



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

#3
1,653 SF

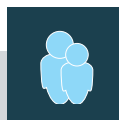
DIXIE SUNSET

1812 WEST SUNSET BLVD • ST. GEORGE • UTAH • 84770

FOR LEASE

PROPERTY SPECS

- Center is located in one of the fastest growing areas of St. George
- Retail center is located right on busy Sunset Blvd
- Visible colored LED pylon sign available for every tenant to advertise on
- Retail center has great visibility and access
- Retail triple net fees are \$3.24 PSF
- Warehouse triple net fees are \$1.44 PSF
- Potential pad site available
- Anchors in near proximity include Home Depot, Lin's Marketplace, Albertson's, and Walgreens
- Both retail and warehouse spaces available



15,797
2020 EST.
POPULATION



6,050
2020 EST.
HOUSEHOLDS



\$61,488
2020 EST.
MEDIAN HH
INCOME

1 MILE

39,475
2020 EST.
POPULATION

15,011
2020 EST.
HOUSEHOLDS

\$60,614
2020 EST.
MEDIAN HH
INCOME

3 MILE

73,912
2020 EST.
POPULATION

28,665
2020 EST.
HOUSEHOLDS

\$60,404
2020 EST.
MEDIAN HH
INCOME

5 MILE

CONTACT:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

DIXIE SUNSET



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