

FOR LEASE > RETAIL

Sunset Corner



SUNSET BOULEVARD & BLUFF STREET ST. GEORGE, UTAH



Property Information

- > 300,000 SF lifestyle center
- > Highest Traffic Counts in St. George
- > 56,515 Vehicles per day at the intersection of Sunset and Bluff
- > Anchored by Larry H. Miller Megaplex Theaters
- > 230,000 Population in the St. George trade area
- > Sunset Corner is located at the center of the highest incomes in the market
- > Retail lease rates from \$15.00 PSF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	8,962	45,620	87,887
2022 Projected	9,679	49,770	97,679
Households			
2017 Estimated	2,906	15,697	30,244
2022 Projected	3,130	17,122	33,591
Income			
2017 Median HHI	\$43,447	\$48,457	\$52,822
2017 Average HHI	\$61,072	\$65,227	\$71,286
2017 Per Capita	\$21,392	\$23,361	\$24,785

Information provided by ESRI Business Analyst

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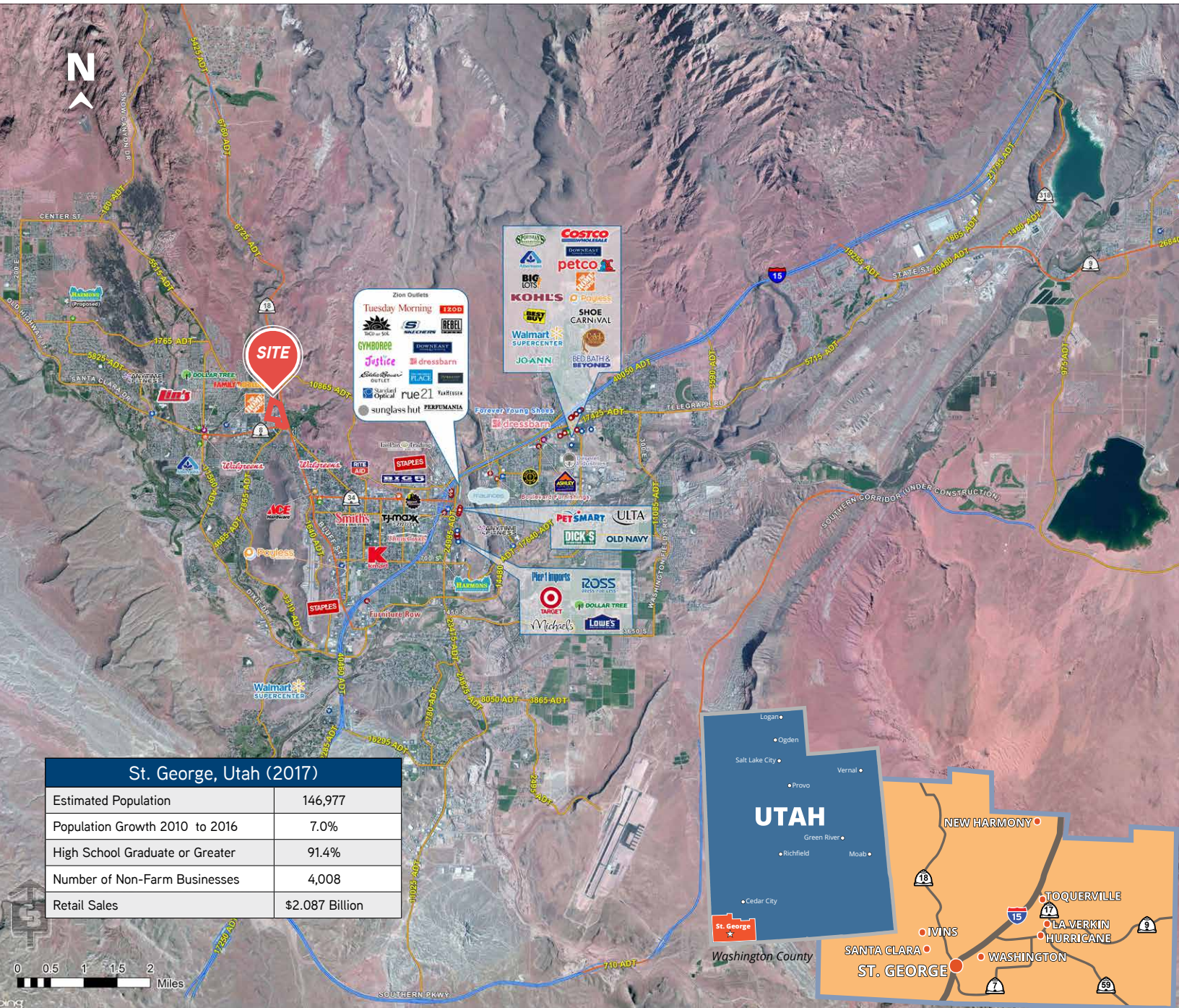
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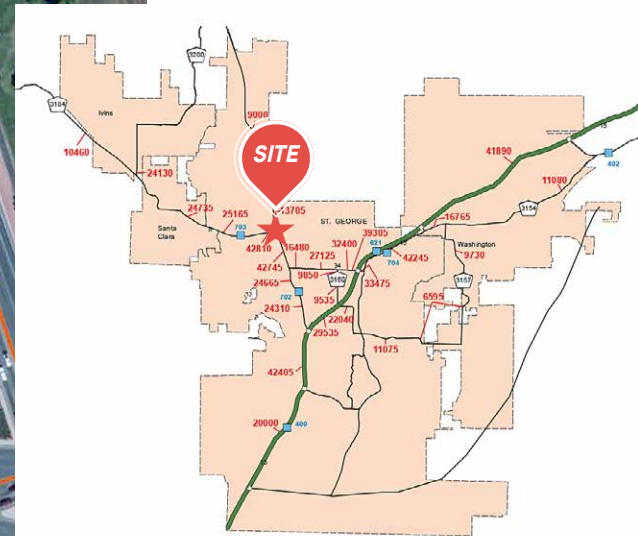
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LEGEND

- AVAILABLE
- LEASED

SUITE	SF
801	16,938
802	1,330
803	1,444
804	1,444
805	1,444
806	1,330
807	1,330
808	1,444
809	1,444
810	1,444
811	1,330

SUITE	Tenant / SF
301 Main Flr	The Lunch Box
301 2nd Flr	
302 Main Flr	Elan Hair Salon
303	
305	
306	1,340
307	All Good Coin
308	1,817
309	European Watch
311	
312	1,178

SUITE	SF
1501	
1502	1,029
1504	2,379
1505	2,118

SUITE	Tenant / SF
1001	Affordable Long Range
1002	1,996 SF
1003	Netos Panaderia
1004	1,779
1005	

SUITE	Tenant / SF
404	
401	
402	1,802
403	



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