

THE PROMENADE AT RED CLIFF

245 NORTH RED CLIFFS DRIVE • ST. GEORGE • UTAH • 84790



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FOR LEASE

PROPERTY SPECS

- **NEW TENANTS: CHIPOTLE & PIZZERIA LIMONE**
- **\$22.00–\$30.00 PSF NNN**
- Outstanding Visibility and Access from I-15
- Across the Street from The Outlets at Zion
- Tourist Destination
- Superb Parking Ratio
- Located in Major Retail Corridor
- Mix of National, Regional, and Local Retailers
- On-Site Property Management

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2016 ESTIMATED POPULATION	7,969	48,676	99,734
2021 PROJECTED POPULATION	8,611	53,311	112,094

HOUSEHOLDS

2016 ESTIMATED HOUSEHOLDS	2,580	16,359	32,876
2021 PROJECTED HOUSEHOLDS	2,801	17,839	36,727

INCOME

2016 EST. AVERAGE HH INCOME	\$54,103	\$62,893	\$68,486
2016 EST. MEDIAN HH INCOME	\$41,976	\$46,492	\$51,780
2016 EST. PER CAPITA INCOME	\$19,883	\$21,775	\$23,194

CONTACT:

KELLY SHIOTANI

kshiotani@mtwest.com
direct 801.456.8855
[View Profile](#)

BEN BROWN

brown@mtwest.com
direct 801.456.8802
[View Profile](#)



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PARTNER **X TEAM**
INTERNATIONAL

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111
Office 801.456.8800 | Fax 801.578.5500
www.mtnwest.com

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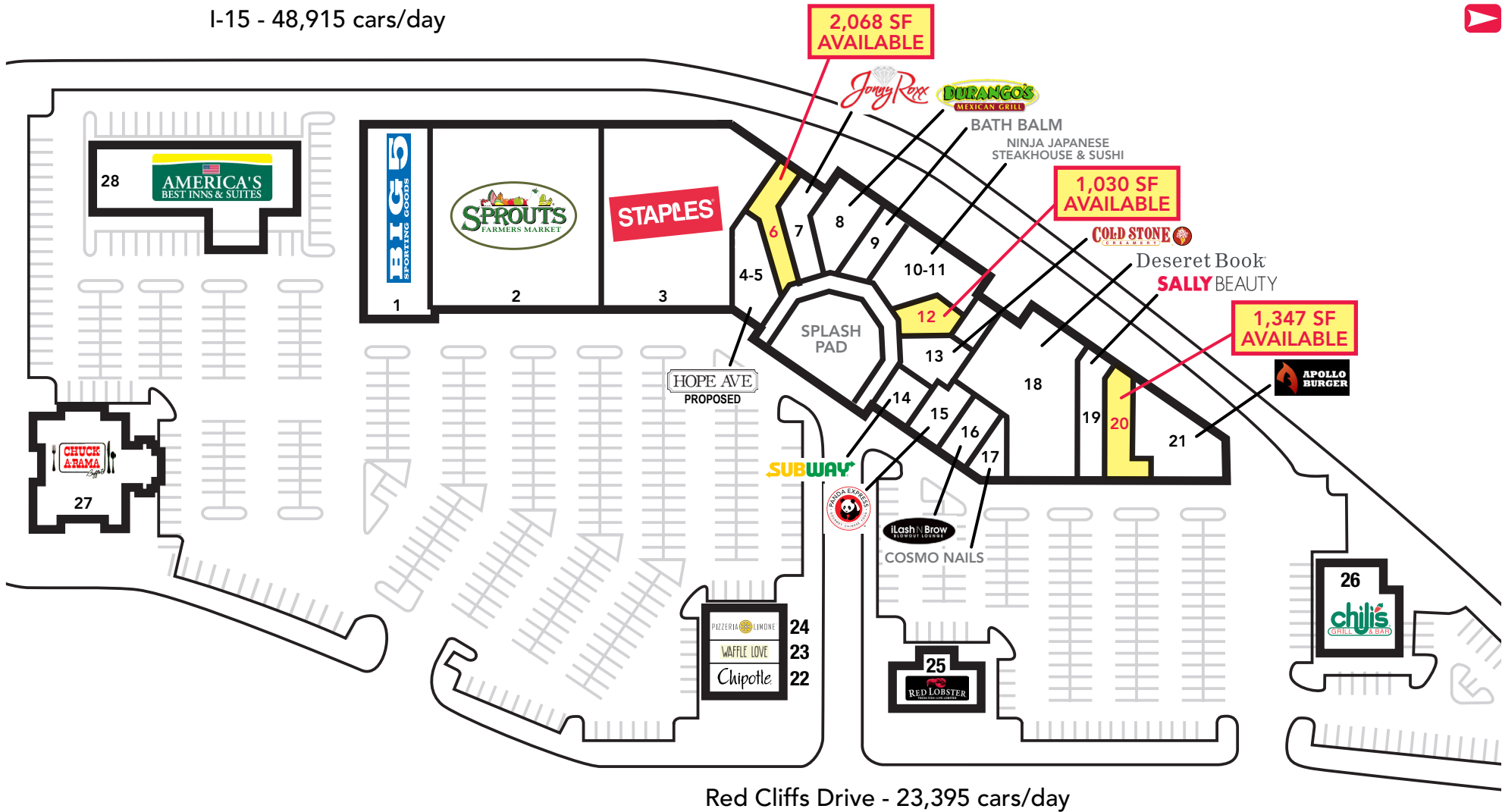
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I-15 - 48,915 cars/day

St. George Boulevard - 35,785 cars/day



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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.