



476 E Riverside Dr, B9  
St. George, UT 84790

± 7,000 SF | OFFICE

## Property Specs

LEASE RATE	<b>\$1.40/SF/NNN</b>
TOTAL AVAILABLE	<b>± 7,000 SF</b>
LOT SIZE	<b>± 0.11 Acres</b>
YEAR BUILT	<b>2001</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
TAX ID	<b>SG-FERC-9</b>

- Modern showroom with mezzanine office and open warehouse space.
- Features include over 20 ft. clear height, a 12 ft. roll-up door, excellent signage and visibility, and convenient access to I-15.
- Perfect for businesses seeking a high-exposure location with functional space for display, storage, or operations.



OR TEXT 23432 TO 39200

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

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# SUMMARY





PHOTOS













# AREA MAP

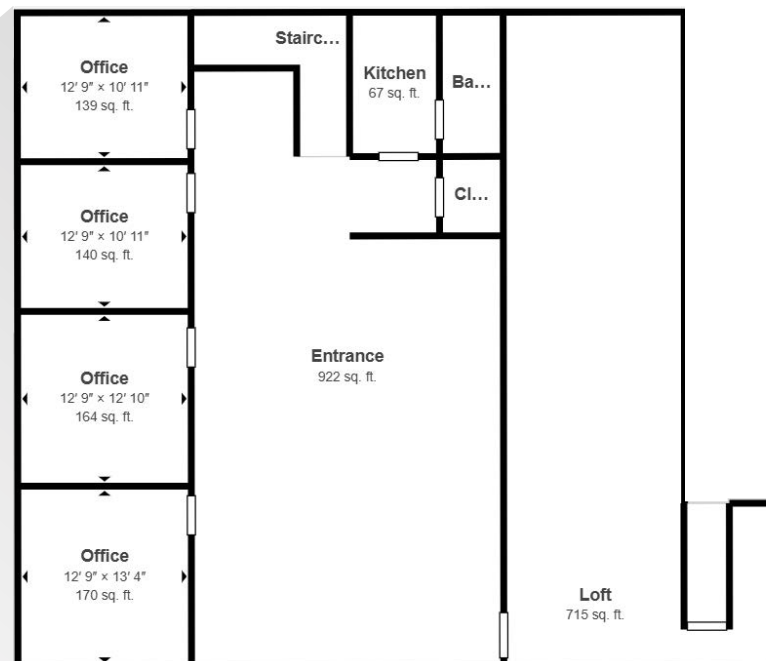


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

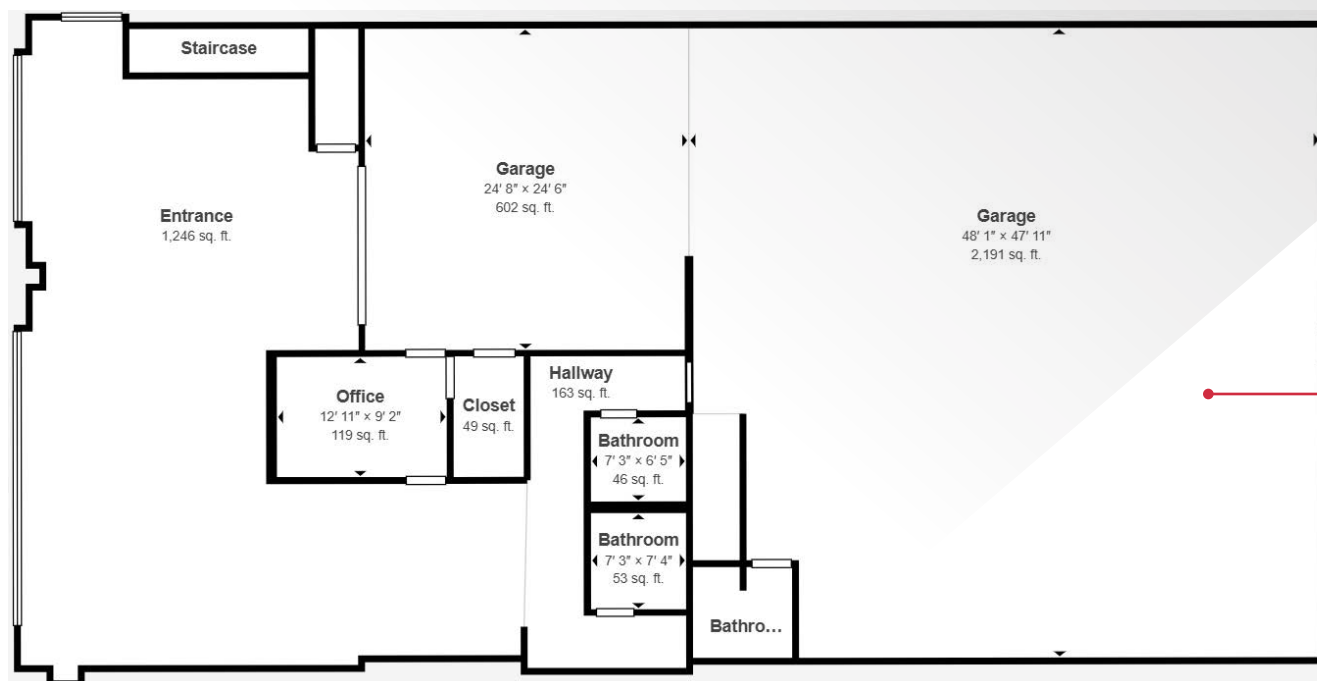


# FLOOR PLAN

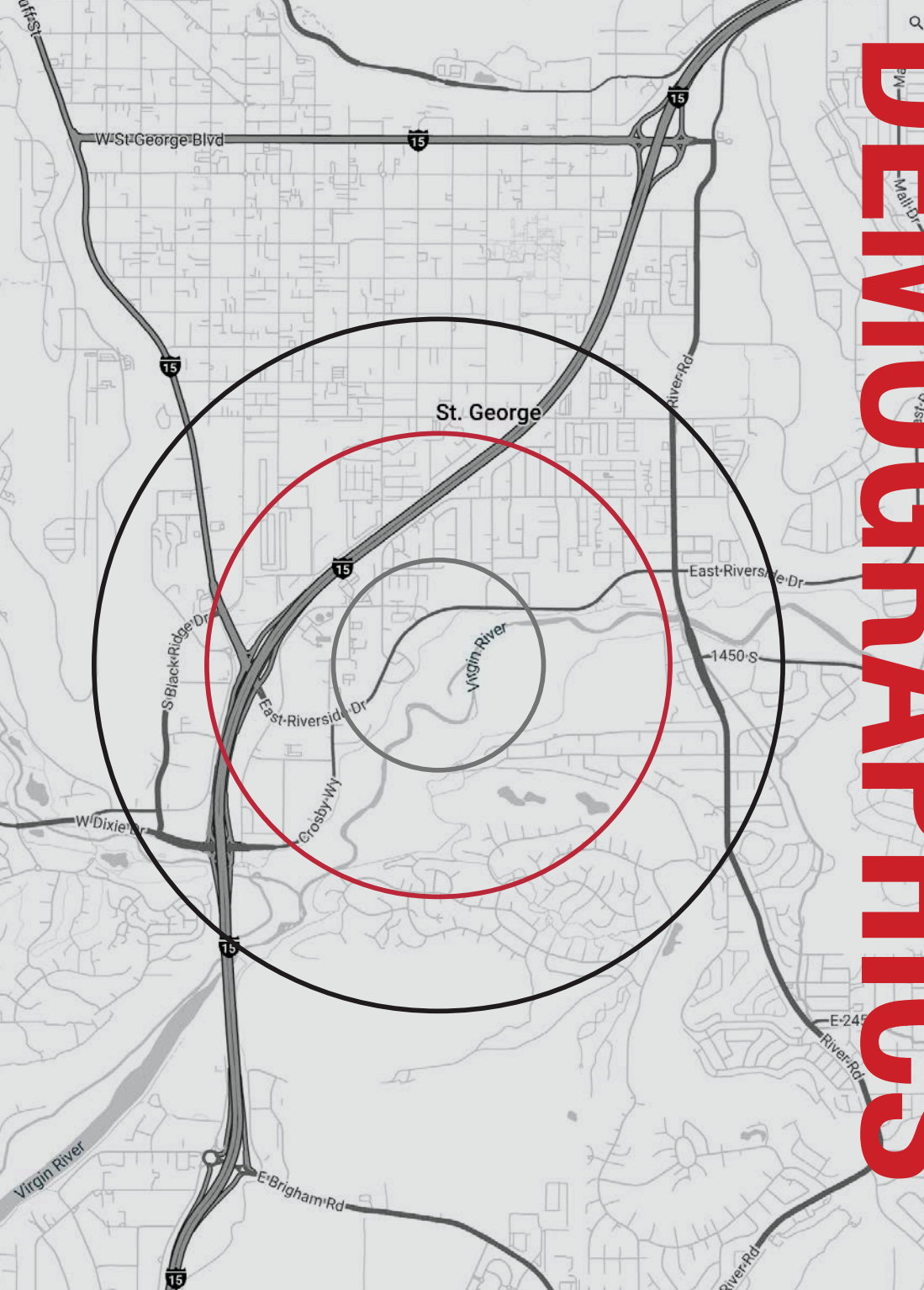
Second Floor



First Floor



CLICK HERE  
FOR A 3D TOUR



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,837	58,557	121,922
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,979	20,996	42,729
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$87,470	\$100,280	\$107,959

## Traffic Counts

STREET	AADT
East Riverside Drive	25,008
South Bluff Street	33,733

## Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles



# 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**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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