38089

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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558 E. Riverside Dr. | St. George, UT 84790

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Offering Memorandum

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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Vegas, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Vegas.

Property Summary

OFFER PRICE	**$1.15/SF/NNN**
LEASE SIZE | SUITE 204	**1,685±**
LEASE SIZE | SUITE 107	**1,343±**

- High traffic office/retail space in St. George!
- Suite 204 is located on the 2nd story with great views, this Rio Plaza suite has some great advantages.
- Large monument signage space visible on Riverside Dr.
- Located just minutes from I-15 and Centrally located in St. George.

FOR MORE INFORMATION

CLICK HERE

OR TEXT 20278 TO 39200

Rio Plaza - Executive Summary

Property Name:	***Rio Plaza***
Address:	558 E Riverside Dr.
Project Size:	Building A 11,730 Building B 7,992 Building C 12,510 TOTAL 32,232
Parcel Size:	3.057 acres
Year Built:	2007
Zoning :	C-3
Tax ID Numbers:	SG-5-2-31-2112 SG-5-2-31-2116 SG-5-2-31-2117
NNN:	$.23 per Sq. Ft.
Power:	3-phase 120/208v
Sprinklers:	Yes
Construction Type:	Block / Stucco
Park Spaces:	129
Parking Ratio:	1/250 Sq. Ft.
Roof Type:	TPO membrane on Metal decking
Average Daily Traffic:	18,040 (2012)
Ingress/Egress:	One
Frontage:	Approx 990’

Attractive Design

Built in 2007, Rio Plaza is aptly named for its attractive modern design with downstairs retail and an office/retail mix upstairs; Rio Plaza would fit well in any up and coming metropolitan area. With its energy and attractiveness, unlike anything else in Southern Utah, Rio Plaza has become a business magnet for wellness-type businesses, with views of downtown, the Virgin River, and the surrounding hills.

Rio Plaza gives lower retail tenants superb delivery access (rear loading overhead doors are optional in each lower level suite).

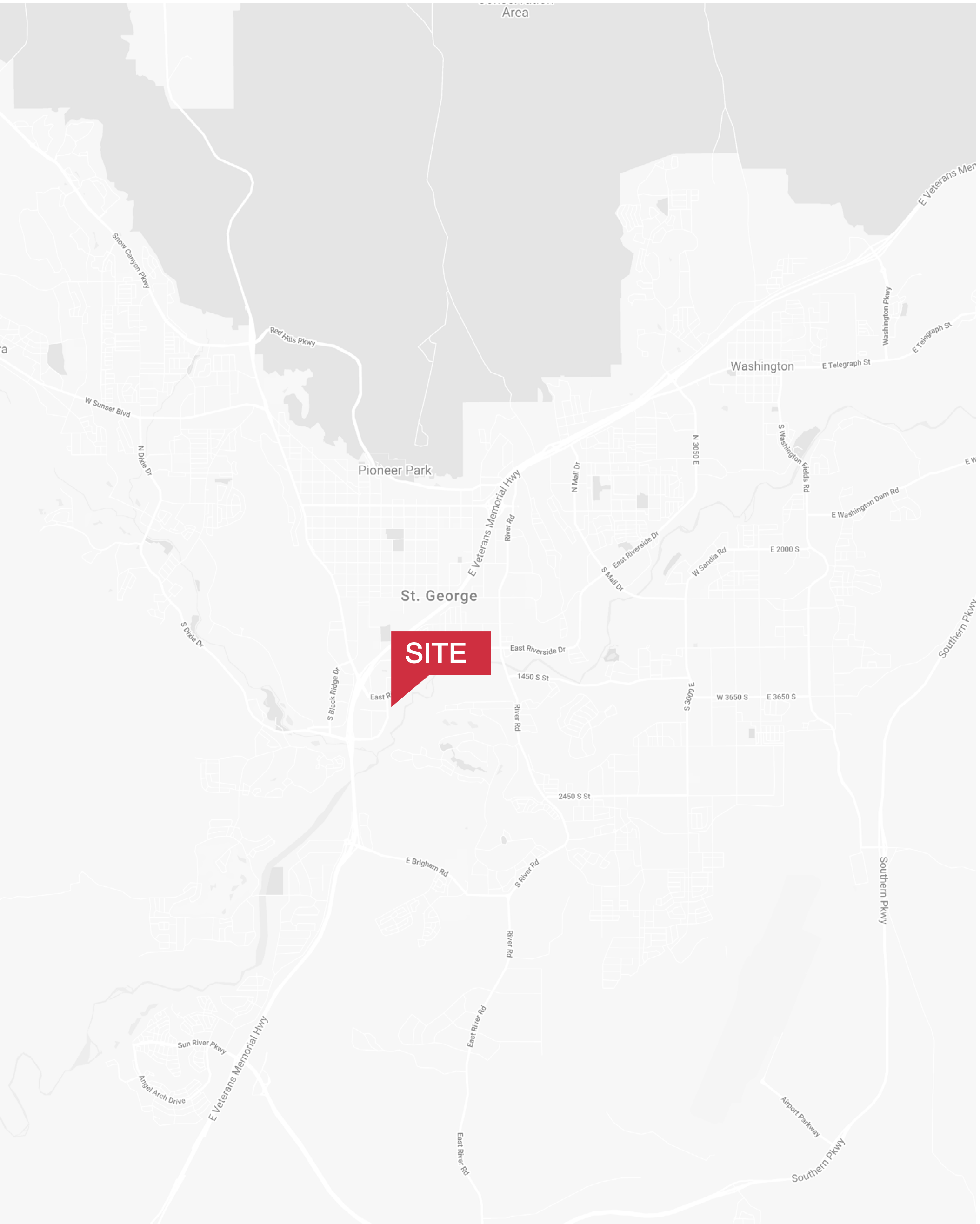
Interstate Access and Excellent Location

Rio Plaza is located on Riverside Drive approximately .8 miles from Interstate 15. Riverside Drive is an arterial road that connects I-15 exit 6 with I-15 exit 10. Minutes from the CBD, Rio Plaza’s location offers convenient and fast access from all quarters of St. George.

Area Map

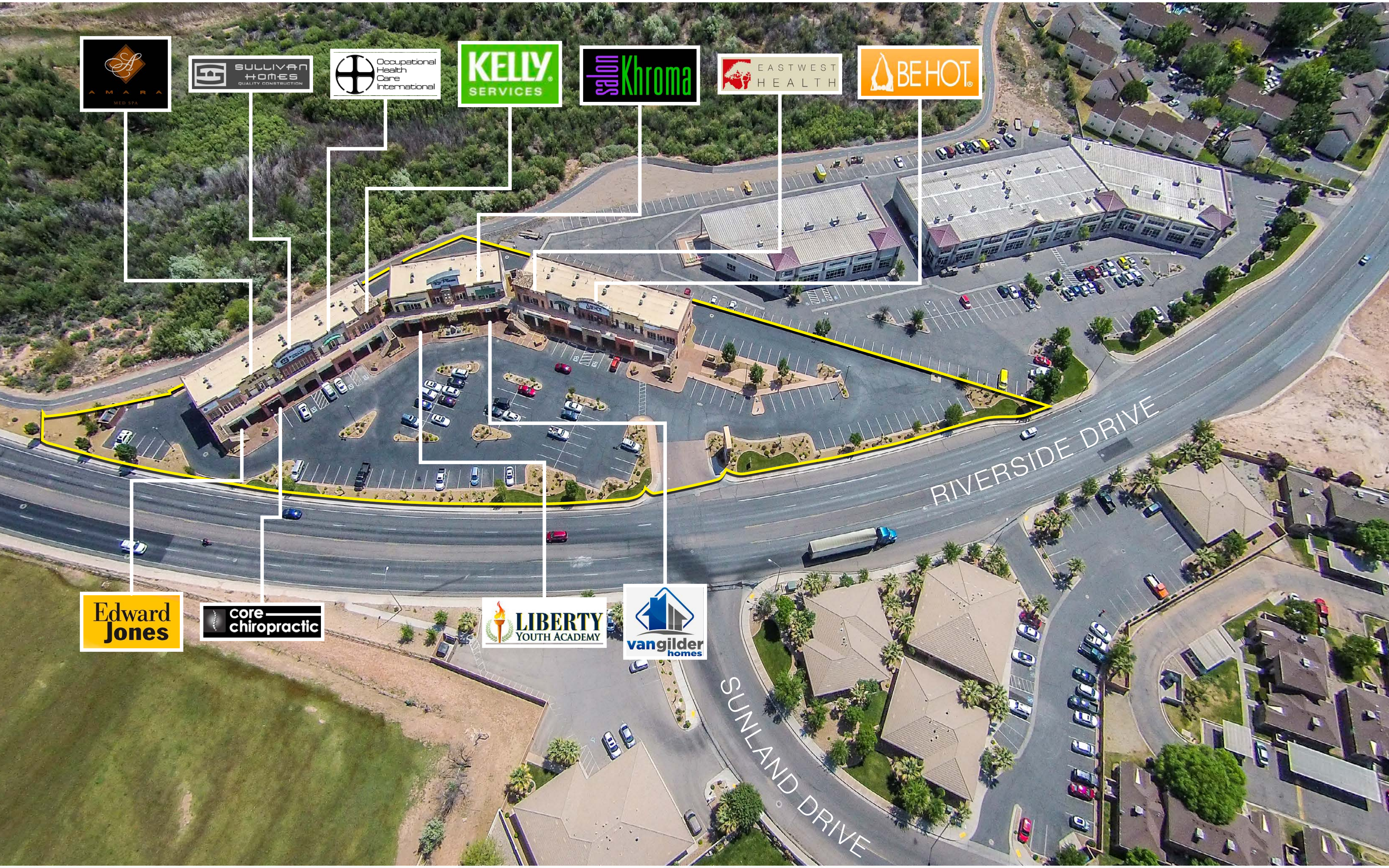

DSU
DIXIE STATE UNIVERSITY
HARMONS
MAVERIK
SkyWest
LOWE'S
Jamba Juice
Intermountain Healthcare
RIVER ROAD
CORAL DESERT REHABILITATION
THE CHILDREN'S VISION CENTER
I15
RIVERSIDE DRIVE
SITE
HERITAGE ELEMENTARY SCHOOL
jiffy lube
MAVERIK
SIMISTER ORTHODONTICS
CACHE VALLEY BANK
WELLS FARGO
TAGG-N-GO
CORN DOG
POPEYES
1450 SOUTH
SUMMIT ATHLETIC CLUB

Area Map



Area
Washington
Pioneer Park
St. George
SITE
E Veterans Memorial Hwy
Snow Canyon Pkwy
W Sunset Blvd
N Dixie Dr
S Dixie Dr
E Telegraph St
Washington Pkwy
E Washington Dam Rd
E 2000 S
W Sandia Rd
East Riverside Dr
1450 S St
W 3650 S
E 3650 S
2450 S St
E Brigham Rd
S River Rd
River Rd
East River Rd
Southern Pkwy
Airport Parkway
Sun River Pkwy
Angel Arch Drive

Site Map



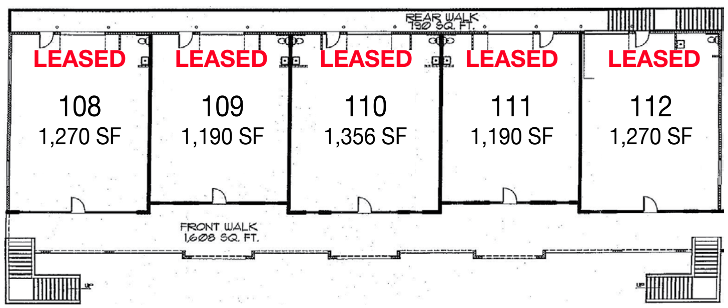
AMARA
SULLIVAN HOMES
QUALITY CONSTRUCTION
Occupational Health Care International
KELLY SERVICES
salon Khroma
EASTWEST HEALTH
BE HOT
RIVERSIDE DRIVE
Edward Jones
core chiropractic
LIBERTY YOUTH ACADEMY
vangilder homes
SUNLAND DRIVE

Site Plan

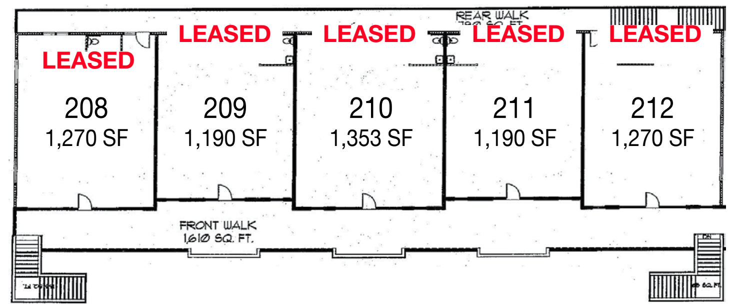

SUNLAND DRIVE
18,040 AADT
1040' Riverside Drive Frontage
RIVERSIDE DRIVE
Confluence Trail
100 YR Flood Zone

Rio Plaza - Suite Map

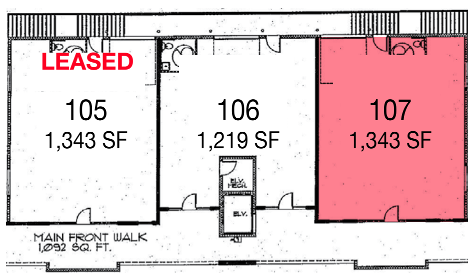
Bldg A Main Floor



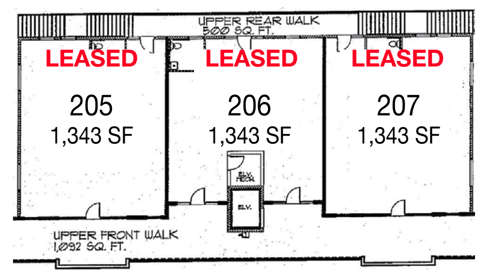
Bldg A Upper Floor



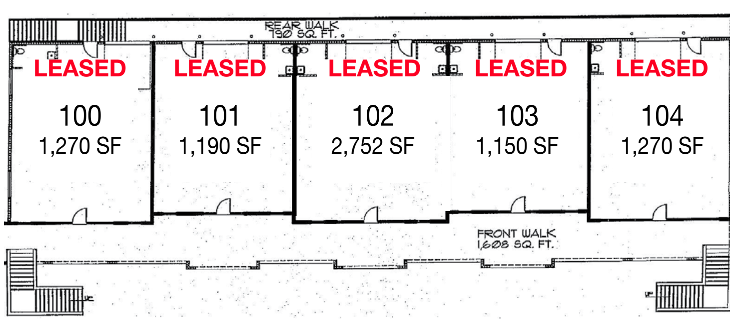
Bldg B Main Floor



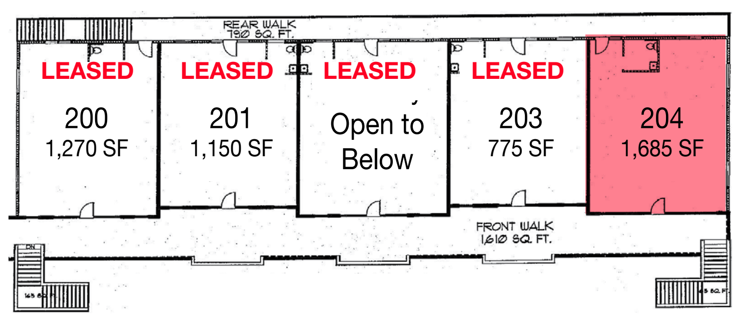
Bldg B Upper Floor



Bldg C Main Floor

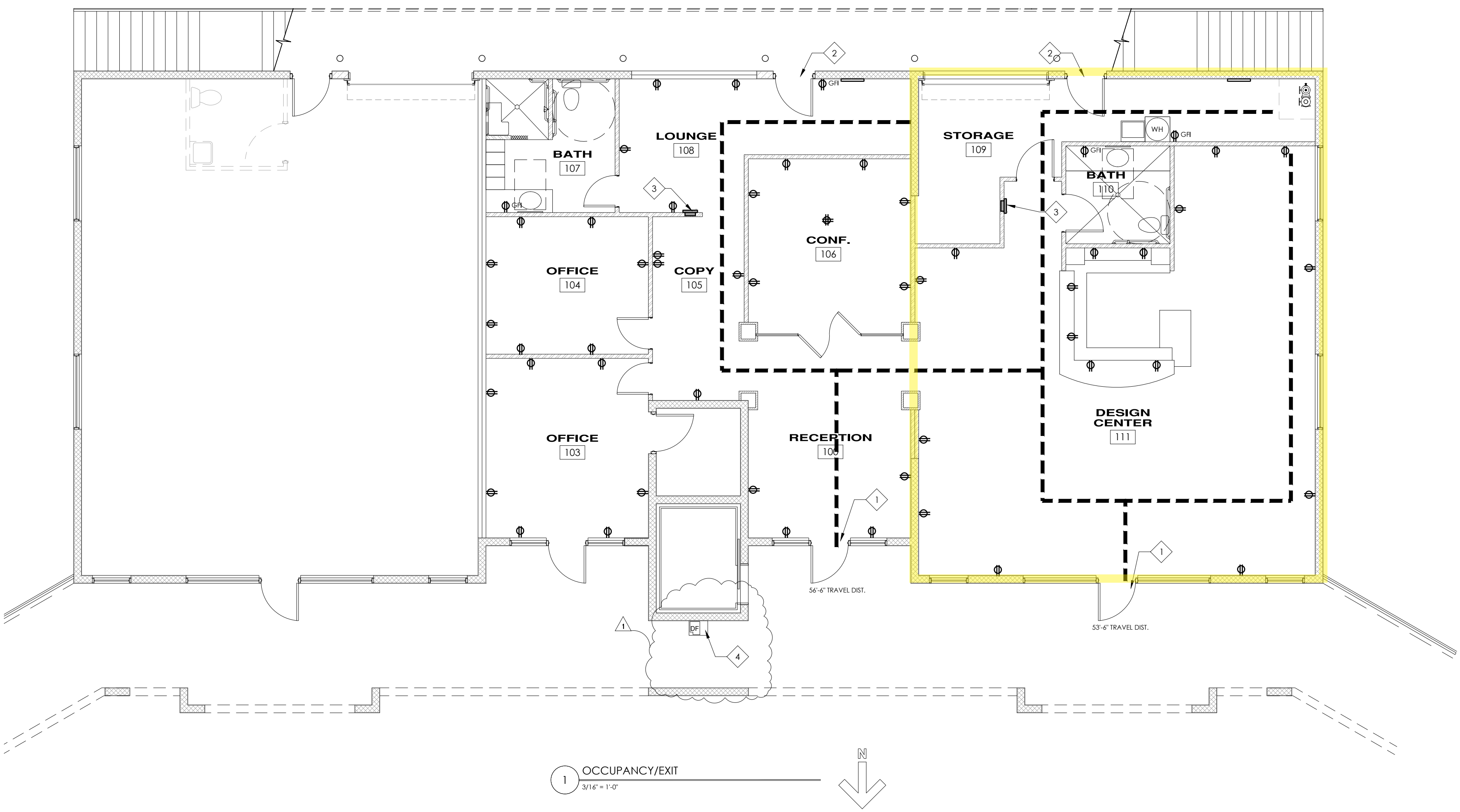


Bldg C Upper Floor



(*not to scale)

Rio Plaza - Suite& 107




Rio Plaza
KELLY

Suite 204


OHCI
DRUG & ALCOHOL TESTING
RESERVED PARKING ONLY
204
104
205
TSA Pre✓
ENROLL HERE!


204


EXIT

Suite 204

Distance to Major Cities

Salt Lake City, Utah	301 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	629 miles
Phoenix, Arizona	421 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE

VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

https://excelcres.com/market-research

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