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# Property Summary

**ADDRESS**
695 N. Bluff Street Suite C-1  
St. George, UT 84770

**BUILDING SIZE | SQFT**
1,900±

**ZONING**
C-3

- Great retail space on North Bluff
- One of the highest traffic areas in St. George
- Open floor plan with storage space
- Pole signage available
- Call Curren to schedule showing and for additional information

## OFFERING TERMS

**LEASE PRICE**
$1,595/MO/MG

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**FOR MORE INFORMATION**
http://helloarti.com/view/30324  
TEXT 17191 TO 39200
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

Sports Events
- 42 major sports events bring approx. 62,000 participants & 116,000 out of town visitors — bringing approx. $78 million to the economy (The Spectrum)
- Ironman 70.3 St. George — 2,500 triathletes
- St. George Marathon — 7,800 runners
- Huntsman Senior Games — 11,000 competitors
- NJCAA Softball Championship tournament — 16 teams from around the nation

Distance to Major Cities

<table>
<thead>
<tr>
<th>City</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake City, Utah</td>
<td>303 MILES</td>
</tr>
<tr>
<td>Las Vegas, Nevada</td>
<td>123 MILES</td>
</tr>
<tr>
<td>Los Angeles, California</td>
<td>387 MILES</td>
</tr>
<tr>
<td>San Diego, California</td>
<td>449 MILES</td>
</tr>
<tr>
<td>Denver, Colorado</td>
<td>631 MILES</td>
</tr>
<tr>
<td>Phoenix, Arizona</td>
<td>417 MILES</td>
</tr>
</tbody>
</table>

Regional Parks Visitation

<table>
<thead>
<tr>
<th>Park</th>
<th>2016</th>
<th>2011</th>
<th>2007</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zion National Park</td>
<td>4,317,028</td>
<td>2,847,403</td>
<td>2,679,181</td>
<td>46.5 MILES</td>
</tr>
<tr>
<td>Bryce Canyon National Park</td>
<td>2,365,110</td>
<td>1,285,492</td>
<td>1,012,563</td>
<td>141 MILES</td>
</tr>
<tr>
<td>Canyonlands National Park</td>
<td>776,218</td>
<td>435,908</td>
<td>417,560</td>
<td>347 MILES</td>
</tr>
<tr>
<td>Capitol Reef National Park</td>
<td>1,064,904</td>
<td>662,661</td>
<td>554,907</td>
<td>209 MILES</td>
</tr>
<tr>
<td>Arches National Park</td>
<td>1,585,718</td>
<td>1,014,405</td>
<td>860,183</td>
<td>335 MILES</td>
</tr>
<tr>
<td>Grand Canyon National Park</td>
<td>5,969,811</td>
<td>4,298,178</td>
<td>4,413,668</td>
<td>146 MILES</td>
</tr>
</tbody>
</table>

Offered By: Curren Christensen
- office: 435.628.1609
- direct: 435.627.5752
- email: currenc@naiexcel.com