



AVAILABLE FOR LEASE

2654 Red Cliffs Drive, St George, UT 84790

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# Executive Summary

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ASKING PRICE	SPACE SIZE
\$40 Per SF	±1,307 SF

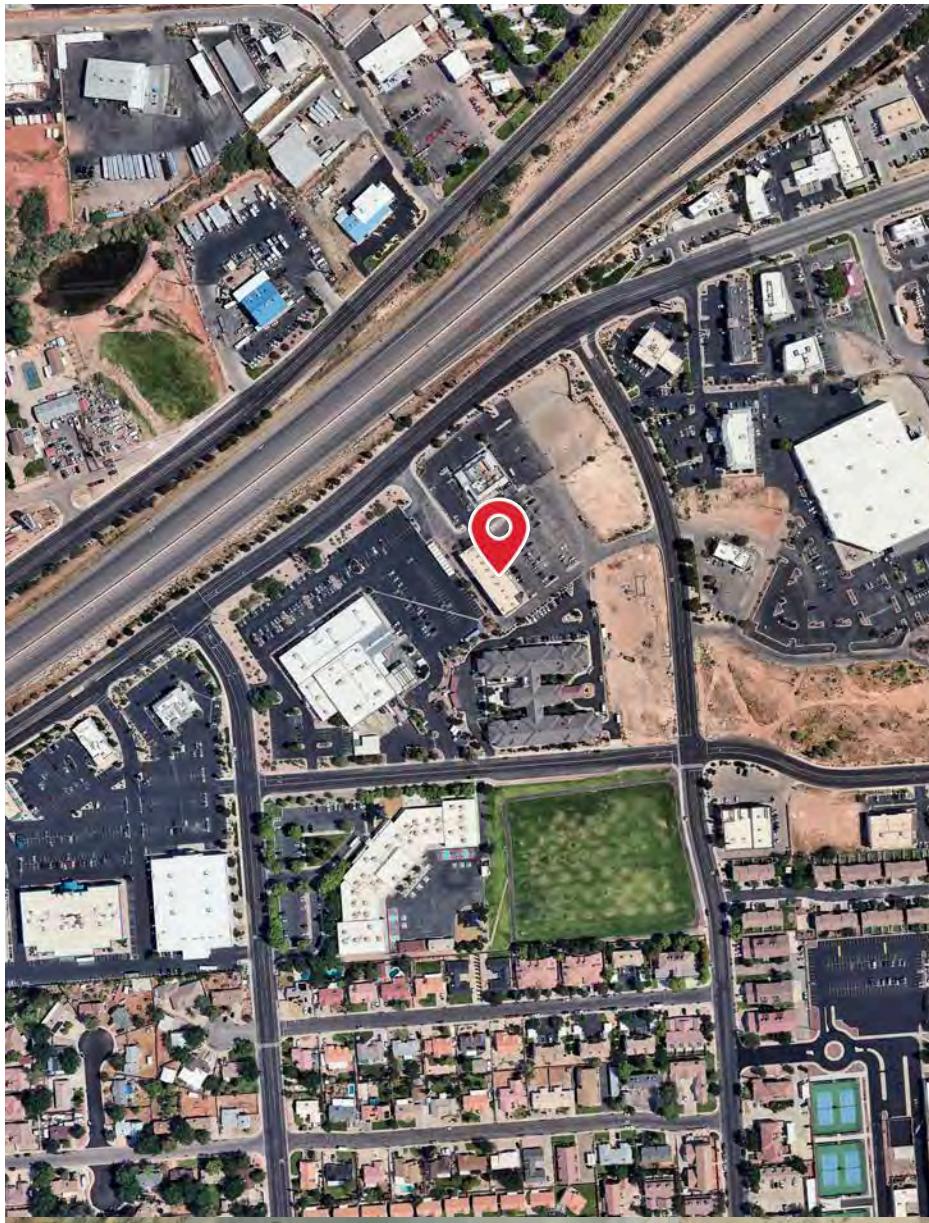
## Property Highlights

- Prime retail space in a high-traffic commercial corridor
- Located near Costco, CAL Ranch, and other national brands
- Ideal for smoothie, dessert, or quick-service food concepts
- Includes grease trap for food-related use
- Excellent visibility and easy access from Red Cliffs Drive
- Surrounded by shopping, schools, and residential neighborhoods
- Modern 2007 construction with ample parking and signage opportunities



# Property Description

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## Property Description

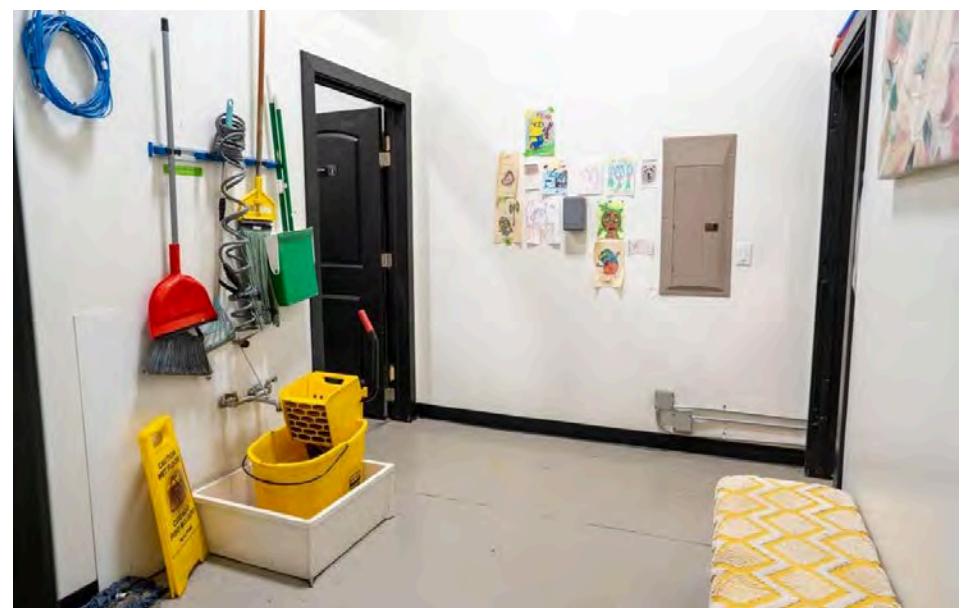
Discover an exceptional retail opportunity in one of St. George's most dynamic and fast-growing commercial areas. This 1,307-square-foot retail suite is ideally positioned within Red Cliffs Square, a vibrant center surrounded by top national brands including Costco, CAL Ranch, and Chipotle. The property offers prime visibility along Red Cliffs Drive, one of the city's most heavily traveled retail corridors, ensuring constant exposure to both local residents and regional visitors.

Built in 2007, the building offers modern construction and well-maintained common areas, providing a clean, professional environment for a wide range of retail or service-oriented businesses. The suite comes equipped with a grease trap, making it an excellent fit for smoothie, dessert, coffee, or quick-service restaurant concepts. With ample parking, easy access, and strong surrounding demographics, this space supports steady foot and vehicle traffic throughout the day.

Situated on 2.86 acres, the property enjoys close proximity to major schools, shopping destinations, and residential neighborhoods, creating consistent customer flow from morning through evening. Whether you're an established brand or an emerging business, this location offers a rare combination of visibility, accessibility, and adaptability in one of Southern Utah's premier retail destinations.

# Photos

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# Map





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