

**FOR LEASE****SUNSET BOULEVARD & BLUFF STREET ST. GEORGE, UTAH****PROPERTY INFORMATION**

- **300,000 SF Lifestyle Center**
- **Highest Traffic Counts in St. George**
- **56,515 Vehicles Per Day at the Intersection of Sunset and Bluff**
- **Anchored by Larry H. Miller Megaplex Theaters**
- **230,000 Population in the St. George trade Area**
- **Sunset Corner is Located at the center of the Highest Incomes in the Market**
- **Retail Lease Rates from \$15.00 PSF NNN**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2016 Estimated	8,488	42,904	82,096
2021 Projected	9,151	46,980	91,461
Households			
2016 Estimated	2,790	14,962	28,672
2021 Projected	3,015	16,450	32,065
Income			
2016 Median HHI	\$40,336	\$42,988	\$47,881
2016 Average HHI	\$52,879	\$57,468	\$62,201
2016 Per Capita	\$18,546	\$20,643	\$21,845

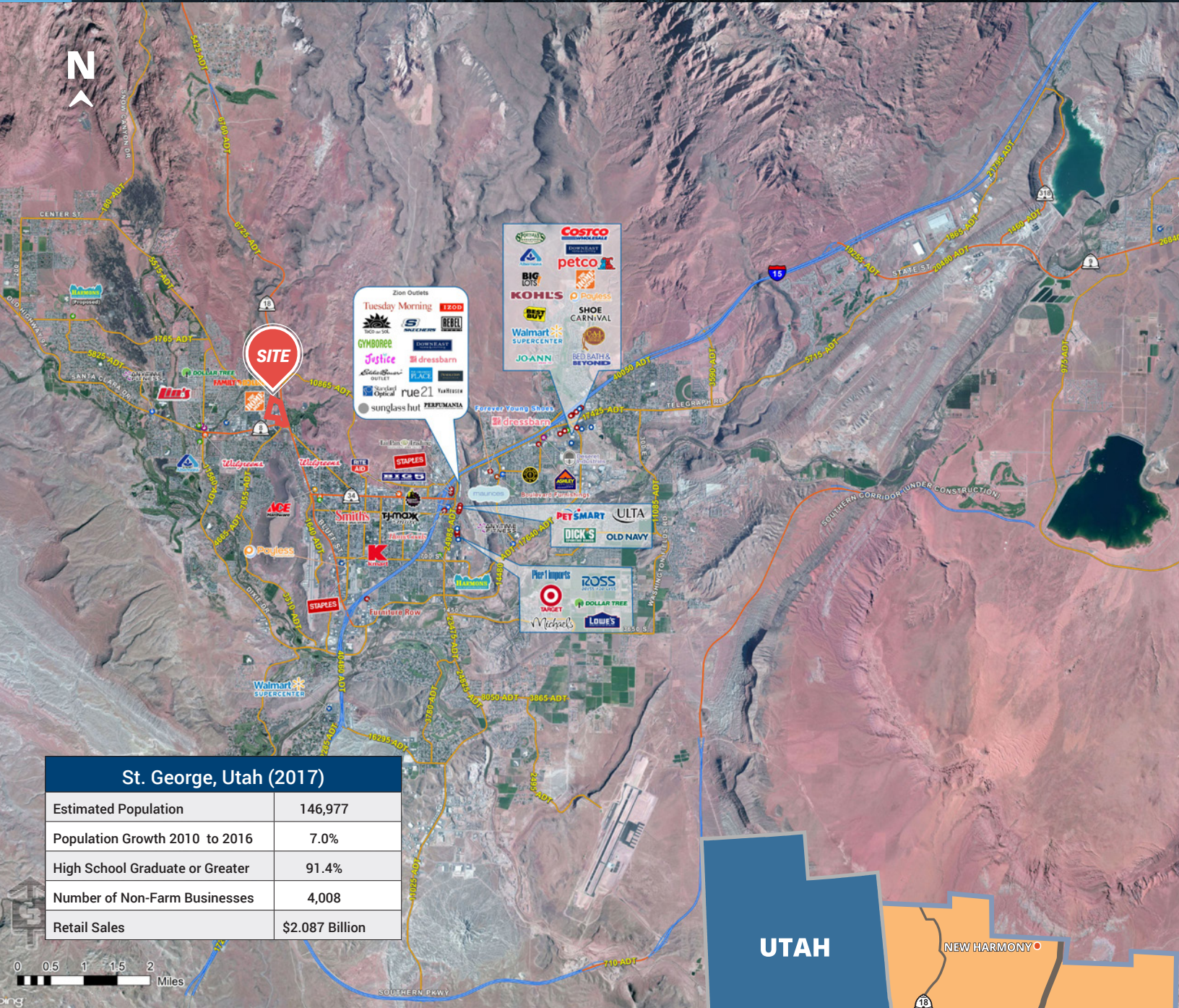
Information provided by ESRI Business Analyst

Troy Scheel
435.656.4499
troy.scheel@cbcadvisors.com

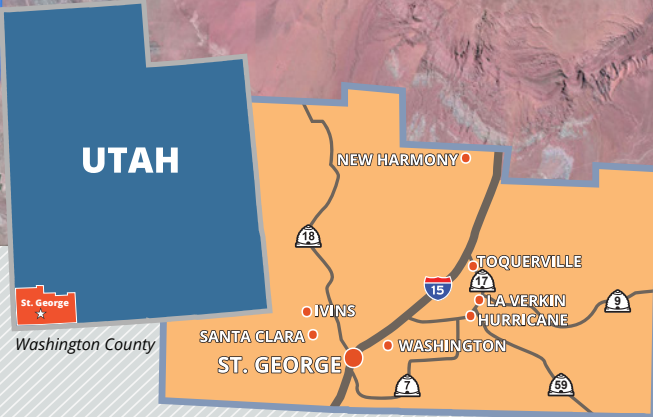
Doug Scheel
801.947.8340
doug.scheel@cbcadvisors.com

www.cbcadvisors.com

CBC ADVISORS
335 EAST ST. GEORGE BOULEVARD
ST. GEORGE, UTAH
(P) 435.656.5500



St. George, Utah (2017)	
Estimated Population	146,977
Population Growth 2010 to 2016	7.0%
High School Graduate or Greater	91.4%
Number of Non-Farm Businesses	4,008
Retail Sales	\$2.087 Billion



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LEGEND

- AVAILABLE
- LEASED

SUITE	SF
801	16,938
802	1,330
803	1,444
804	1,444
805	1,444
806	1,330
807	1,330
808	1,444
809	1,444
810	1,444
811	1,330

SUITE	Tenant / SF
301 Main Flr	The Lunch Box
301- 2 nd Flr	The Gregory
302 Main Flr	Elan Hair Salon
303	cricket™
305	Massage Envy
306	1,340
307	All Good Coin
308	1,817
309	European Watch
311	THE EGG&I
312	1,178



SUITE	SF
1501	ELEVATION FITNESS
1502	1,029
1504	2,379
1505	2,118

SUITE	Tenant / SF
1001	1,188 SF
1002	Classic Sports
1003	Netos Panderia
1004	1,779
1005	BRENT'S PHARMACY

SUITE	Tenant / SF
404	3,077
401	LESLIE'S SWIMMING POOL SUPPLY
402	1,802
403	STARBUCKS COFFEE

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