



SUNRIVER COMMONS



Shellee Haines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

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EXIT 2, ST GEORGE UT

PROPERTY DETAILS

ANCHORED BY   
   

- Prime Gateway Location at one of St. George's most active intersections
- Retail Spaces for Lease and Pads Available for sale or ground lease, starting from $\frac{3}{4}$ acre
- I-15 Visibility & Heavy Traffic for strong drive-by and destination exposure
- Embedded in Growth within an ever-expanding residential community
- Surrounded by Affluence, including multifamily, single-family, and hospitality developments
- Built-In Consumer Base supporting retail, service, and professional uses
- Flexible Commercial Opportunity suitable for a wide range of tenants



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**KENWORTH
SALES**

**MOTO M
UNTD**

**COSTCO
WHOLESALE**

workturf SHARED OFFICE SPACE **WHITECROW
REAL ESTATE**

AVAILABLE

**BROOKERS
ICE CREAM**

**Cafe Rio
MEXICAN GRILL**

DEL TACO

**IN-N-OUT
BURGER**

**KONALA
FRANCHISE
OPPORTUNITY**

Great Clips

**Fancy
NAILS & SPA**

TERRIBLE'S

CHASE

CCBank



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SOLD **LEASE**
AVAILABLE **SALE**



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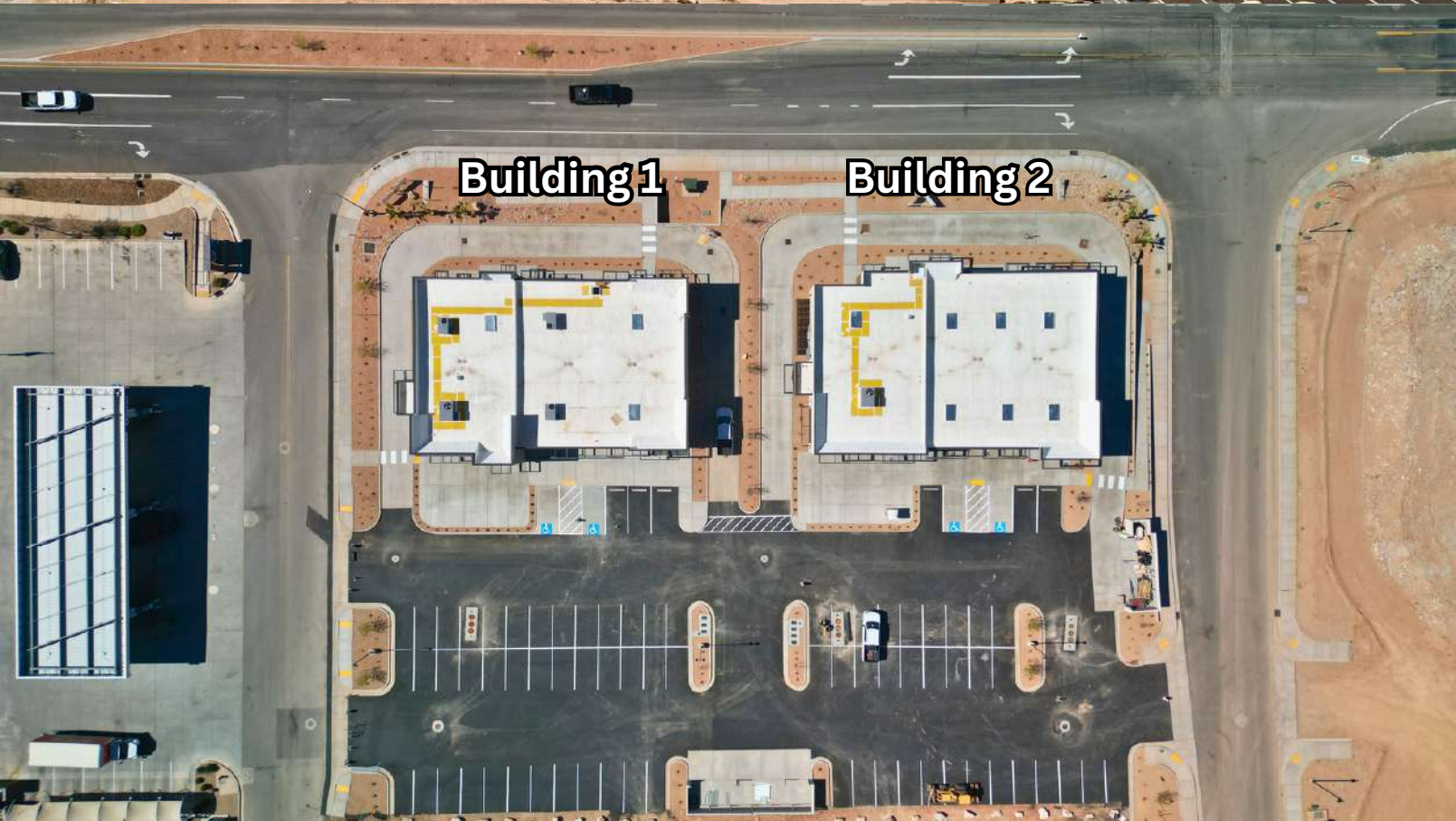


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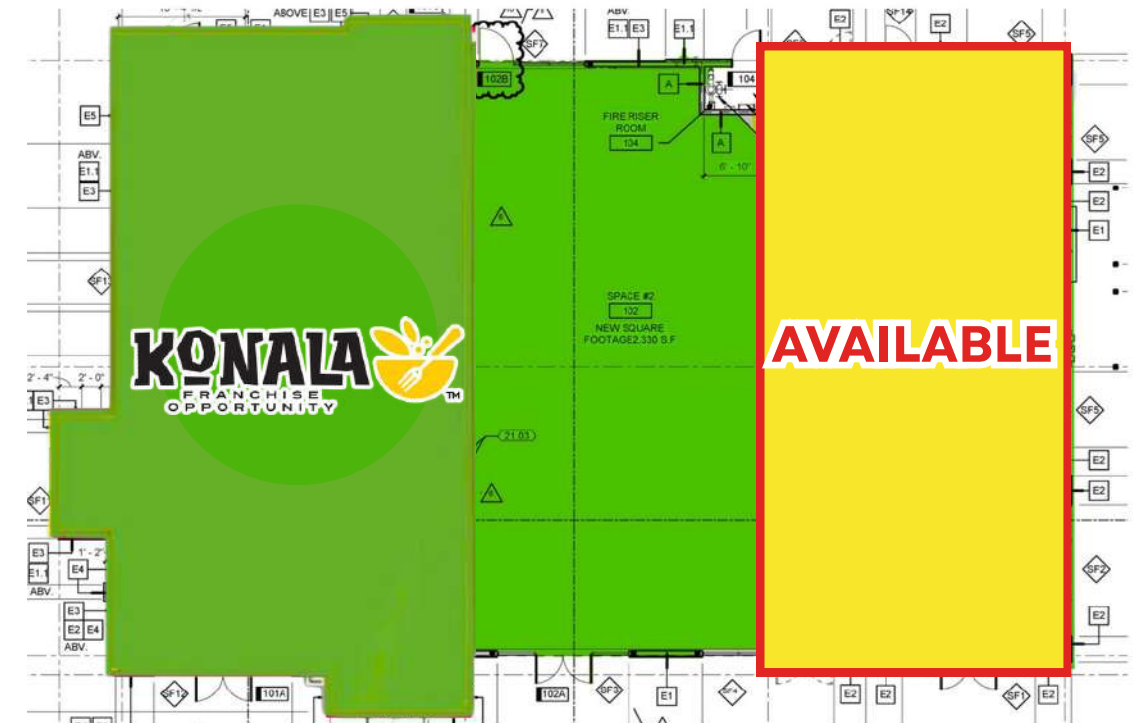
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Building 1



Building 2



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BUILDING 1



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BUILDING 2



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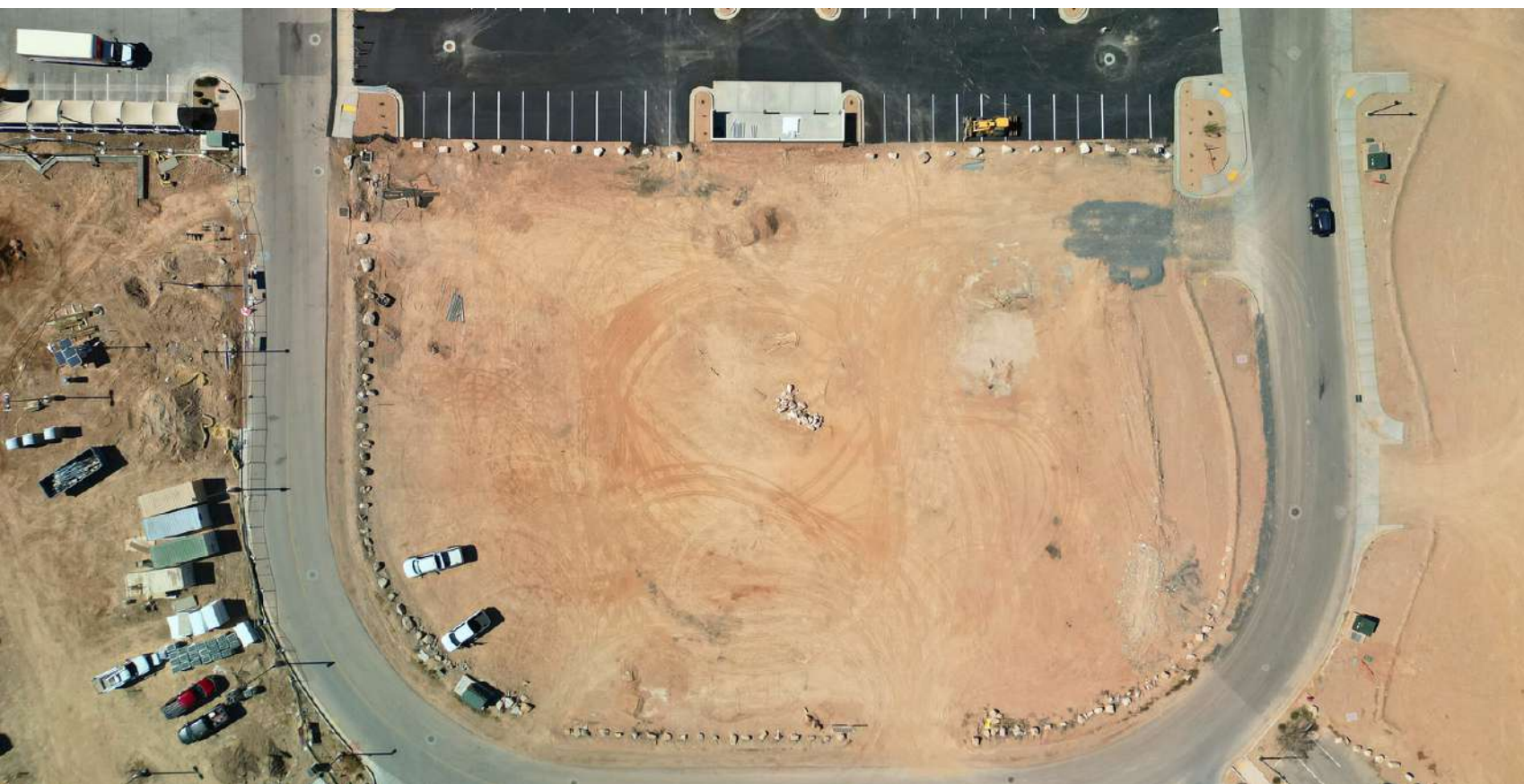
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**PRE LEASING NOW
OFFICE**



**PRE LEASING NOW
RETAIL SPACE**



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First Level Option A



First Level Option B



Second Level



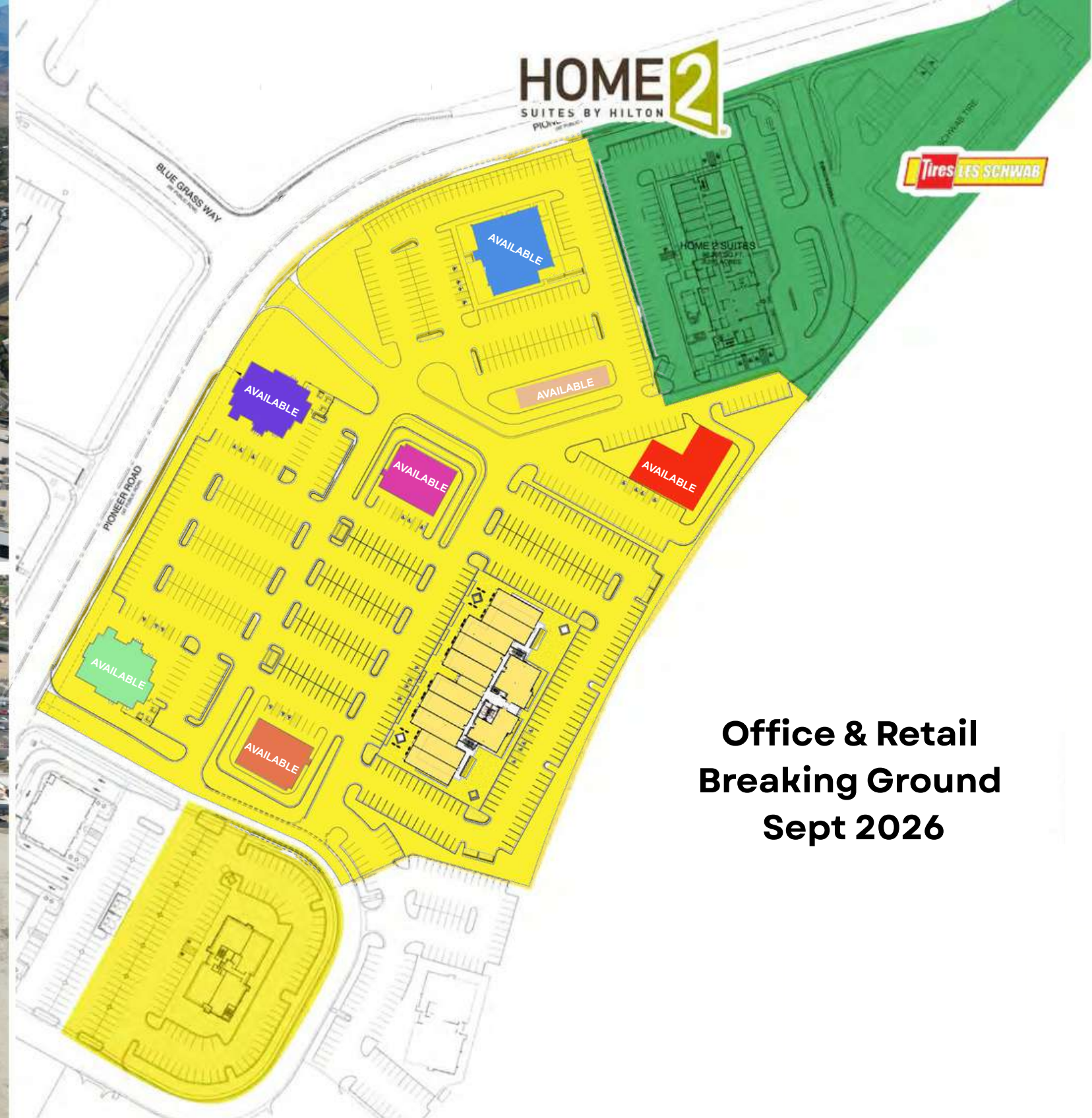
Third Level



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**Office & Retail
Breaking Ground
Sept 2026**



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NOW PRE LEASING

RETAIL SIDE



OFFICE SIDE



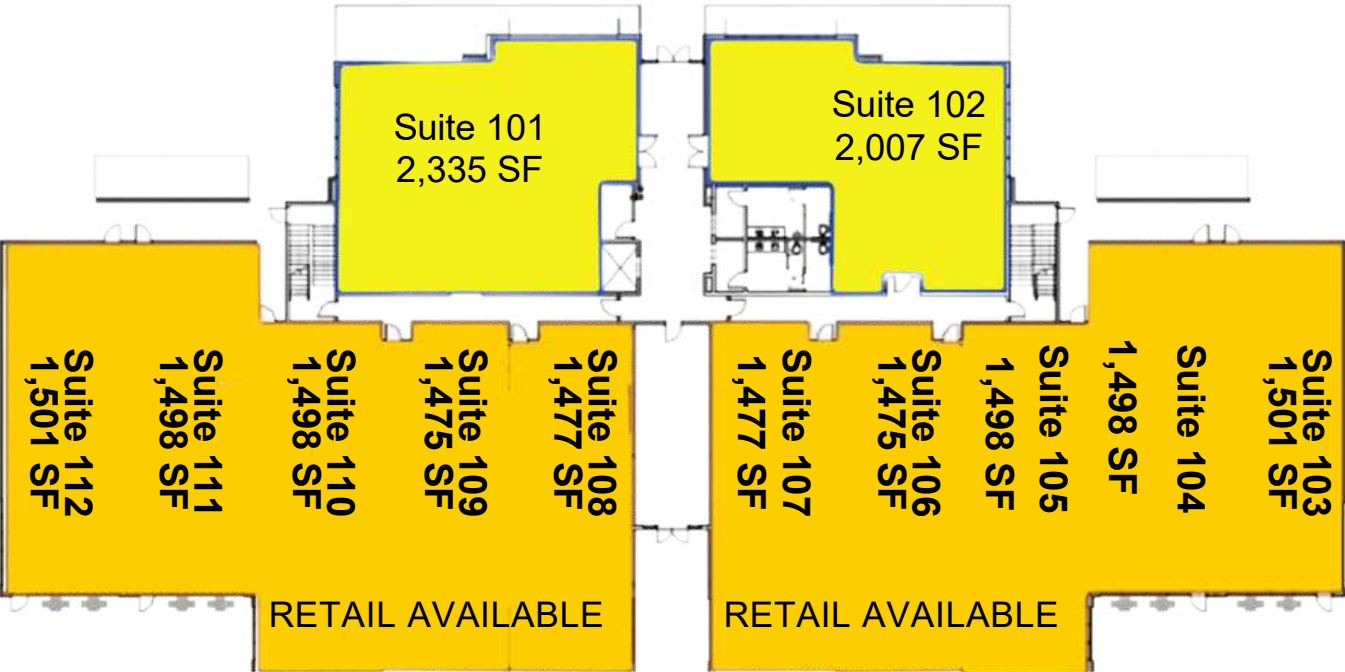
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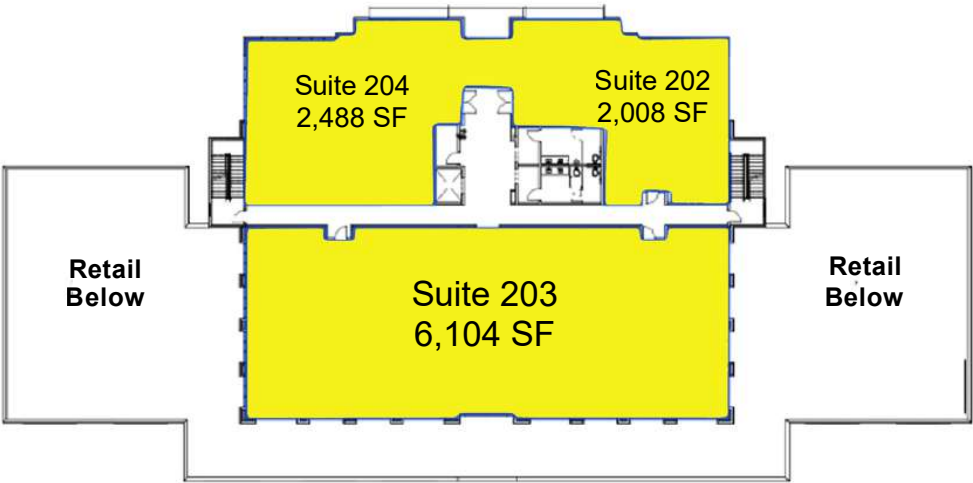
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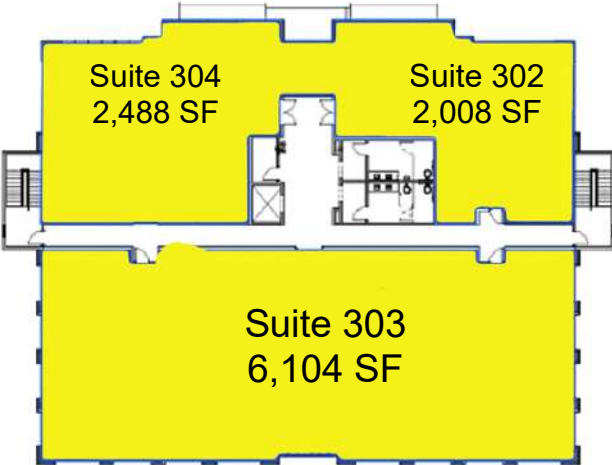
Floor 1 -Retail



Floor 2 - Office



Floor 3 - Office

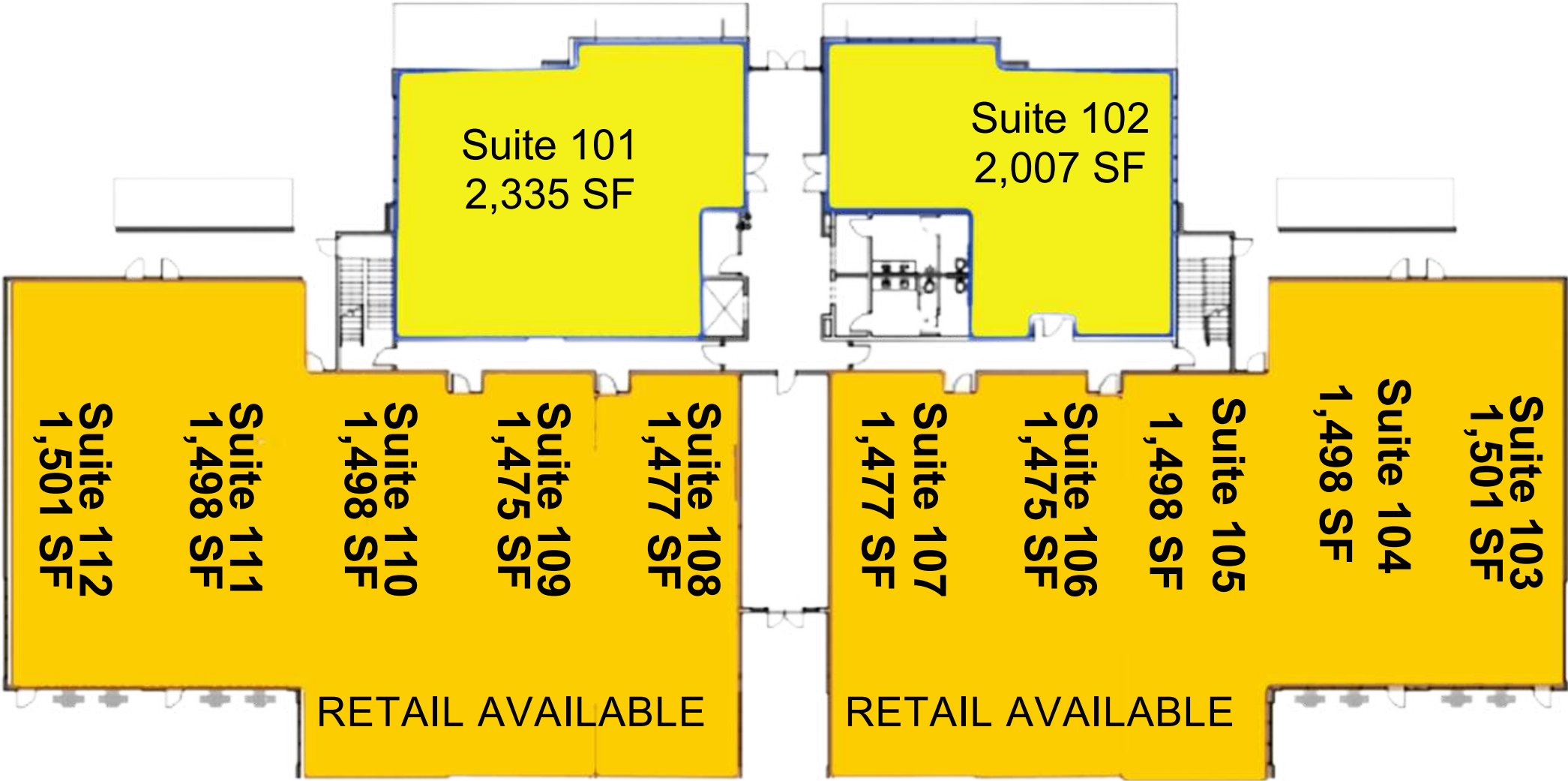


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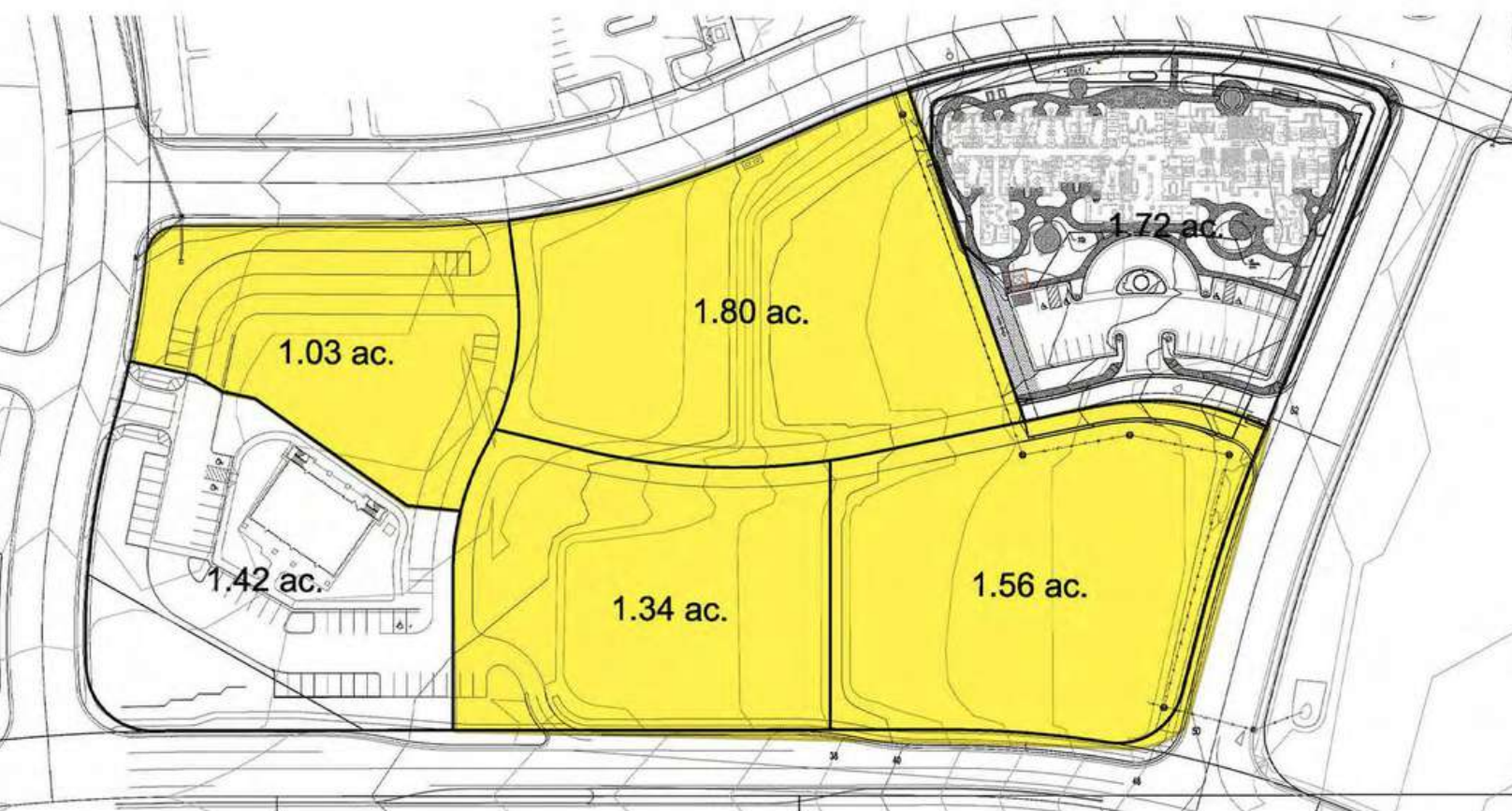
Floor 1 -Retail



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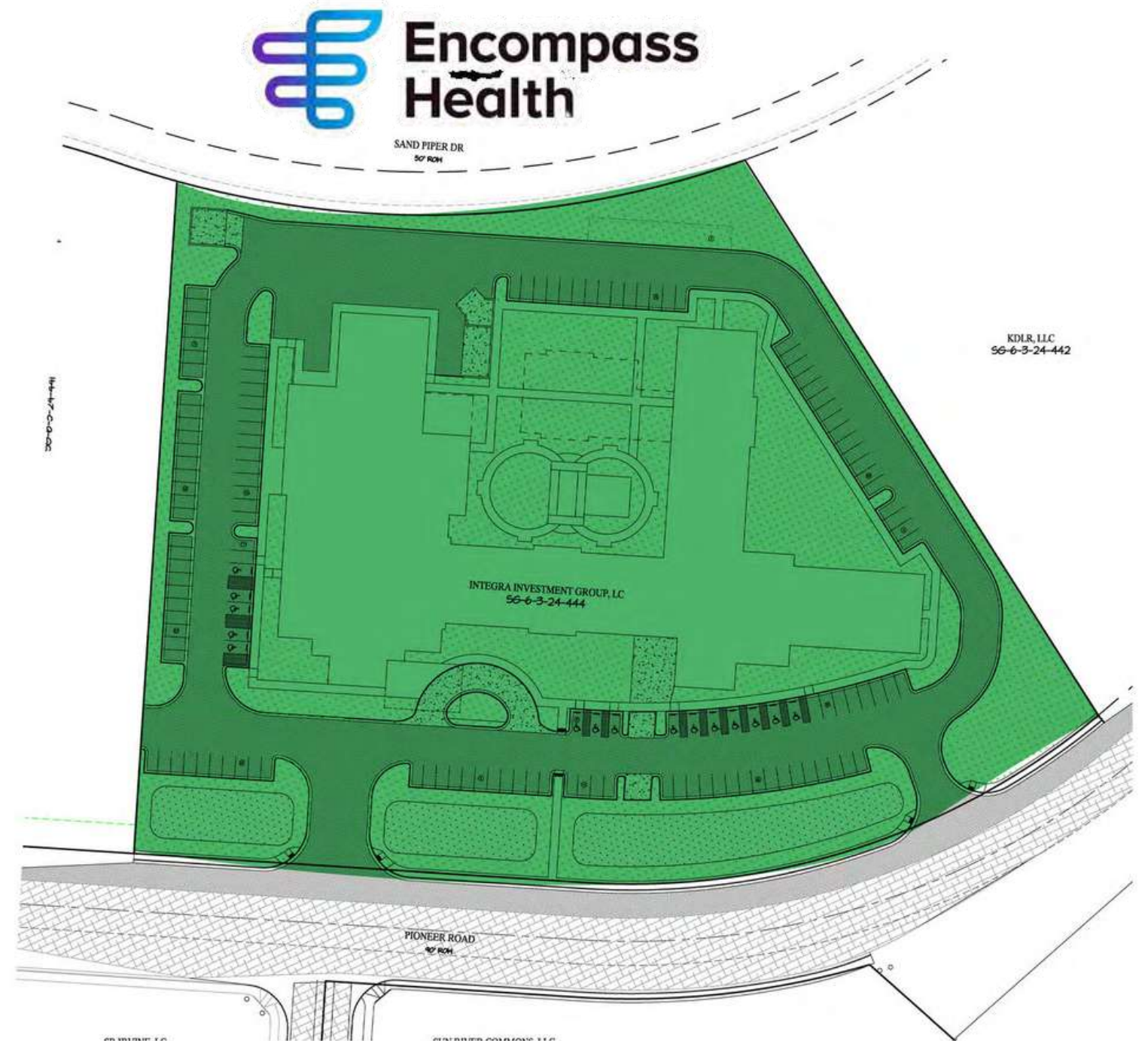


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UNDER CONSTRUCTION



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FOR SALE/LEASE

FOR SALE/LEASE

5.1 ac.

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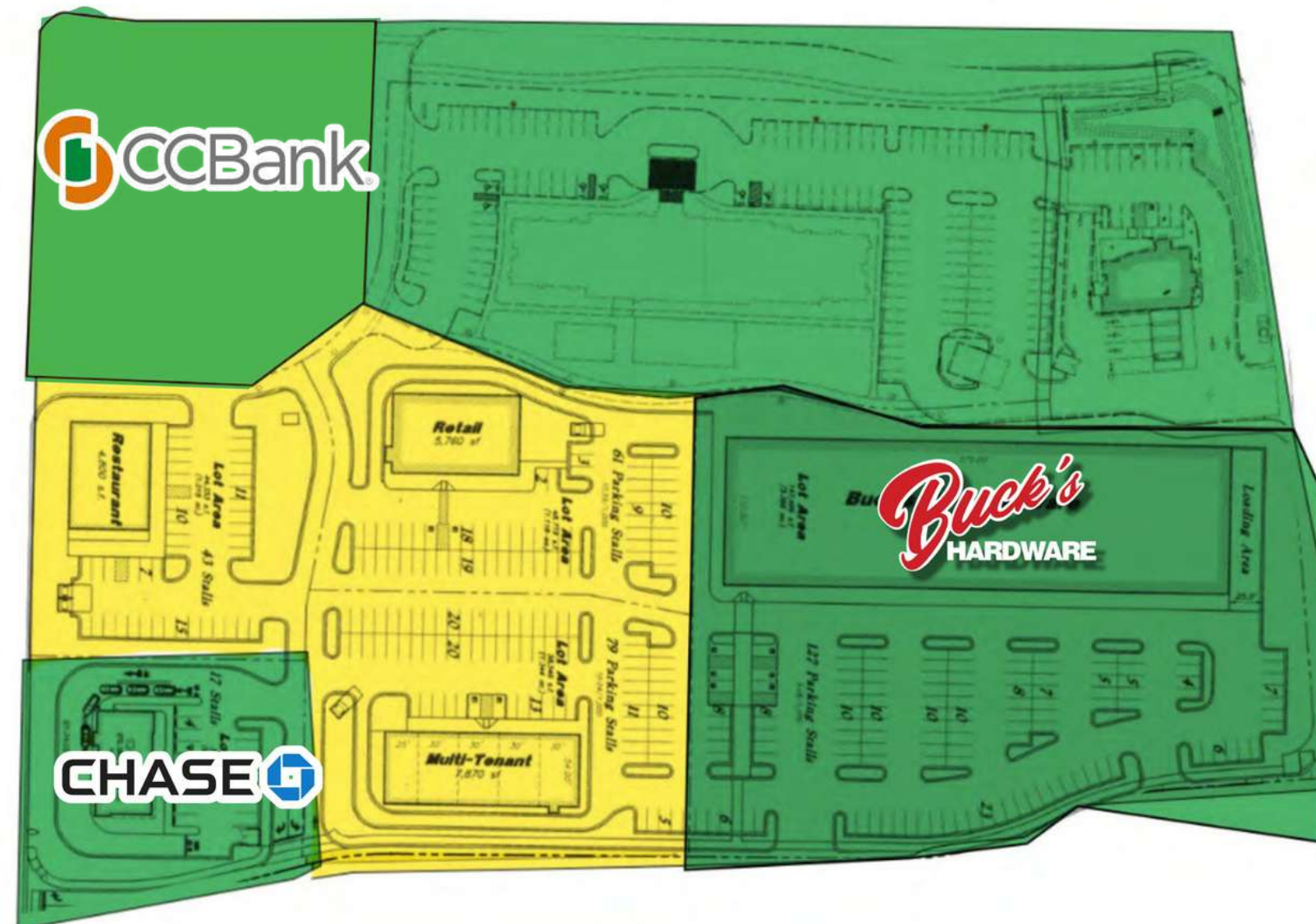


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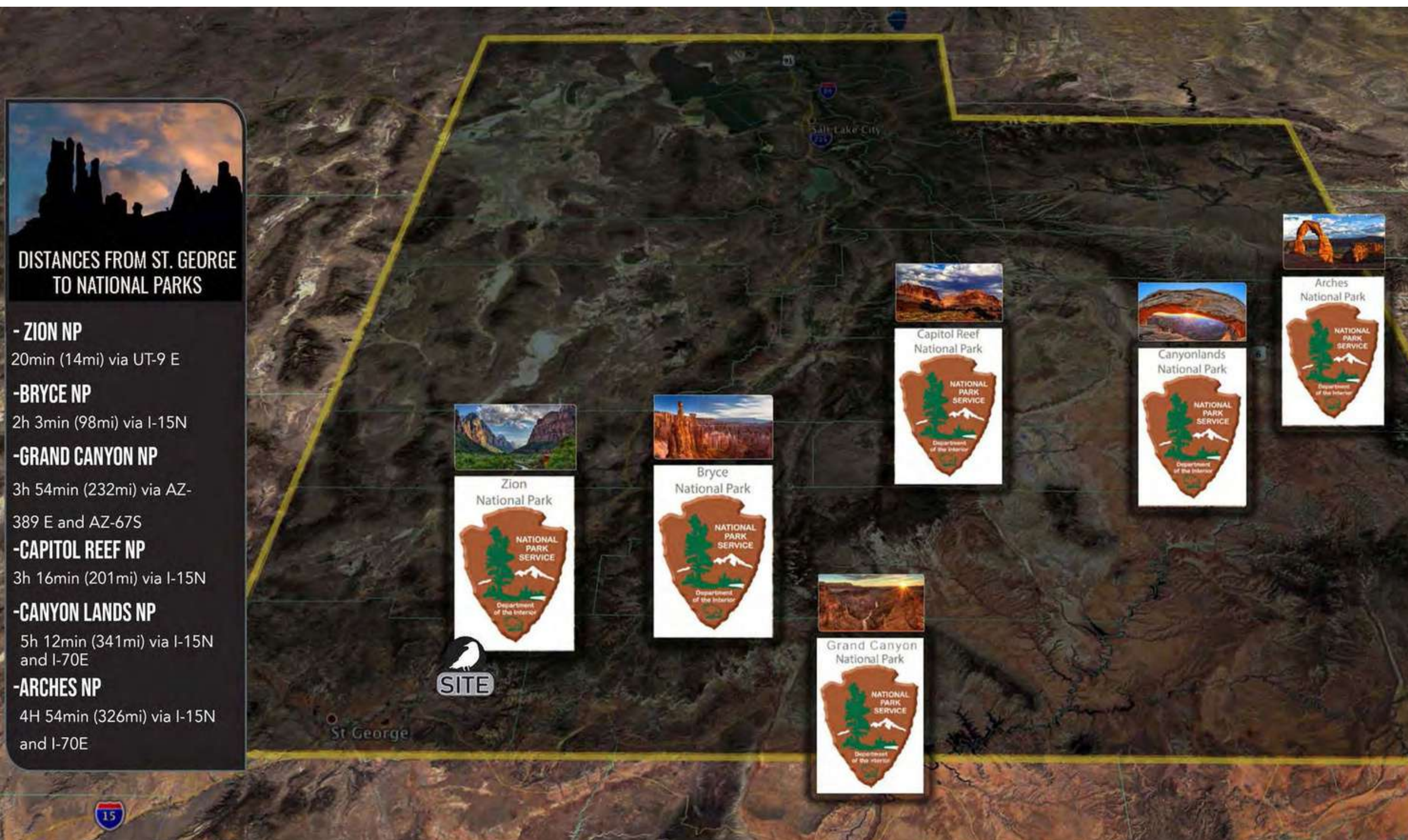


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2023	
DEMOGRAPHICS	
EST. POPULATION	
1 MILE -	3,946
3 MILE -	14,056
5 MILE -	38,941
EST. HOUSEHOLDS	
1 MILE -	1,960
3 MILE -	5,692
5 MILE -	14,008
EST. AVERAGE HH INCOME	
1 MILE -	\$86,635
3 MILE -	\$107,763
5 MILE -	\$110,970



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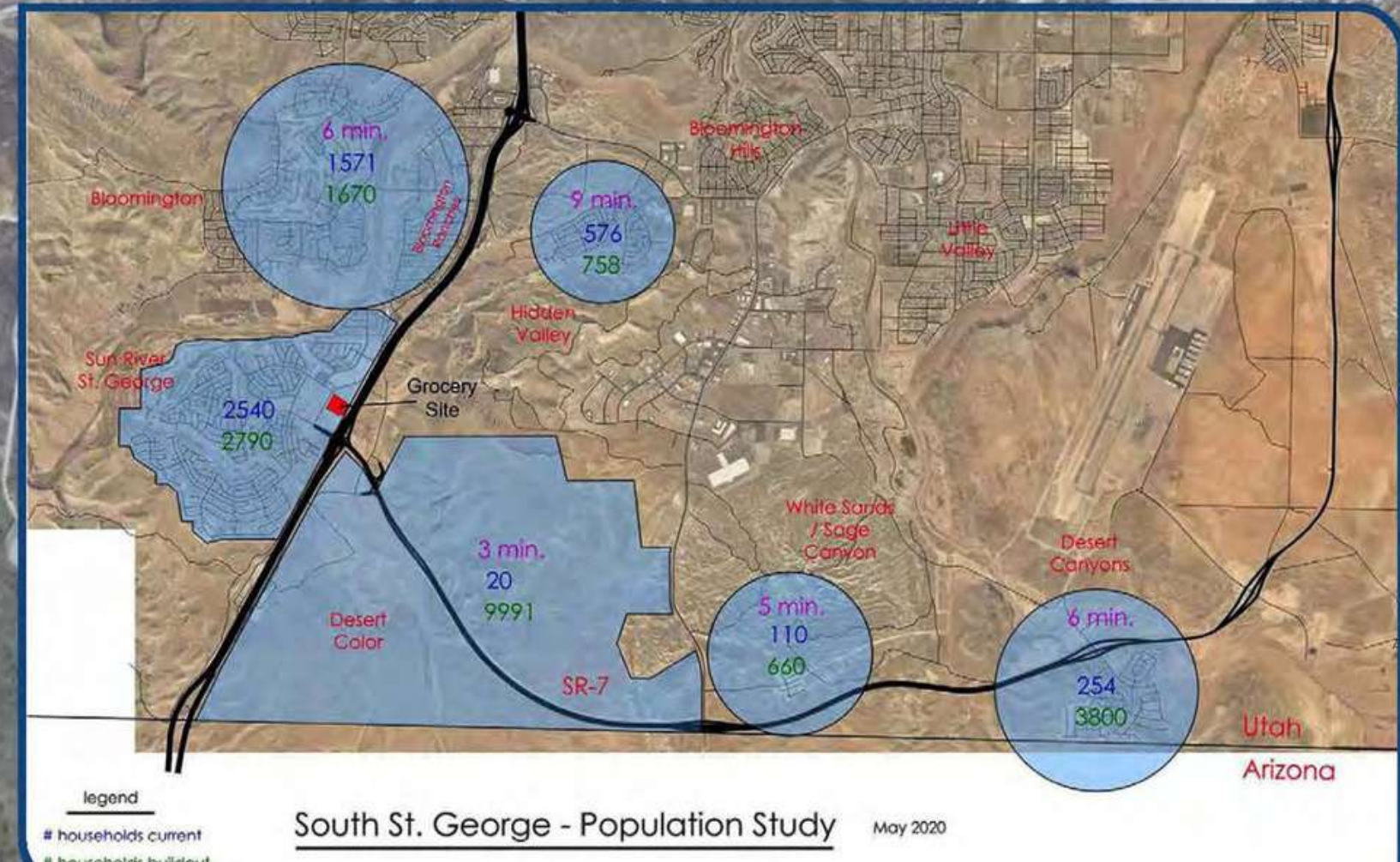
AVAILABLE FOR LEASE OR GROUND LEASE

LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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