

Utah Business

DOWNTOWN DAYBREAK

UTAH'S FIRST-OF-ITS-KIND SPORTS & ENTERTAINMENT DISTRICT IS HERE



AMERICA FIRST SQUARE UNVEILED

Ballgames, Concerts,
Cinema, and More—
All in One Place

SMART GROWTH. BOLD MOVES.

See What Makes
Downtown Daybreak
a National Model

THE FUTURE IS WEST

Daybreak Solves Utah's
Growth, Transit &
Housing Challenges

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WOMEN'S



Photographer: Jason Yeaman

DOWNTOWN DAYBREAK

Utah's first-of-its-kind sports and entertainment district

A vibrant downtown has always been part of the plan for Daybreak, the award-winning master-planned community in South Jordan, Utah. Envisioned more than 20 years ago by the City of South Jordan, Wasatch Front Regional Council, and the original landowner, Rio Tinto Kennecott, the plan for a vibrant mixed-use urban center continues today under the stewardship of Larry H. Miller Real Estate.

Downtown Daybreak is designed to be an innovative model of healthy, connected, inclusive growth. A place that's walkable, bikeable, and transit-connected. Designed to help with some of Utah's greatest growth challenges: traffic, air quality, water conservation, and housing diversity. Expansive enough to bring together a full spectrum of business, entertainment, and culture, with unique amenities as well as housing for the entire workforce already in place.

"Downtown Daybreak is a new center of gravity for the Salt Lake Valley," states Stephen James, Chief Visioning Officer for Larry H. Miller Real Estate. "Daybreak is recognized as a model for smart growth, and we are elevating it to a whole new level as Downtown Daybreak emerges."

The first phase of Downtown Daybreak introduces Utah's first-of-its-kind sports and entertainment district. Anchoring the district is The Ballpark at America First Square, new home to the Salt Lake Bees. Surrounding it on the square is a Megaplex cinema entertainment center featuring movies, interactive bowling, arcade games, and enhanced food and beverage options. In the summer, catch live concerts and events on the performance stage presented by Rio Tinto Kennecott. And in the winter, grab your skates and head to the outdoor ice rink. Downtown Daybreak is a year-round destination that also includes retail shops, restaurants, office space, housing, and more.

Planning for additional phases is underway, with the development of Downtown Daybreak expected to take 10-15 years.

DOWNTOWN DAYBREAK LONG-TERM IMPACT

- \$2.5B INVESTMENT** Private capital fueling long-term growth
- 16 ACRES** New open space plus 50+ miles of trail connections
- 15% HOUSING** Addresses Utah's housing shortage, including affordable options
- 30% TRANSIT** Cuts car trips, increases sustainable ridership

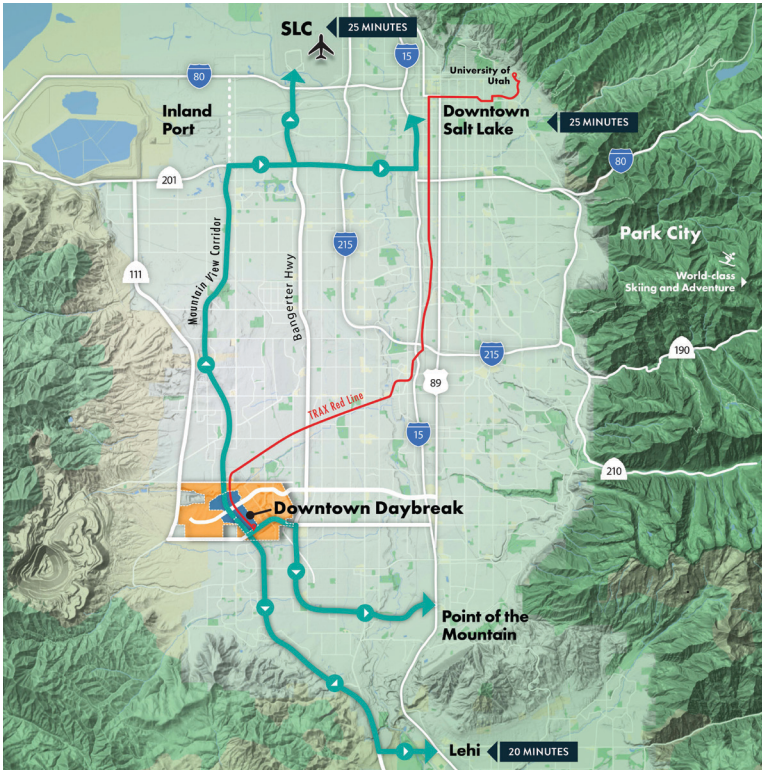
“This innovative and transformative approach is a once-in-a-generation opportunity to provide a visionary and collaborative solution to Utah’s families and businesses.”

BRAD HOLMES
President of Larry H. Miller Real Estate

LOCATION

At the Heart of a Thriving Region

With rapid growth up and down the Wasatch Front, Downtown Daybreak is emerging as a key central location with regional access via TRAX light rail and the Mountain View Corridor.



A MUCH-NEEDED RELIEF VALVE FOR THE WASATCH FRONT

“Two-thirds of Salt Lake County's population lives on the west side of I-15, with two-thirds of the jobs on the east side,” said Salt Lake County Mayor Jenny Wilson. “We need to create jobs where people live to improve air quality and reduce strain on our existing transportation system.”

Downtown Daybreak is positioned to respond to population growth patterns, make the best use of existing transportation assets, relieve traffic congestion, and bring businesses as well as a new kind of cultural and entertainment center to the Southwest quadrant of the Salt Lake Valley.

Location

Downtown Daybreak is the new hub for retail, dining, sports, entertainment and culture.

- ✓ 2 miles of Mountain View Corridor Frontage
- ✓ Regional access via TRAX light rail and the Mountain View Corridor

MINUTES TO:

SLC INTERNATIONAL AIRPORT	25 MINUTES
DOWNTOWN SALT LAKE CITY	25 MINUTES
PARK CITY	57 MINUTES
LEHI	20 MINUTES

DOWNTOWN DAYBREAK BY THE NUMBERS

70% GROWTH	Since 2000, the west side has led valley population growth
185k TRAFFIC	Projected daily cars on Mountain View Corridor by 2050
3.8k TRANSIT	Projected daily TRAX boardings in Daybreak by 2050

DAYBREAK



Raising the Bar for Placemaking

One of the best things about Downtown Daybreak? It's part of Daybreak. Recognized as a model for promoting healthy living, supporting a robust economy, and enhancing the quality of life, Daybreak is the perennial #1 best-selling new home community in Utah. This master-planned community is known for its fresh approach to community planning and home design and is a nationally recognized example of smart, creative placemaking.

Here, an exceptional level of design thinking is applied to every element. Dozens of parks, each one unique. Over 50 miles of trails. The 67-acre Oquirrh Lake. A meandering network of waterways called the watercourse. With home architecture that has won dozens of awards not to mention the hearts of thousands of homebuyers. And where the careful conservation of water, energy, land and other resources gives our children the safe, healthy future they deserve.

A SEASON OF OPENINGS

As part of a broader “Season of Openings,” Downtown Daybreak continues to welcome new experiences.

Here's a glimpse of what's here and what's coming:

The Big Picture



THE BALLPARK AT AMERICA FIRST SQUARE AND SALT LAKE BEES TEAM STORE

Constructed in just 14 months by Utah-based Okland Construction and designed by HOK. The Ballpark at America First Square, MiLB's newest ballpark, opened on April 8, 2025, providing fans and players with a best-in-class, Major League experience. The Ballpark features field-level suites that bring fans closer to the catcher than the pitcher, MLB-caliber amenities, and panoramic views of the Wasatch Mountains. With a capacity of up to 8,000 fans, The Ballpark at America First Square sets a new standard for Triple-A baseball and entertainment.

“Through the power of partnership and collaboration, we successfully opened The Ballpark at America First Square in time to play our first game on April 8, 2025. This community asset will impact generations of fans by creating unforgettable memories and serving as a vibrant gathering place 365 days a year.”

—
MICHELLE SMITH
Chief People Officer and EVP at the LHM Company and President of LHM Sports + Entertainment

**10 BALLPARK
FACTS & FIGURES**

\$0 – PUBLIC FUNDS
Privately funded
from start to finish

295K – SQ. FT.
Massive footprint of
the new ballpark

MLB – STANDARDS
Built to Major
League Baseball
specifications

BATTING TUNNELS
One of the only MiLB
ballparks with batting
tunnels for both teams

LARGEST – CLUBHOUSE
Biggest home
clubhouse in Minor
League Baseball

TOP PLAYER AMENITIES
State-of-the-art
weight room, rehab
and training facilities

CLOSER – FANS
Field-level suites put
fans closer to the
batter than the pitcher

17K – YARDS
Cubic yards of
concrete poured

962 – TONS
Steel used in
construction

300K – HOURS
Total construction
labor hours invested



For the first time in the team's history, the Salt Lake Bees have opened a year-round public team store. Located at the center field entrance of The Ballpark at America First Square, this new store creates a fun and immersive shopping experience, featuring one of the biggest hat walls in all Minor League Baseball. Among the 120 Minor League teams, Salt Lake is the only team offering such an amazing variety of hats. Throughout the 2025 season, fans can explore more than 200 unique hat designs, with over 430 different hats to check out.

MEGAPLEX

In July 2025, Miller Sports + Entertainment introduced Megaplex's first cinema entertainment center, debuting in Downtown Daybreak. Guests can enjoy movies and family entertainment with 100% luxury cinema seating, interactive bowling, games, and a scratch kitchen.



DINE & SHOP

Downtown Daybreak offers a variety of experiences, from memorable dining to exciting shopping adventures. The first phase focuses on small, local businesses, including Hires Big H, Moena Café, Nomad Eatery, Rockwella Ice Cream



Company and Naraya by Sawadee Thai. In terms of shopping, the Salt Lake Bees team store and Jolley's Corner—a family-owned boutique from Salt Lake City—bring their signature charm, creativity, and community spirit to the neighborhood.

RIO TINTO KENNECOTT STAGE

America First Square in Downtown Daybreak transforms into a vibrant gathering place featuring music, dancing, and a variety of festivities throughout the week at the Rio Tinto Kennecott Stage. It brings together neighbors, families, and friends for unforgettable nights under the stars.

The venue offers both free and paid entertainment options.



MILLER ARTS CENTER

In October 2024, Salt Lake County and the Larry H. & Gail Miller Family Foundation announced a partnership to build a regional arts center in South Jordan, funded by a \$25 million donation from the foundation.

"We believe that the arts have a profound ability to enrich lives, foster connection, and strengthen communities," said Gail Miller, chair of the Larry H. & Gail Miller Family Foundation and co-founder of the Larry H. Miller Company. "This donation is an investment in the future of our community, providing a space where creativity can thrive and where people of all backgrounds can experience the transformative power of the arts. We are honored to work with Salt Lake County to support the creation of this new arts center and look forward to seeing the impact it will have for generations to come."

The Miller Arts Center is anticipated to break ground in early 2026.



MULTIMODAL TRANSPORTATION

Downtown Daybreak is designed for safe and seamless connections—whatever the preferred mode of transport—through its extensive network of over 50 miles of trails. Thanks to a collaboration between the Larry H. Miller Company, the Utah Transit Authority, the Utah Department of Transportation, and the City of South Jordan, guests can easily access Downtown Daybreak via the newly completed South Jordan Downtown TRAX stop, which opened in March 2025, years ahead of schedule.

365-DAY FAMILY-FRIENDLY ACTIVATION

Whether you're coming for baseball, concerts, dining, or simply to enjoy a sunset at America First Square in Downtown Daybreak, there's never been a better time to explore this new chapter in Utah's story.

THERE'S SO MUCH MORE TO COME

To learn more about Downtown Daybreak or upcoming events, download the Downtown Daybreak app.



“Every decision we make at the Larry H. Miller Company is guided by our mission to enrich lives and this goal: to create places where life takes place. Whether you’re enjoying a Bees game, bowling, taking in a movie, or attending a concert on the square with your family and friends, we want you to make lasting memories and have joyful experiences.”

—
STEVE STARKS
CEO of the Larry H. Miller Company

WHY UTAH, WHY NOW

Growth in Utah isn’t slowing down. A report by the Kem C. Gardner Policy Institute at the University of Utah shows the state’s population could reach 3.8 million by 2030. By 2060, the institute projected the state's population to reach 5.4 million. Utah boasts one of the strongest economies in the nation. As of June 2025, the state is ranked #2 for the best overall economy according to WalletHub, and it has held the #1 position for the best economic outlook for the 18th consecutive year, as reported by "Rich States, Poor States" in April 2025. Utah continues to achieve top rankings in various categories, including best state overall, best state to relocate to, best business climate, best employment opportunities, and best growth potential.

The key to this success lies in one of Utah's greatest strengths: partnerships. This collaborative spirit, often referred to as "the Utah way," is evident in the willingness of local companies to work together, as well as the strong public-private partnerships involving state and local governments. The overarching goal is to address challenges and create an improved business environment, ultimately leading to endless possibilities for the state and its partners.

FOR UTAH, BY UTAH

The following local trade partners are helping to make Downtown Daybreak come to life.

- | | | |
|----------------------------------|-------------------------------|-----------------------------------|
| • Able Access | • Fire Engineering Company | • Sportsfield |
| • ABS | • Fisher Painting Inc. | • Steel Encounters |
| • AMC Masonry | • Gough Construction | • Stewart Specialty Services |
| • Archer Mechanical | • Helix Electric | • Stonhard |
| • Architectural Components | • HOJ Innovations | • Sunpro Inc. |
| • B2 Mechanical | • Intermountain Planting | • Superior Roofing |
| • BC Timbers | • Irwin | • TFG Fencing |
| • BHI | • Jack's Ornamental Iron Inc. | • Tri-Tex Construction |
| • Big Bear Electric | • Jones Excavation | • USI |
| • Brighton Landscaping | • Koch | • Utah Mechanical Contractors |
| • Brightview | • LOCI | • Utah Tile and Roofing |
| • Cache Valley Electric | • Mendenhall Laundry | • Wall 2 Wall |
| • Callhoon | • Miner | • Wadsworth Brothers Construction |
| • CMT Engineering Laboratories | • Mountain Land Design “MLD” | • Western Automatic Sprinkler |
| • Colonial Flag | • Okland Construction | • Western Fence |
| • CSI Drywall, Inc. | • Otis | • Wind River Excavation |
| • CWC West LLC | • Perigee Engineering | • Wiseman Excavation |
| • Documart | • Prices Windows and Doors | • YESCO |
| • Diversified Fall Protection | • R&O Construction | • Zahner |
| • Dreamseat | • REVEL | |
| • Dreamworks Construction | • Sign-A-Rama | |
| • Evans Commercial Laundry Sales | • Skyview Glass | |
| | • SME Steel | |

The successful integration of various stakeholders within Downtown Daybreak—from state leaders and city planners to local businesses—demonstrates the power of partnership in achieving common goals and creating a lasting impact. This collaborative effort exemplifies and highlights how working together can transform a vision into reality while also solving the challenges of growth. **LHM**

“The City of South Jordan is proud to be home to Daybreak—an exceptional master planned community designed around connection, innovation, and quality of life. Our partnership with Larry H. Miller Company is built on shared values and a bold vision, and we’re honored to work together to shape a thriving future for our residents.”

—
MAYOR DAWN R. RAMSEY
Mayor of South Jordan, UT

GAME NIGHT JUST GOT AN UPGRADE



NIGHTLY SUITE RENTALS
AVAILABLE AT SLBEES.COM



MEGAPLEX

AT DOWNTOWN DAYBREAK ♦ NOW OPEN
CINEMA ♦ BOWLING ♦ GAMES ♦ DINING

