounding residential communities. supporting an estimated 167,200 jobs statewide. The combination of outdoor recreation, tourism, educational institutions, and a growing technology sector contributes to Utah's diversified economy and enhances the long-term appeal of commercial real estate throughout the Wasatch Front.

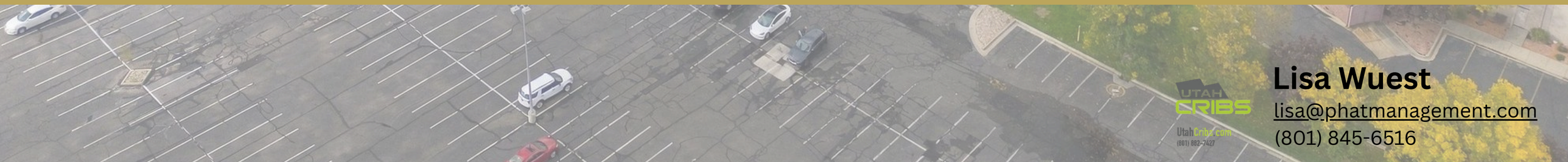


PROXIMITY TO MAJOR UNIVERSITIES

Alpine Valley Shopping Center is located within convenient driving distance of two of Utah's largest universities, Brigham Young University (BYU) in Provo and Utah Valley University (UVU) in Orem. UVU reported record fall 2025 enrollment of approximately 48,670 students, reflecting the institution's continued growth and regional importance. Together, these universities contribute a substantial student, faculty, and professional population to Utah County, supporting the local workforce, residential housing market, and consumer economy.

WORLD-CLASS RECREATION & TOURISM

Utah's internationally recognized outdoor recreation opportunities contribute significantly to the state's quality of life, tourism industry, and economic appeal. Residents and visitors enjoy convenient access to renowned ski destinations, including Sundance Mountain Resort, Park City Mountain, Deer Valley, Snowbird, Alta, Solitude, and Brighton. Utah is also home to five national parks—Zion, Bryce Canyon, Arches, Capitol Reef, and Canyonlands—which attract visitors from around the world.
According to the Kem C. Gardner Policy Institute, Utah generated approximately $13.7 billion in visitor spending in 2025.



Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516





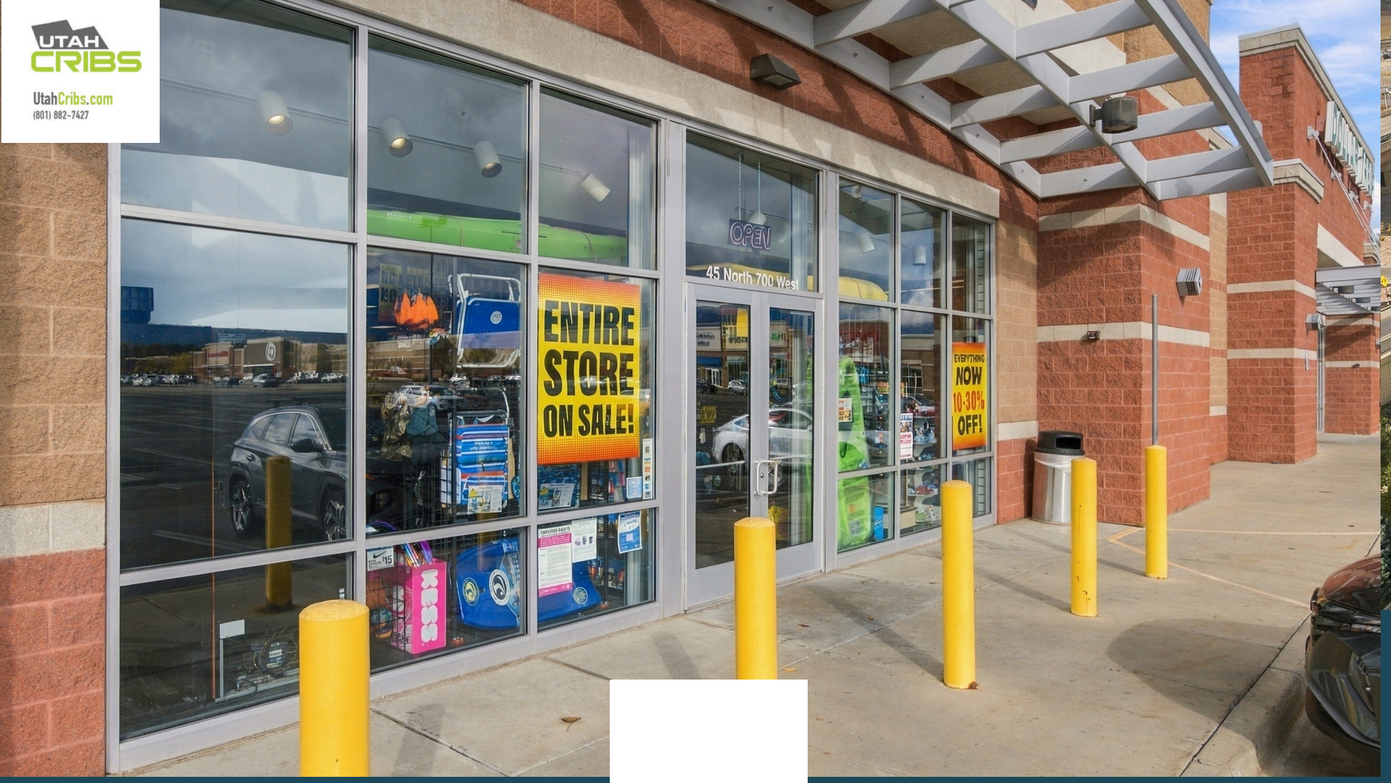
SPACE AVAILABLE

Rarely available space encompassing 9,731 square feet of open big box retail. Tenant has signage that can be viewed from I-15 with some of the highest traffic counts in the state of Utah. Ample parking to accommodate this location. Inquire with Broker about lease terms, negotiable TI allowance and CAMS (NNN's).

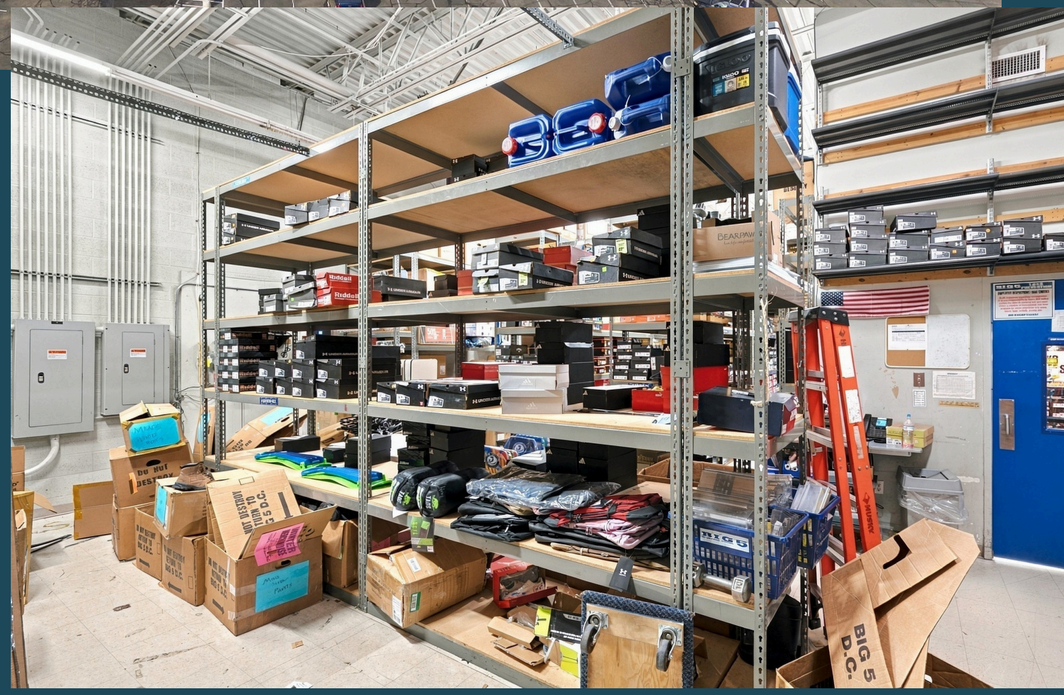
9,731

SQUARE FEET AVAILABLE

Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516





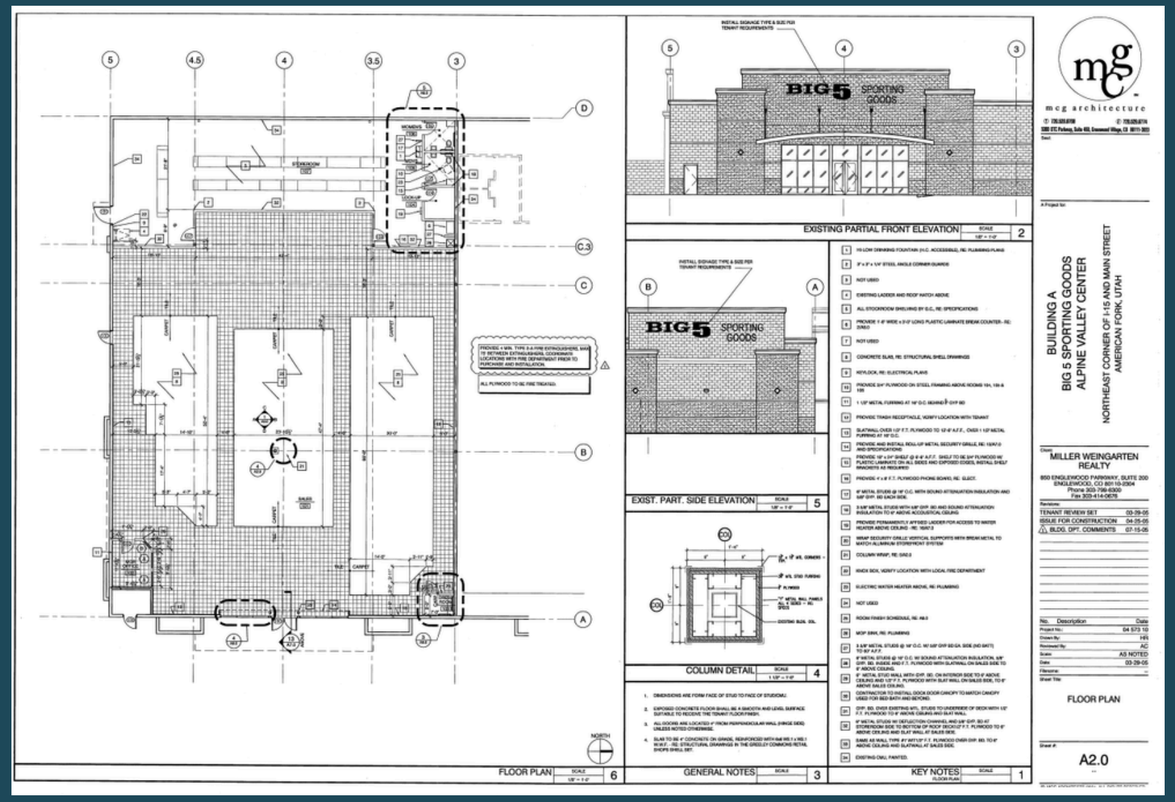


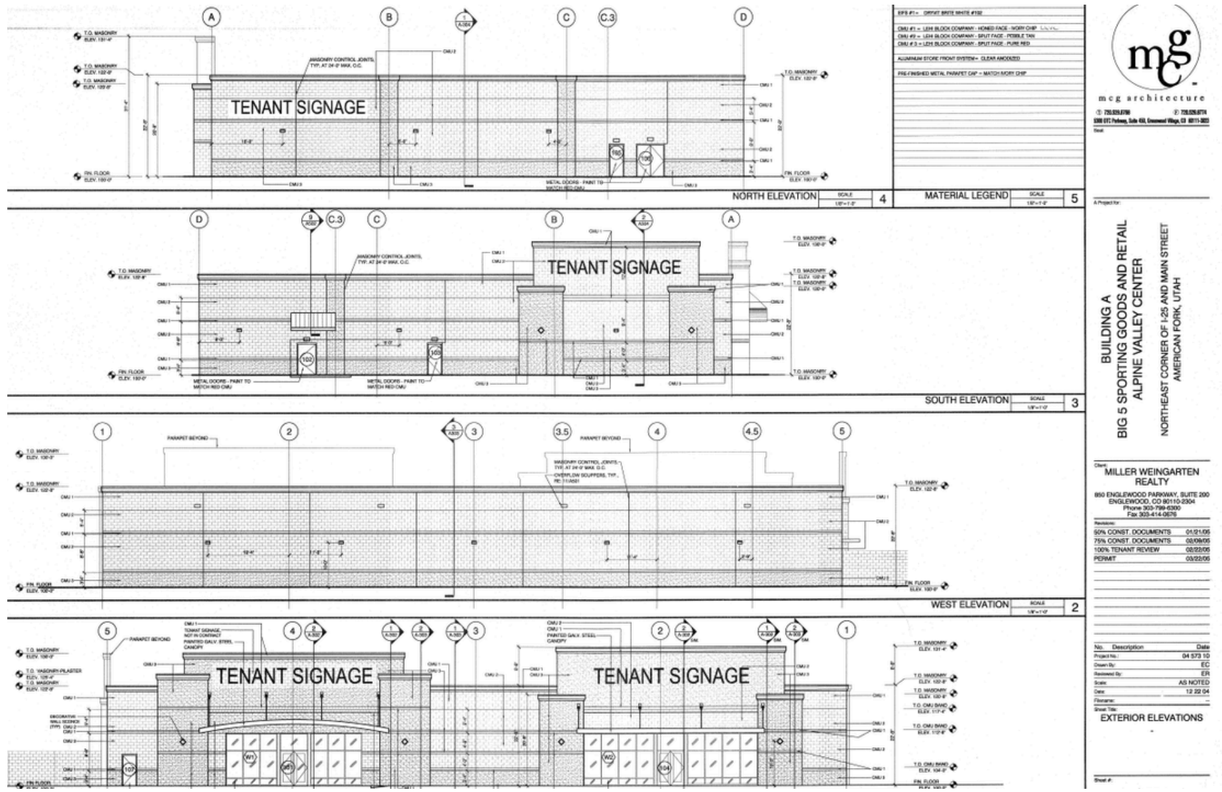




Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516

Sign & Frontage





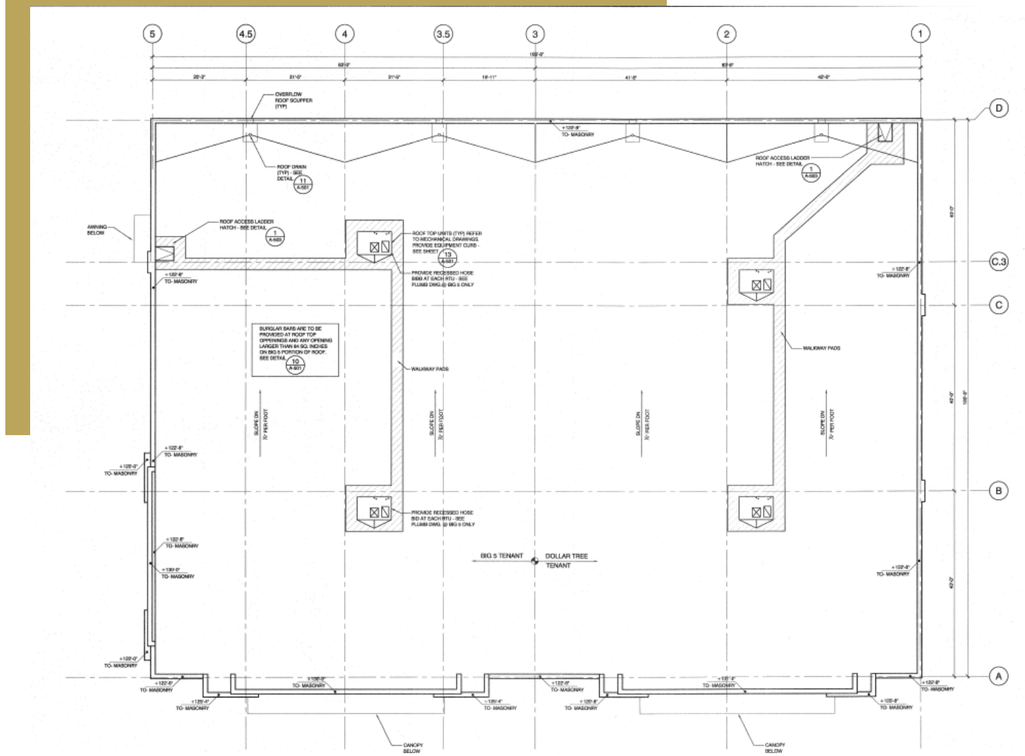
UTAH CRIBS
UtahCribs.com
(801) 882-7427

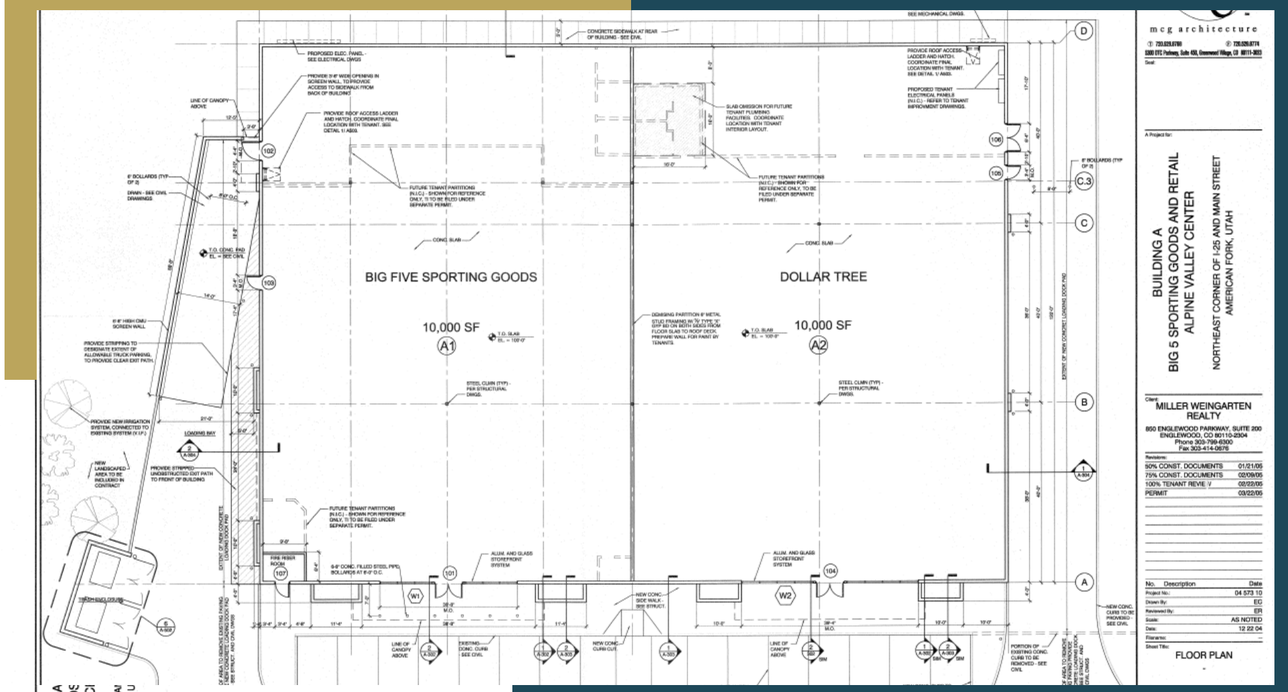
Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516

UTAH CRIBS
UtahCribs.com
(801) 882-7427

Floor Plans

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.







UTAH CRIBS
UtahCribs.com
(801) 882-7427

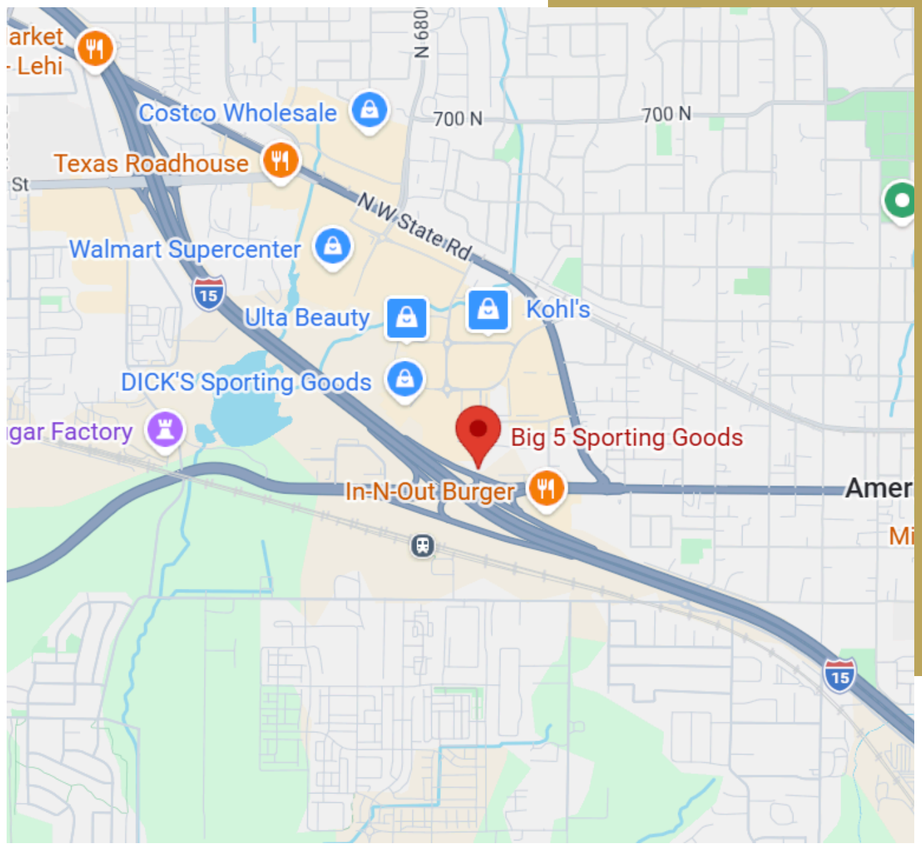
Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516

UTAH CRIBS
UtahCribs.com
(801) 882-7427

FOR LEASE TERMS

POPULATION HOUSEHOLDS & MEDIAN INCOME

Price per foot, CAMS (estimate) ect?



UTAH CRIBS
UtahCribs.com
(801) 882-7427

Lisa Wuest
lisa@phatmanagement.com
(801) 845-6516