



**Buck's ACE**

Estimated Completion 4Q 2024

**PAD I**  
UP TO 4,000 S.F.  
WITH DRIVE-THRU

**Cafe Rio**  
MEXICAN GRILL

Estimated Completion 2Q 2025

**PAD III**  
1,000-3,000 S.F.  
WITH DRIVE-THRU

# ANCHORED RESTAURANT DRIVE-THRU

1,000 - 4,000 SF AVAILABLE

- FOR LEASE
- FOR SALE
- BTS

Approx 1400 W SR-9  
Hurricane, UT 84737

On the gateway to Zion National Park and Bryce Canyon.

## Annual Visitation

Zion Nat'l Park: 3.5 million

Bryce: 1.4 million

Lake Powell: 3 million

Sand Hollow Reservoir: 1 million

Quail Creek Reservoir: 335,000

Newly signalized intersection

**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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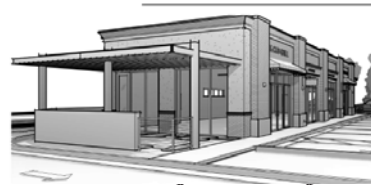
# Plat Map

**Cafe Rio**  
MEXICAN GRILL.

Estimated Completion 2Q 2025

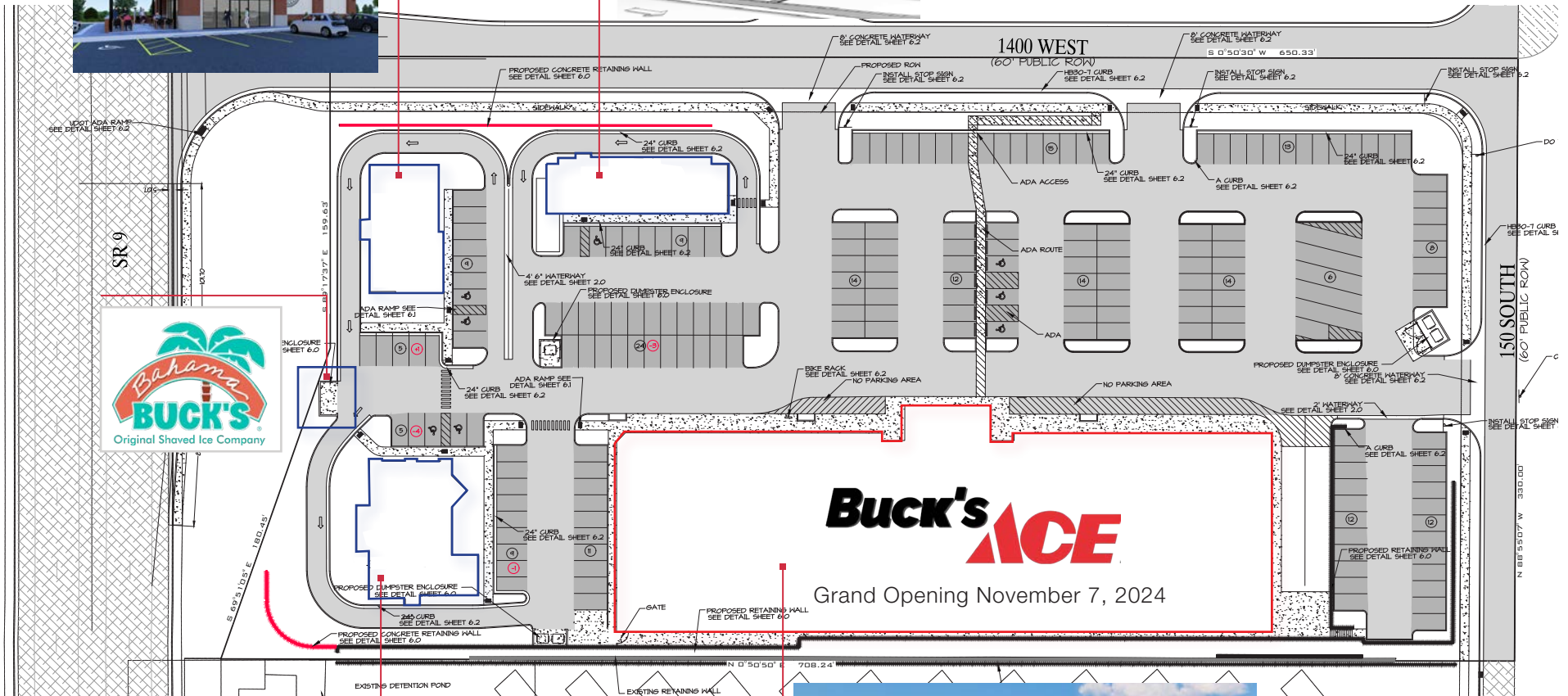


**PAD III**  
DRIVE-THRU  
Available: 1,000-3,000 SF



## BUILD READY PADS INCLUDE:

- Grading
- Parking Lot
- Curb/Gutter
- Landscaping
- Water/Sewer
- Electrical Stubbed
- Grease Traps



**Buck's ACE**

Grand Opening November 7, 2024

**PAD I**  
Bldg. size up to 4,000 SF  
Drive-Thru





**Buck's** **ACE**





# Area Map

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



# Location Overview

Tourism to Southern Utah has increased drastically over the last 10 years, consistently making it one of the fastest growing areas in the U.S. Within a short drive of Hurricane, there are recreational lakes for wake surfing and fishing, several world renown hiking trails in both National and State Parks, ATV/UTV riding, horseback riding, kayaking, mountain biking, skydiving, snow skiing, Tuacahn Outdoor Amphitheater, and stunning golf courses that can be played year around.

## Events in Southern Utah:

IRONMAN World Championships: 140.6 mile course where over 4,000 athletes competed  
IRONMAN 70.3 World Championships: 70.3 mile course with nearly 7,000 athletes competing  
Red Bull Rampage: Showcases 15 of the world's best mountain bike riders in the area, that perform some of the biggest and most dangerous tricks on mountain bike.

St. George Marathon: One of the top 20 largest marathons in the United States, with more than 7,000 athletes

2024 PGA and LPGA Event at Black Desert: Scheduled for 2024, the newest and best golf course in Southern Utah will feature both an PGA and LPGA event.

Huntsman Senior Games: This 35 sport event is for athletes over the age of 50. Featuring over 10,000 athletes from around the world that participate annually.

## Arts and Culture:

Southern Utah has morphed from being a gateway to the National Parks, into a booming art hub. Tuacahn Outdoor Amphitheater, often referred to "Broadway in the Desert" is surrounded by 1,500 foot red rock cliffs, produces several Broadway caliber musical productions every year. Additionally it hosts several outdoor concerts a year, attracting artists like the Beach Boys, Three Dog Nigh, Willie Nelson, REO Speedwagon, and Blake Shelton to name a few.

# Demographics



## POPULATION

8.25 % Growth  
25,555



## MEDIAN AGE

37.7



## MEDIAN HOUSEHOLD INCOME

\$69,225



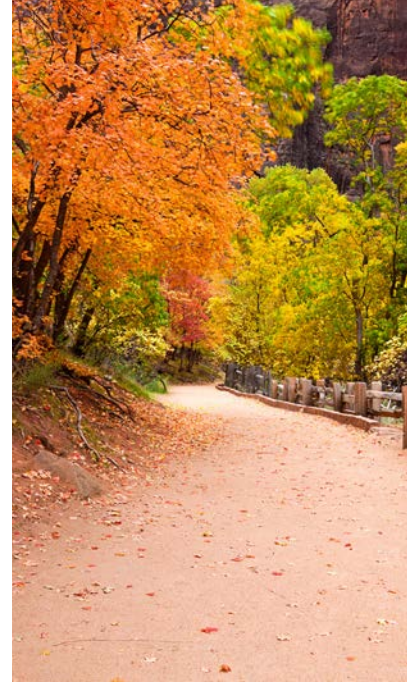
## MEDIAN HOME VALUE

\$494,575



## AVG DAILY TRAFFIC

37,000



# ON THE ROAD TO ZION

**NAIExcel**  
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## Distance to Major Cities

Salt Lake City, Utah	301 MILES
Las Vegas, Nevada	120 MILES
Los Angeles, California	387 MILES
San Diego, California	449 MILES
Denver, Colorado	629 MILES



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# Offering Memorandum

## 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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.