



1418 W Sunset Blvd
Suite 1
St George, UT 84770

- End Cap Unit
- 2nd Gen Restaurant

± 1,440 SF | RETAIL

Property Specs

LEASE PRICE	\$27.00+NNN Annually
SUITE SIZE SF	Suite 1 ± 1,440 SF
YEAR BUILT	1998
TYPE	Retail Restaurant
ZONING	C-3
TAX ID	SG-6-2-23-1449

- Hard to find Second Gen Restaurant space on Sunset Boulevard.
- Endcap space.
- Current tenant is Sanchez Mexican Food.
- Ready to occupy January 1st, 2027.



OR TEXT 23963 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



SUITE 1



PHOTOS

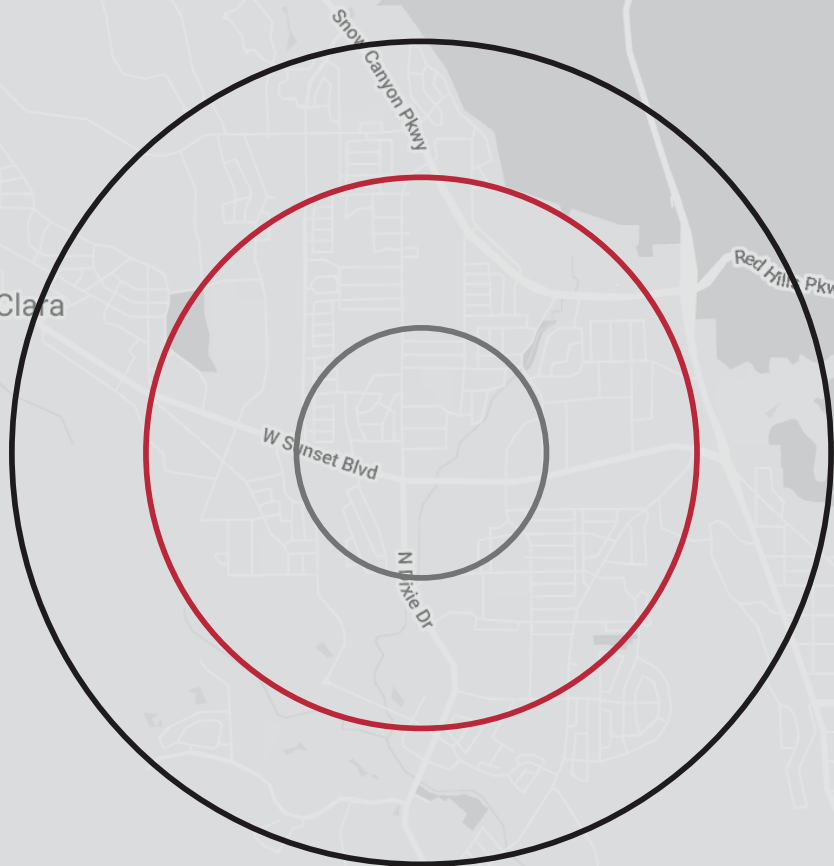


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2026 Population	14,808	45,021	87,921
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	5,574	16,850	33,038
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$98,413	\$105,259	\$108,282

Traffic Counts

STREET	AADT
W Sunset Blvd	32,052
North Dixie Drive	18,977

TERMS & CONDITIONS

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.

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Summary Documents

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