

DIXIE SUNSET



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



DIXIE SUNSET

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

FOR LEASE

PROPERTY SPECS

- Available:
Unit 12 - 1,365 SF
Price - \$18 PSF
- 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 triple net fees are \$3.72 PSF
- Warehouse triple net fees are \$1.80 PSF
- Potential pad site available
- Anchors in near proximity include Home Depot, Lin's Marketplace, Albertson's, and Walgreens



	1 MILE	3 MILE	5 MILE
POPULATION	16,868 2023 EST.	42,089 2023 EST.	82,597 2023 EST.
HOUSEHOLDS	5,972 2023 EST.	15,202 2023 EST.	29,832 2023 EST.
MEDIAN HH INCOME	\$71,060 2023 EST.	\$71,395 2023 EST.	\$72,394 2023 EST.



CONTACT:

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