

St. George / Red Cliffs Shopping Center

Prime 4,000 SF Restaurant + Expansive 1,500 SF Patio



Strategic Co-Tenancy: Thrive alongside high-volume restaurants and national retailers.

Terrace Co-Tenants



* **Premiere Location:** Ideally located in the heart of the explosive residential growth along Red Cliffs Drive and close to I-15, one of St. George's busiest streets, frequented by locals and tourists alike due to its accessibility from major roadways.

* **Exploding Growth:** Washington County, where St. George is located, is expected to grow 31.6% between 2020 to 2030 with a median age of 36 years old and will nearly double between 2020 and 2040.



* **Evolving Resort Destination:** Driven by luxury developments like the Black Desert Resort (8.4 miles away), home to PGA and LPGA tournaments.



* **7.5 Million Annual Visitors:** Red Cliffs Shopping Center sits at the crossroads of this massive tourism surge, capturing the millions of high-spending visitors who use St. George as their home base for Zion National Park, Tuacahn, and world-class golf.

Regional Shopping Hub



The area around the Red Cliffs Shopping Center in St. George is one of the highest-traffic zones, making it a prime spot for exposure to both local residents and visitors. Here's why this area is attractive for businesses:

Retail Density: Red Cliffs Shopping Center is adjacent to other retail and commercial establishments, creating a dense retail corridor. This clustering of businesses promotes cross-shopping and draws consistent foot traffic, benefiting stores from the established commercial presence.

Regional Shopping Hub: As one of the largest shopping centers in the area, it serves as a regional draw for surrounding communities. With a variety of national retailers, dining options, and specialty stores, this location attracts consumers who come specifically to shop, dine, and spend time in a concentrated area.

Visibility and Signage: The center's layout and location along Red Cliffs Drive provide excellent visibility, crucial for brand recognition and walk-in customers. Additionally, the high-profile signage opportunities along this busy street contribute to the area's appeal for businesses seeking exposure.

For More Information Please Contact:

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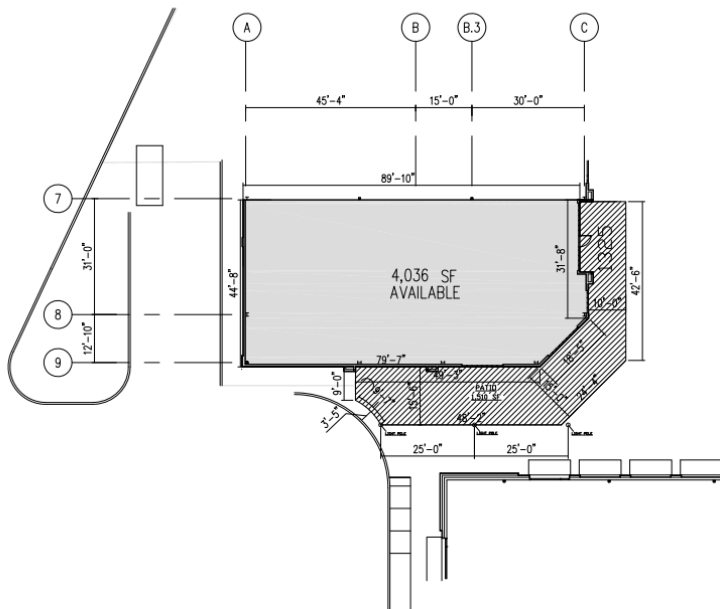


RED CLIFFS
ST. GEORGE UTAH



Restaurant Opportunity at The Terrace

Premier restaurant space overlooking the community gathering spot - where high-volume dining meets St. George's top social destination.



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