



Shellee Haines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

Medical Office Build Out - 4680 SF
1930 Sunset Blvd Unit 95

EXECUTIVE SUMMARY

Exceptional Medical & Retail Opportunity in a High-Traffic Location

Positioned at the highly visible intersection of W Sunset Blvd and Dixie Drive, 1930 W Sunset Blvd unit offers an established commercial location with excellent visibility, accessibility, and proximity to a strong mix of retail, dining, financial, grocery, and service-oriented businesses.

The property is part of the Sunset Blvd Shopping Center and benefits from its location within an established commercial corridor anchored by Lin's Grocery Store. The surrounding area provides a strong daily traffic base and convenient access for customers, employees, and visitors.

The approximately 4.63-acre commercial property is improved with a substantial medical/retail building constructed in 2005. The property offers approximately 4,680 square feet, along with ample on-site parking, signage opportunities, air conditioning, and accessibility features.

With its prominent corner position and established commercial surroundings, the property is well suited for medical providers, professional services, retail businesses, health and wellness users, and other customer-facing commercial uses.



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PROPERTY HIGHLIGHTS

Exceptional Medical & Retail Opportunity in a High-Traffic St. George Location

- Prominent corner location at Sunset Blvd & Dixie Drive
- High-traffic commercial corridor
- Excellent visibility and convenient access
- 10 Exam Rooms/Offices, Front+ Back Reception, 2 Bathrooms, Break Room, and Cleaning Closet
- ±4,680 SF Available
- Ample Parking
- Surrounded by established retail, restaurants, grocery, banking, and professional services
- Located within the established Sunset Blvd Shopping Center
- C-3 commercial zoning
- ADA accessible
- Existing signage opportunities
- Strong positioning for medical, retail, office, and service users



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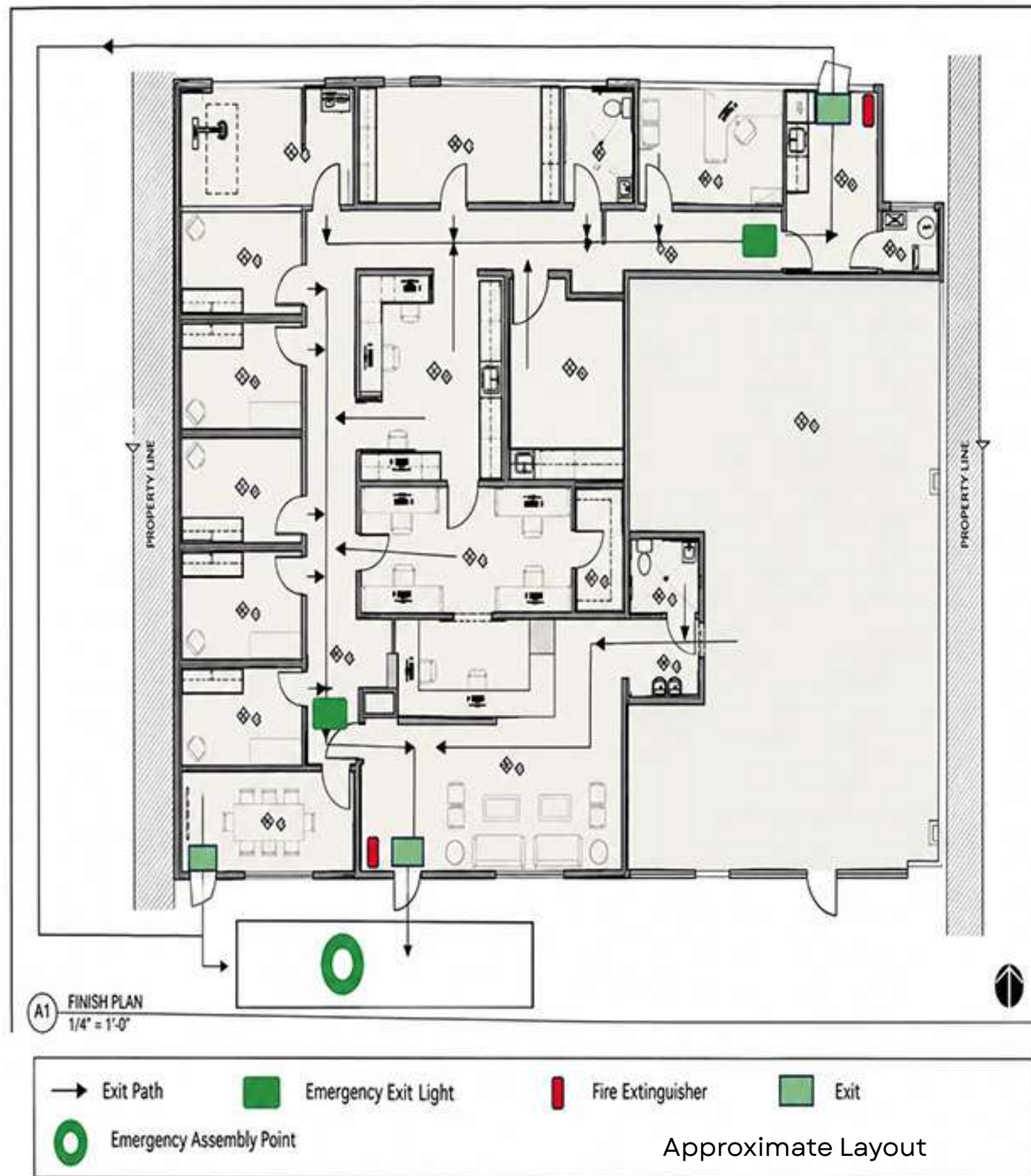
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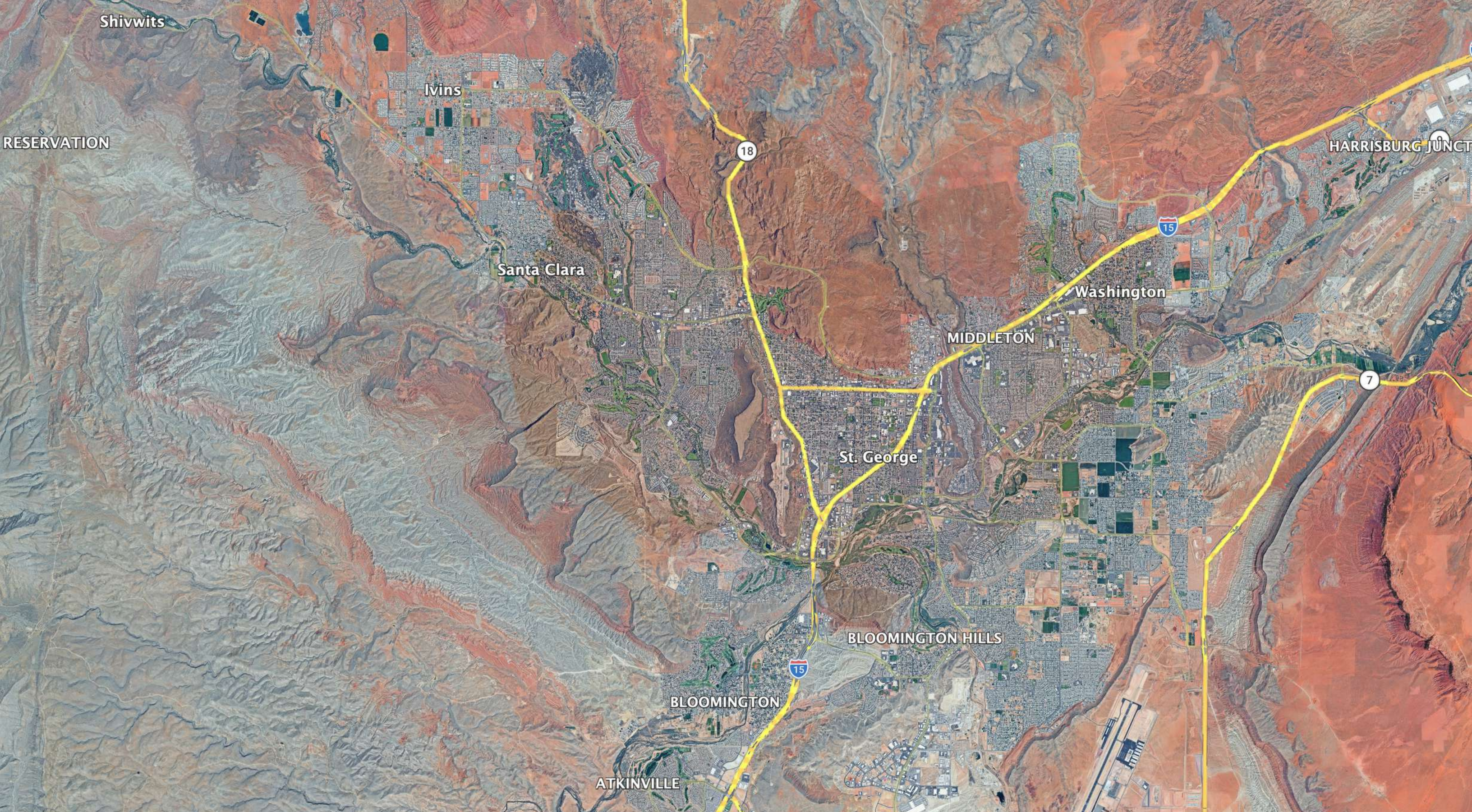


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BOULDER RIDGE - 17.8 Acres
EXIT 27 I-15 Development Site



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