

792 S. 3000 E. St.  
St. George, Utah 84790

FOR LEASE | RETAIL



**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770

(435) 628.1609 | [naiexcel.com](http://naiexcel.com)

Offered By: **Jon Walter, MBA, CCIM**

direct: 435.627.5719  
email: [jwalter@naiexcel.com](mailto:jwalter@naiexcel.com)

**Neil Walter, CFA, MBA**

direct: 435.627.5720  
email: [nwalter@naiexcel.com](mailto:nwalter@naiexcel.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED. THE INFORMATION PORTRAYED ON THE MAP, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE. CONSULT A SURVEYOR FOR PRECISE BOUNDARIES.

28559

# Property Details

ADDRESS	792 S 3000 E St St. George, Utah 84790
TOTAL LOT SIZE   ACRES	1.36±
BUILDING SIZE   SQFT	8,380±
MIN LEASE SIZE   SQFT	1,350±
MAX LEASE SIZE   SQFT	3,761±
TYPE	Anchored Retail
ZONING	Commercial
AVAILABLE	Summer 2019

## OFFERING TERMS

LEASE PRICE STARTING AT  
**\$26/YEAR/SF/NNN**

### FOR MORE INFORMATION

<http://helloarti.com/view/28559>

TEXT **RETAIL TO 39200**



# Property Highlights

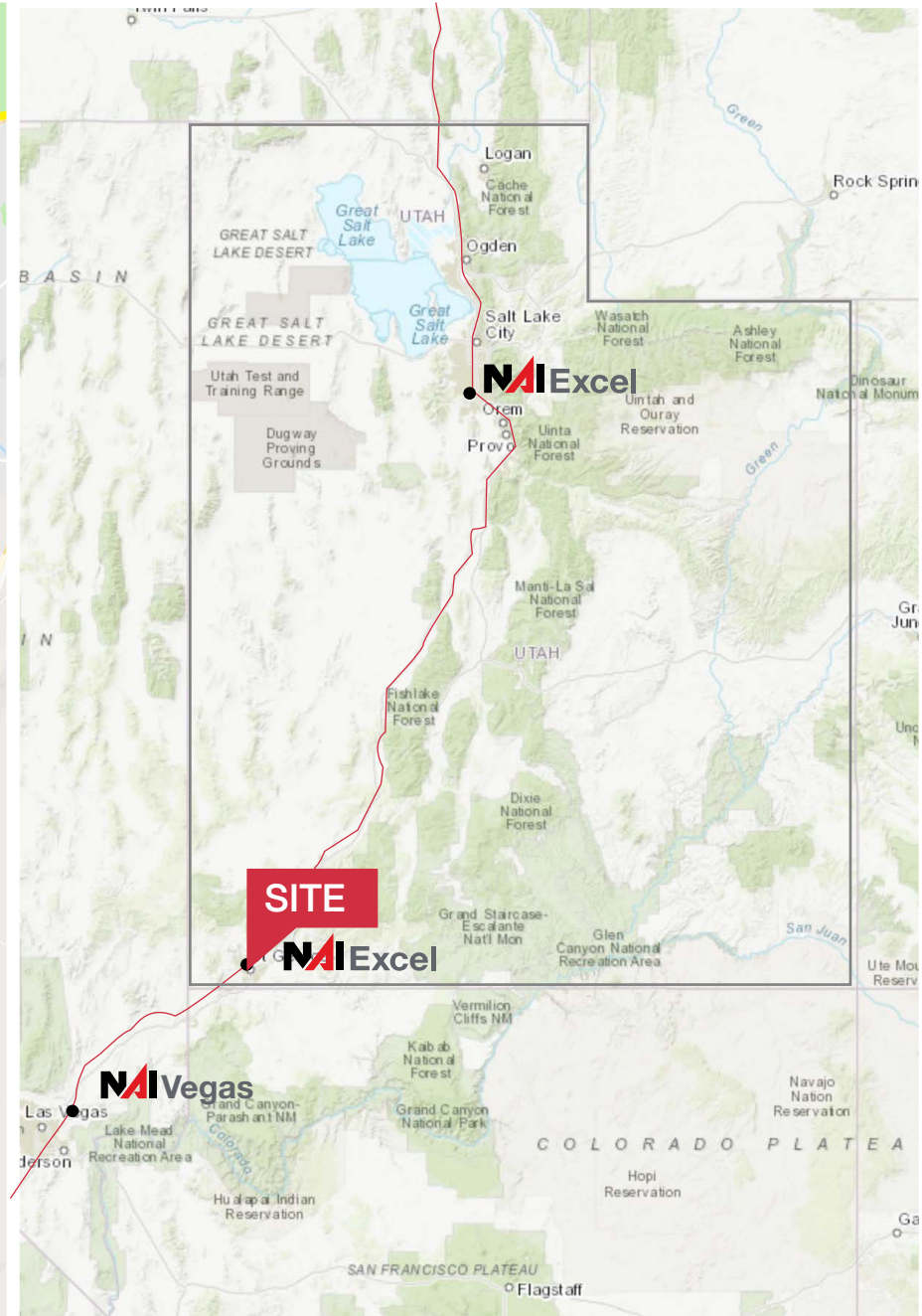
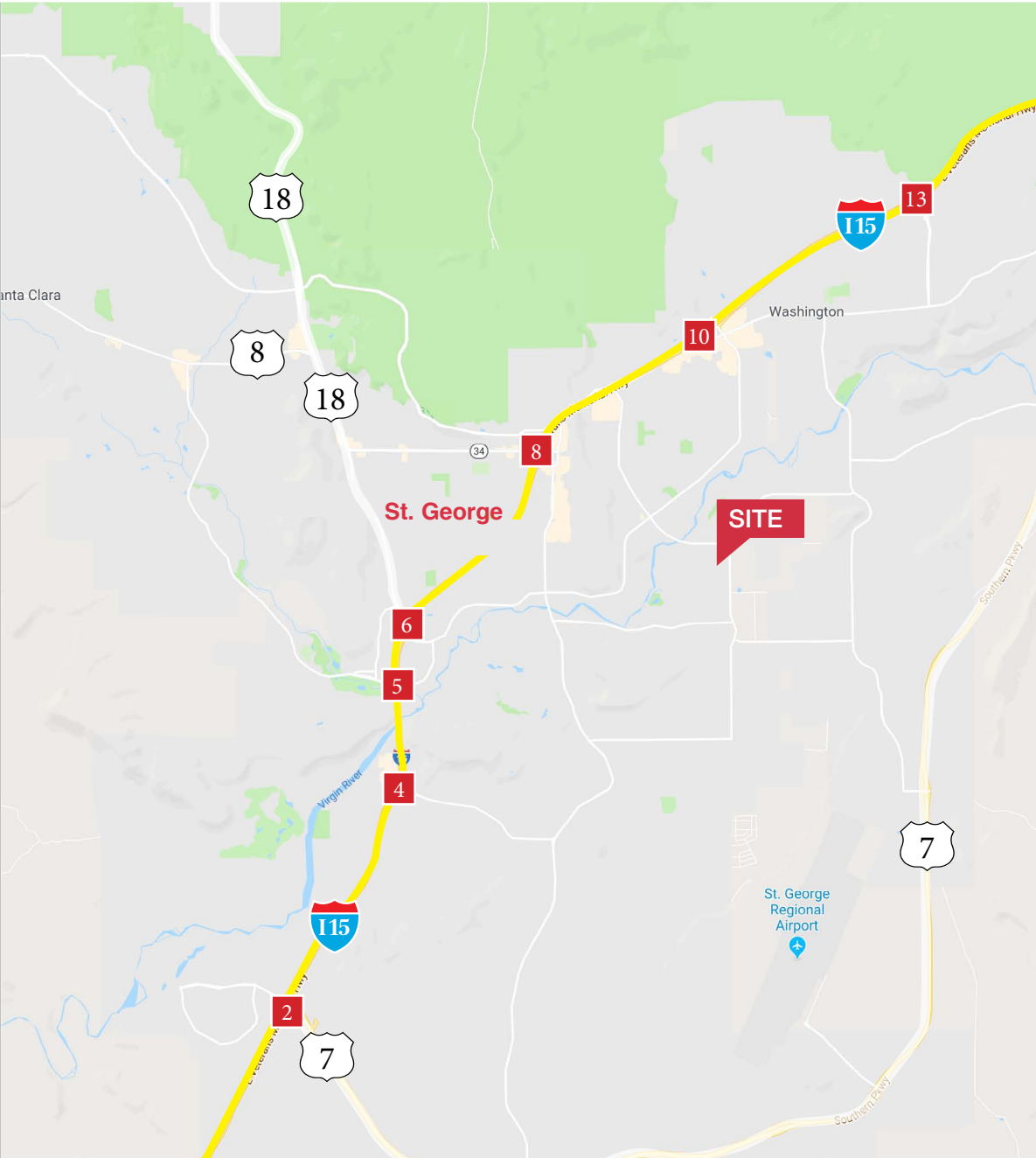
- Place your business in the fastest growing part of Washington County
- Suite 101 | Available - 1,866 SF | \$30/YR/NNN
- Suite 102 | Available - 1,895 SF | \$26/YR/NNN
- Suite 103 | Available - 1,349 SF | \$28/YR/NNN
- Suite 104 | Available - 1,446 SF | \$28/YR/NNN
- Suite 105 | Tropical Smoothie Cafe - 1,804 SF
- Owner is licensed Real Estate Agent

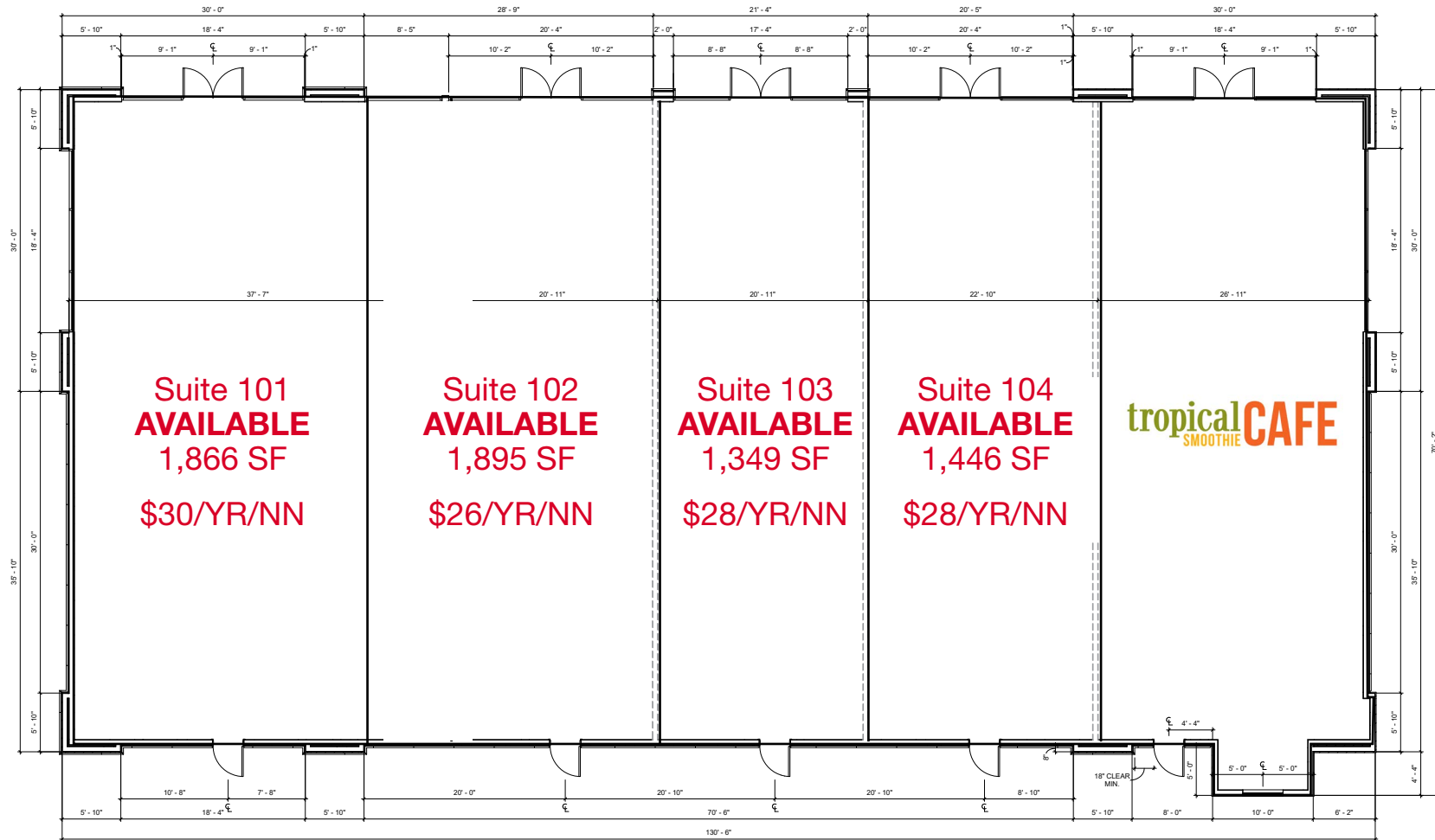


# Aerial Map



# Aerial Map

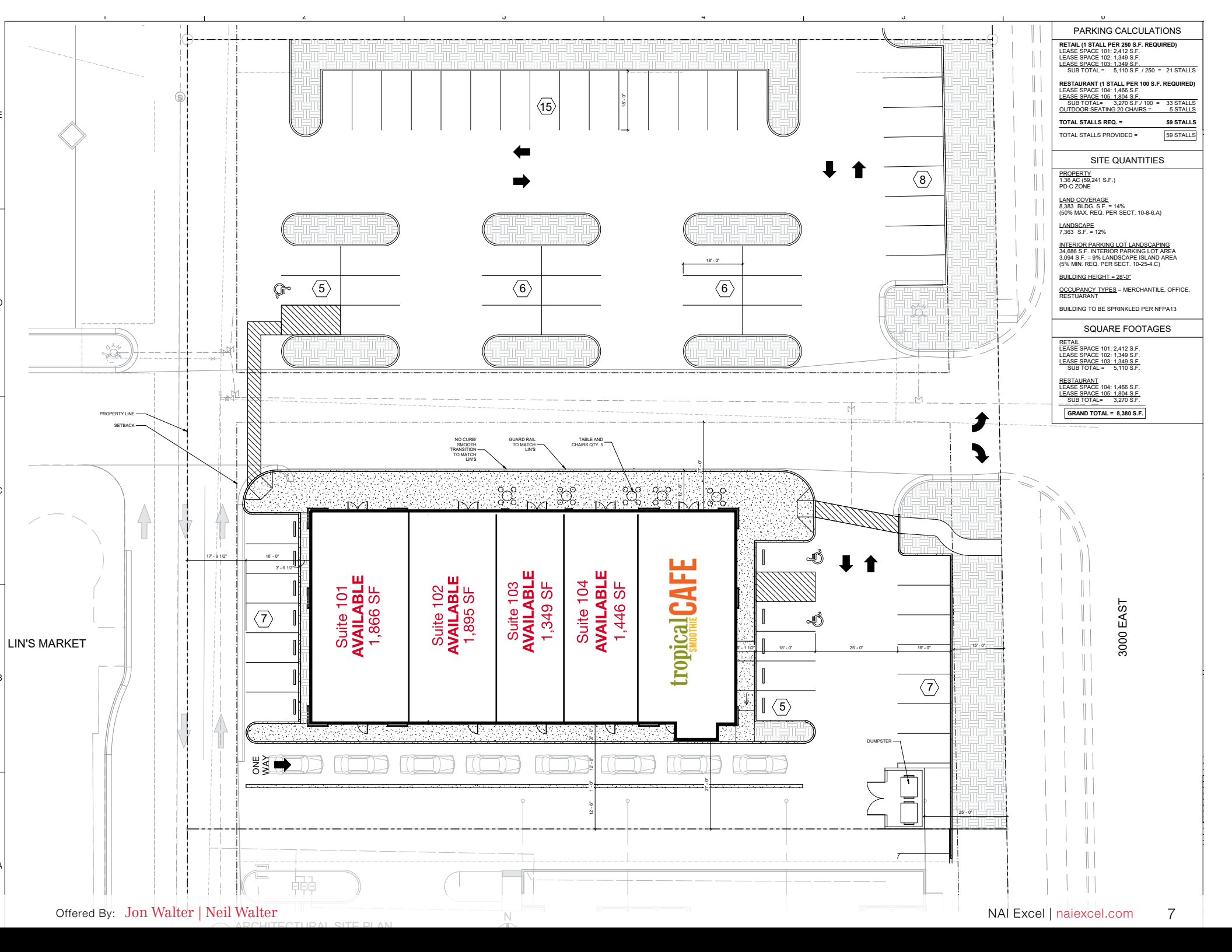




A1 MAIN LEVEL FLOOR PLAN  
3/16" = 1'-0"



PARKING CALCULATIONS	
<b>RETAIL (1 STALL PER 250 S.F. REQUIRED)</b>	
LEASE SPACE 101: 2,412 S.F.	
LEASE SPACE 102: 1,349 S.F.	
LEASE SPACE 103: 1,349 S.F.	
SUB TOTAL = 5,110 S.F. / 250 = 21 STALLS	
<b>RESTAURANT (1 STALL PER 100 S.F. REQUIRED)</b>	
LEASE SPACE 104: 1,466 S.F.	
LEASE SPACE 105: 1,804 S.F.	
SUB TOTAL = 3,270 S.F. / 100 = 33 STALLS	
OUTDOOR SEATING 20 CHAIRS =	5 STALLS
<b>TOTAL STALLS REQ. =</b>	<b>59 STALLS</b>
TOTAL STALLS PROVIDED =	59 STALLS
SITE QUANTITIES	
<b>PROPERTY</b>	
1.36 AC (59,241 S.F.)	
PD-C ZONE	
<b>LAND COVERAGE</b>	
8,383 BLDG. S.F. = 14%	
(50% MAX. REQ. PER SECT. 10-8-6.A)	
<b>LANDSCAPE</b>	
7,353 S.F. = 12%	
<b>INTERIOR PARKING LOT LANDSCAPING</b>	
34,686 S.F. INTERIOR PARKING LOT AREA	
3,094 S.F. = 9% LANDSCAPE ISLAND AREA	
(5% MIN. REQ. PER SECT. 10-25-4.C)	
<b>BUILDING HEIGHT = 28'-0"</b>	
<b>OCCUPANCY TYPES = MERCHANTILE, OFFICE, RESTAURANT</b>	
BUILDING TO BE SPRINKLED PER NFPA13	
SQUARE FOOTAGES	
<b>RETAIL</b>	
LEASE SPACE 101: 2,412 S.F.	
LEASE SPACE 102: 1,349 S.F.	
LEASE SPACE 103: 1,349 S.F.	
SUB TOTAL = 5,110 S.F.	
<b>RESTAURANT</b>	
LEASE SPACE 104: 1,466 S.F.	
LEASE SPACE 105: 1,804 S.F.	
SUB TOTAL = 3,270 S.F.	
<b>GRAND TOTAL = 8,380 S.F.</b>	



LIN'S MARKET

3000 EAST



**CONCEPT PLANT SCHEDULE**

	DECIDUOUS TREES - LARGE	2
	DECIDUOUS TREES - SMALL	8
	CONIFER SHRUB	16
	SPECIMEN SHRUB AND GRASSES	119
	WAXING SHRUB	121
	ROCK MULCH SMALL	7,666 sf

**CODE REQUIREMENTS - ST. GEORGE CITY:**

**LANDSCAPED AREA:** At least one-half (50%) of the required landscaped area shall be covered with foliage of shrubs, grass and live vegetative ground cover within five (5) years of planting. Trees and the tree canopy shall not be counted in this fifty percent (50%) requirement. In addition to the shrubs, grass, and ground cover, one tree with a minimum one and one-half inch (1 1/2") caliper trunk shall be planted for every four thousand (4,000) square feet of landscaped area with a minimum of one tree per property. The trees may be arranged by the landscape designer as best fits the plan either in rows or clusters. Tree species suitable for desert landscapes are acceptable to meet this requirement.

**MATERIALS:** Plants that are well adapted to the St. George area climate zone shall be used.

**INTERIOR PARKING LOT LANDSCAPING:** If site includes thirty (30) or more parking spaces at least five percent (5%) of the parking lot area shall contain interior parking lot landscaping in addition to the fifteen foot (15') wide landscape strip.

**TERMINAL ISLANDS-DIVIDER MEDIANS-LANDSCAPE DIAMONDS:** Interior parking lot landscape requirements may be met using terminal islands, divider medians or landscape diamonds with a minimum width of five feet (5').

**SHADE TREES:** Shade trees shall be provided within each island, median, or diamond used to meet the landscape requirements.

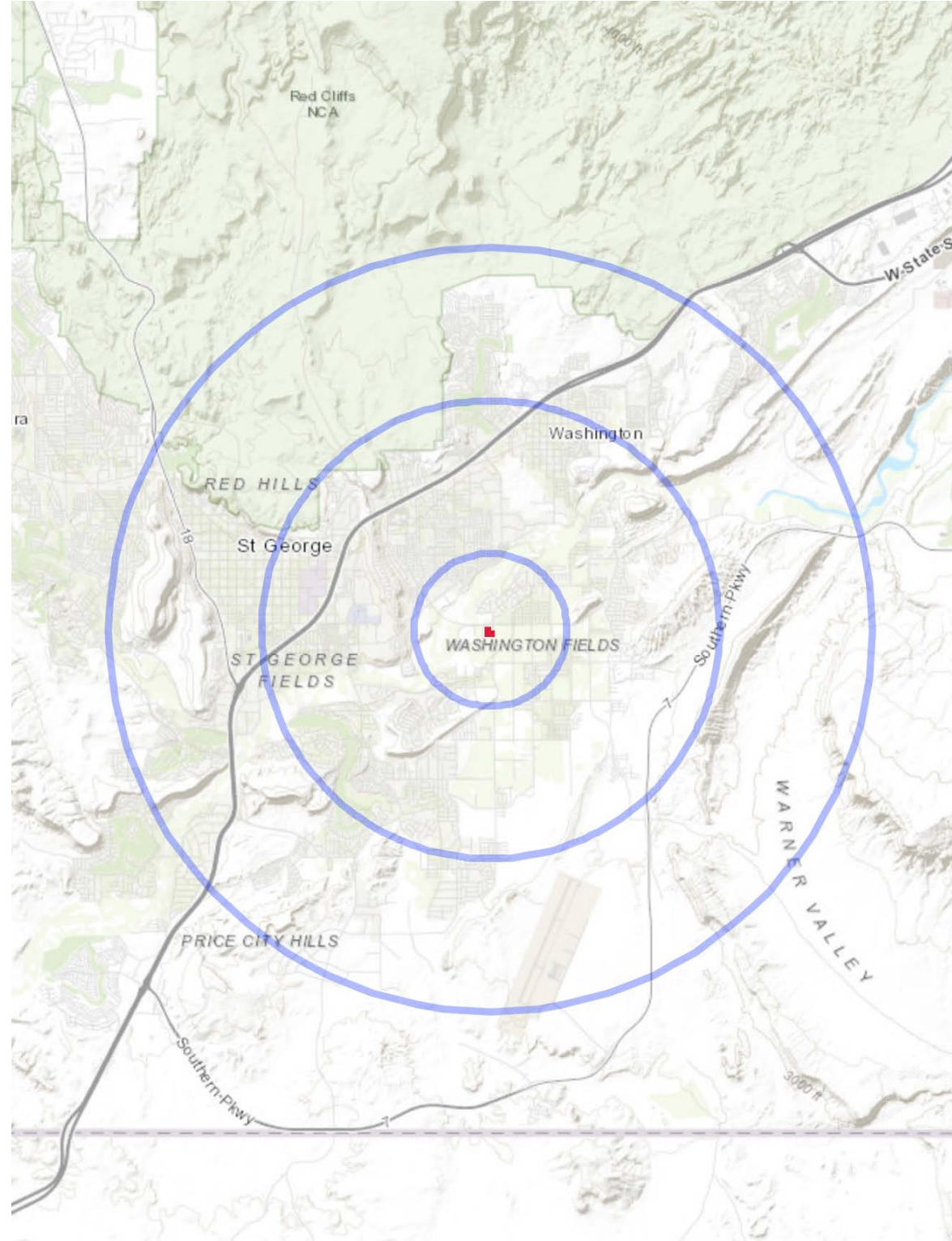
3000 EAST





# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2018 Population	5,637	52,221	83,463
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2018 Avg. Household Size	3.22	3.11	3.02
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2018 Average HH Income	\$80,353	\$75,355	\$74,609
<b>BUSINESS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Total Businesses	48	1,912	3,641
Total Employees	371	23,881	40,507





FOR LEASE | RETAIL



### Population/Economy

- Washington County — 155,602
- St. George — 76,817
- Median Income of \$49,498
- Cost of Living Index of 102
- Unemployment Rate of 3.6%
- Median house value of \$234,800

### Days of Sunshine

- St. George — 300 days a year
- United States — 205 days a year

VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT <https://excelcres.com/market-research/>

### Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	46.5 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	141 MILES
Canyonlands National Park	776,218	435,908	417,560	347 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	209 MILES
Arches National Park	1,585,718	1,014,405	860,181	335 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	146 MILES

### Distance to Major Cities

	FROM ST. GEORGE
Salt Lake City, Utah	303 MILES
Las Vegas, Nevada	123 MILES
Los Angeles, California	387 MILES
San Diego, California	449 MILES
Denver, Colorado	631 MILES
Phoenix, Arizona	417 MILES



243 E. St. George Blvd. Suite 200  
 St George, Utah 84770  
 (435) 628.1609 | [naiexcel.com](http://naiexcel.com)

Offered By: **Jon Walter, MBA, CCIM**  
 direct: 435.627.5719  
 email: [jwalter@naiexcel.com](mailto:jwalter@naiexcel.com)

**Neil Walter, CFA, MBA**  
 direct: 435.627.5720  
 email: [nwalter@naiexcel.com](mailto:nwalter@naiexcel.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED. THE INFORMATION PORTRAYED ON THE MAP, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE. CONSULT A SURVEYOR FOR PRECISE BOUNDARIES.