



1250 W Sunset Blvd  
Unit D1  
St George, UT 84770

- One Unit Space Available
- Very Clean Unit

± 1,600 SF | OFFICE

## Property Specs

|                 |                                             |
|-----------------|---------------------------------------------|
| LEASE PRICE     | <b>\$1.25 /SF/Mo + NNN</b>                  |
| SUITE SIZE   SF | <b>Suite D1   ± 1,600 SF</b>                |
| YEAR BUILT      | <b>2023</b>                                 |
| TYPE            | <b>Industrial   Office/Retail Warehouse</b> |
| ZONING          | <b>Commercial</b>                           |
| TAX ID          | <b>SG-6-2-14-2003</b>                       |

- Temperature Controlled warehouse space
- Very Clean Unit
- Just off Sunset Boulevard



OR TEXT 23927 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY

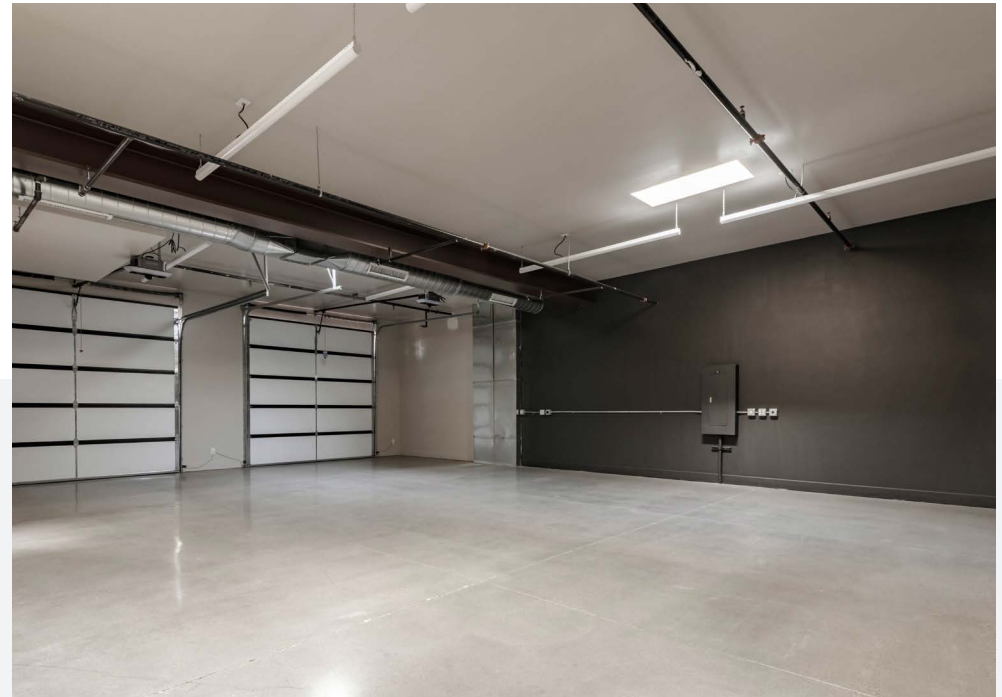
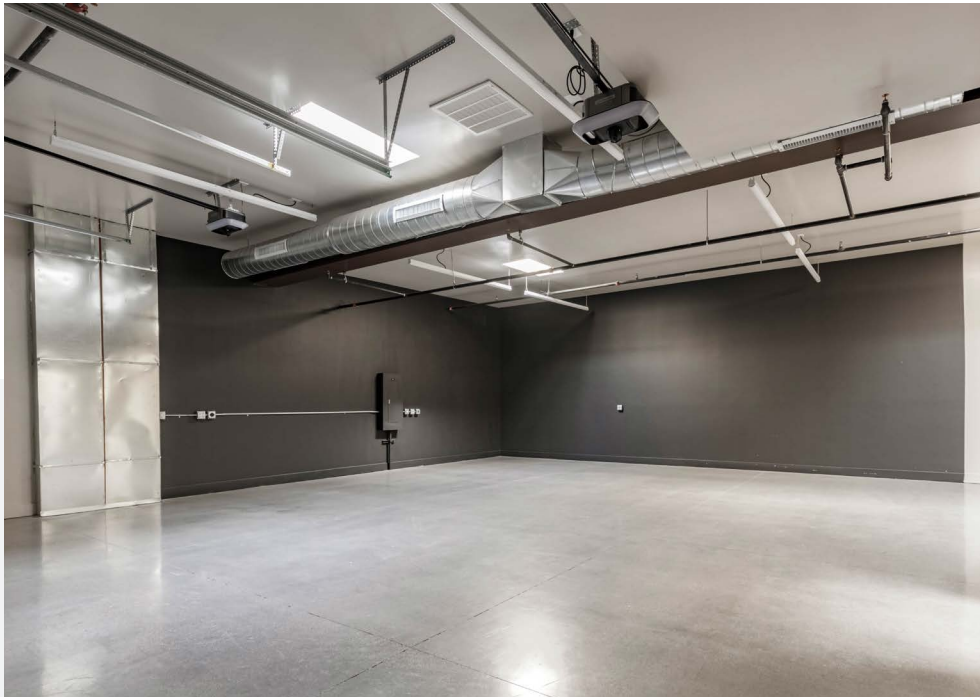


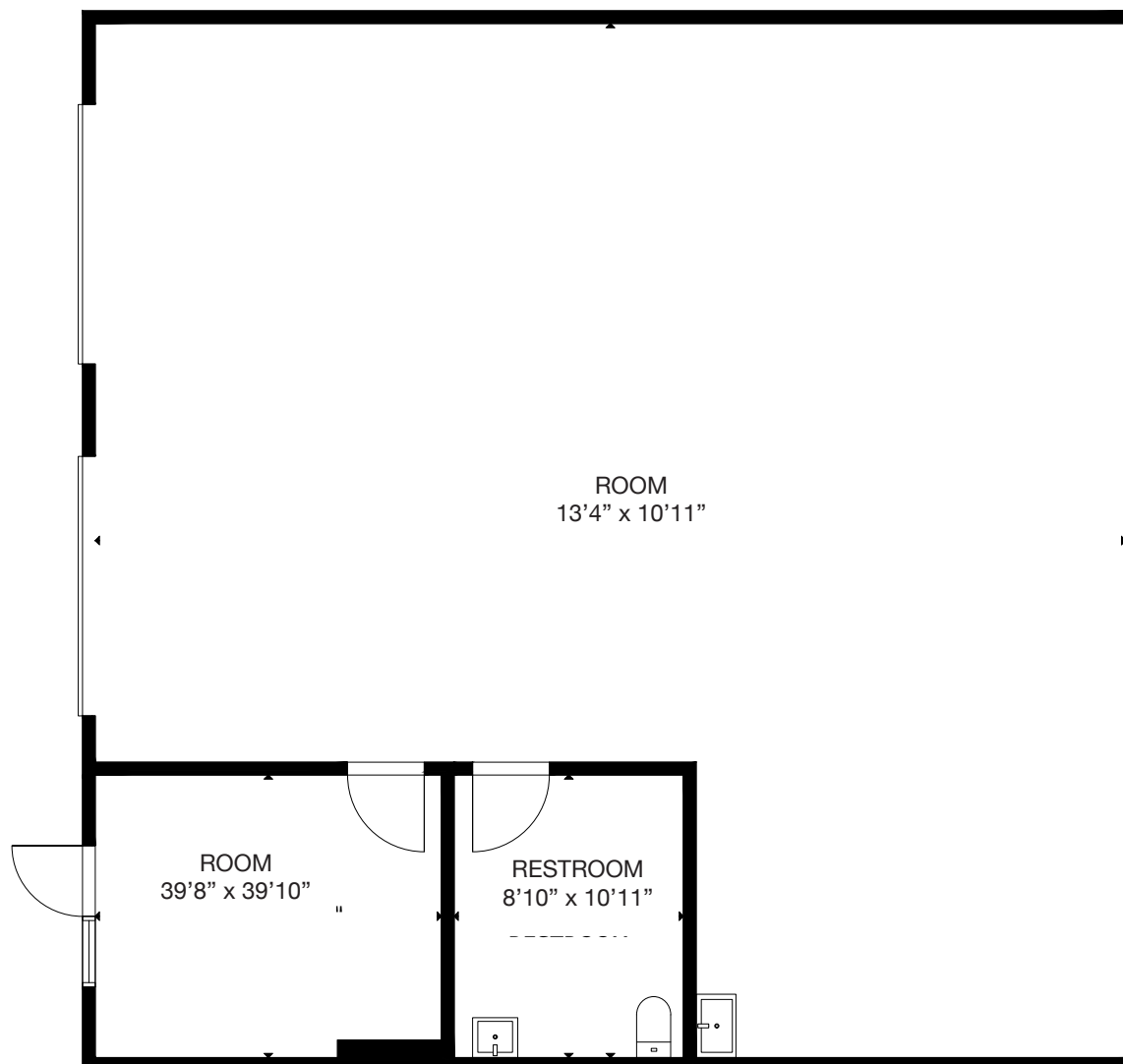
PHOTOS





PHOTOS





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2024 Population        | 14,749   | 42,255   | 85,056   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2024 Households        | 5,372    | 15,379   | 30,968   |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2024 Average HH Income | \$82,876 | \$82,588 | \$85,765 |

## Traffic Counts

| STREET            | AADT   |
|-------------------|--------|
| W Sunset Blvd     | 32,052 |
| North Dixie Drive | 18,977 |

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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