

**FOR SALE**

Retail | Regional Center

76 W Tabernacle  
St. George, UT





# 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.



# Property Summary

OFFER PRICE **\$4,125,000**

BUILDING SIZE  
Tolley Cabin | ± 590 SF  
Green Hedge Manor | ± 1,663 SF  
Carriage House | ± 1,342 SF  
Granary Suite | ± 719 SF  
Bentley House | ± 3,246 SF  
Judd's Store | ± 711 SF  
Orson Pratt | ± 850 SF  
Morris House | ± 936 SF  
Christmas Cottage | ± 545 SF  
Judd Bungalow | ± 1,602 SF

TAX ID  
SG-357-A-1-CB, SG-357-A-2-CB,  
SG-358-CB, SG-357-B-CB,  
SG-359-CB.

YEAR BUILT **Remodeled 2014**

TYPE **Retail | Free Standing**

- **Actual** | \$218,132 NOI | CAP RATE 5.4%
  - Accounting for Vacancy, Management & Reserve
- **Proforma** | \$301,028 NOI | CAP RATE 7.1%
  - Accounting for Vacancy, Management & Reserve
- Great Location, Downtown St. George
- Boutique trophy asset
- Stabilized
- All historic fully remodeled buildings
- Call Wes with additional questions





# Financials

Unit(s)	Lease	Lease Type	Area	Lease From	Monthly	Monthly	Annual
					Rent	Rent	Rent
					Base	Per Area	
62W-JUDD	Judd's General Store LLC	Retail Net Lease	711.00	1/1/2016			
76W-1-MH	The Violin Gallery, LLC	Retail Net Lease	946.00	4/1/2022			
76W-3-GS	Chic Gents, LLC	Retail Net Lease	528.00	4/1/2021			
76W-4-CH	The Gemstudio	Retail Net Lease	1,205.00	10/1/2021			
76W-5B-G, 76W-5-GH, 76W-6-TC	Cedar Pointe Homes	Retail Net Lease	2,271.00	10/14/2019			
76W-7-CC, 76W-CLST	The Barbers of Green Gate	Retail Gross Lease	691.00	3/1/2017			
76W-8A-J, 76W-8B-J, 76W-8C-J	Tanya Mills	Retail Net Lease	1,619.00	6/1/2018			
76W-9A-O, 76W-9B-O	Chris Allen Thurston and Serenity Thurston	Retail Gross Lease	1,164.00	5/1/2017			
76W-9C-O	Driggs, Bills & Days	Retail Net Lease	850.00	7/1/2022			
76W-2-BH	LOI	Retail Net Lease	3,206.00				
76W-9D-O	Leased	Retail Net Lease	249.00				
			<b>13,440.00</b>		<b>24,794.13</b>	<b>1.84</b>	<b>297,529.56</b>
Purchase Price:	\$ 4,150,000	Pro Forma Cap Rate	7.17%				
		In Place	5.4%				

# Site Plan





















NEW TENANT











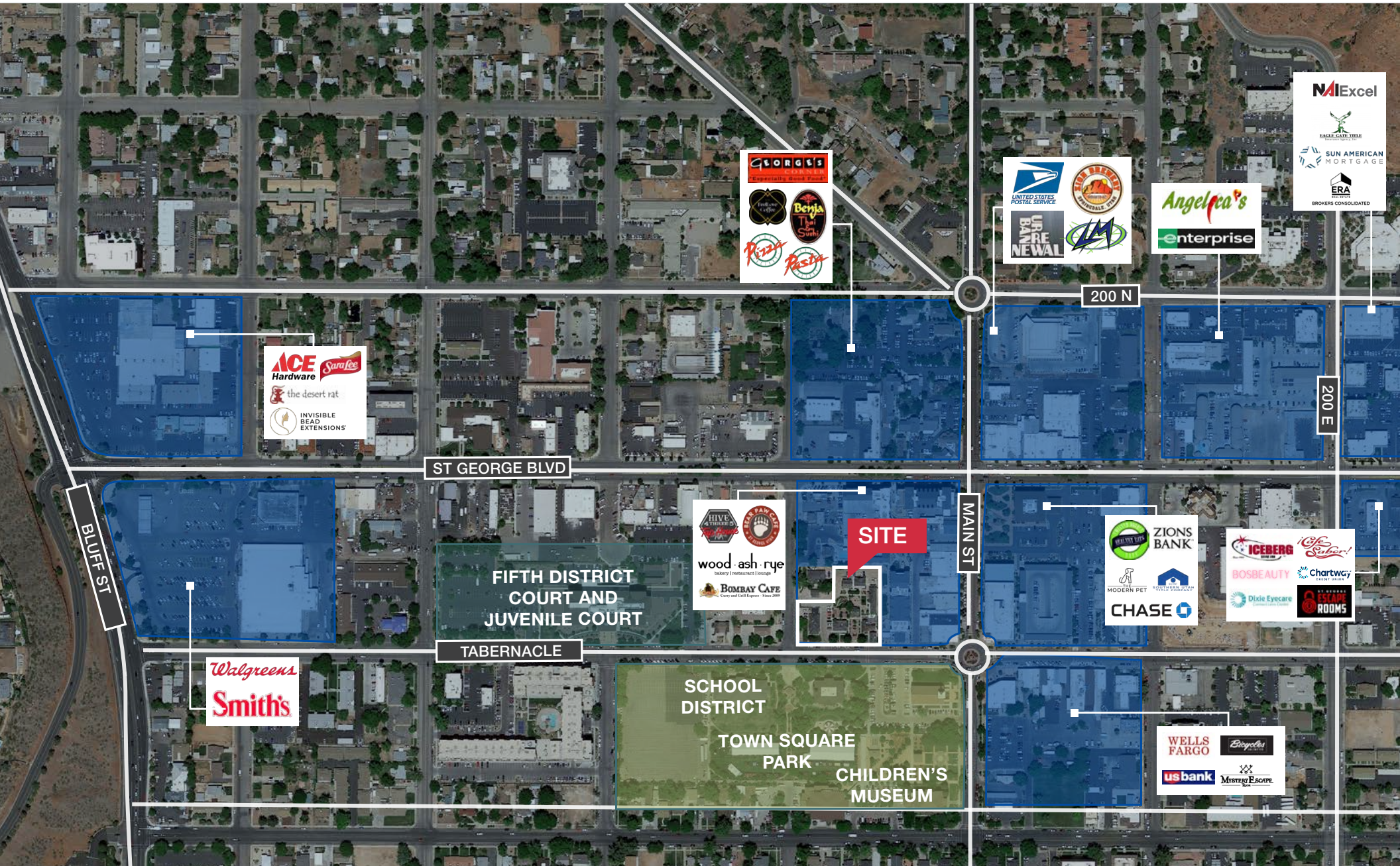






# Aerial Map

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



**GEORGE'S**  
Essentials and More

Benja  
The Sun

Pizza  
Pasta

UNITED STATES  
POSTAL SERVICE

USA  
BANK  
NEWAL

100  
MILE  
ANNIVERSARY  
2013

Angel  
ca's

enterprise

NAI  
Excel

EAGLE GATE TITLE

SUN AMERICAN  
MORTGAGE

ERA

BROKERS CONSOLIDATED

ACE  
Hardware

Sara Lee

the desert rat

INVISIBLE  
BEAD  
EXTENSIONS

ST GEORGE BLVD

200 N

200 E

BLUE ST

MAIN ST

SITE

FIFTH DISTRICT  
COURT AND  
JUVENILE COURT

HIVE

wood-ash-rye  
bakery | restaurant | lounge

BOMBAY CAFE  
South and Grill Eatery - Since 2008

HEALTHY EATS

ZIONS BANK

MODERN PET

CHASE

ICEBERG

BOSBEAUTY

Chartway

Dixie Eyecare

ESCAPE ROOMS

TABERNACLE

Walgreens

Smith's

SCHOOL  
DISTRICT

TOWN SQUARE  
PARK

CHILDREN'S  
MUSEUM

WELLS  
FARGO

usbank

Bicycle

Mystery Escape



# Site Map

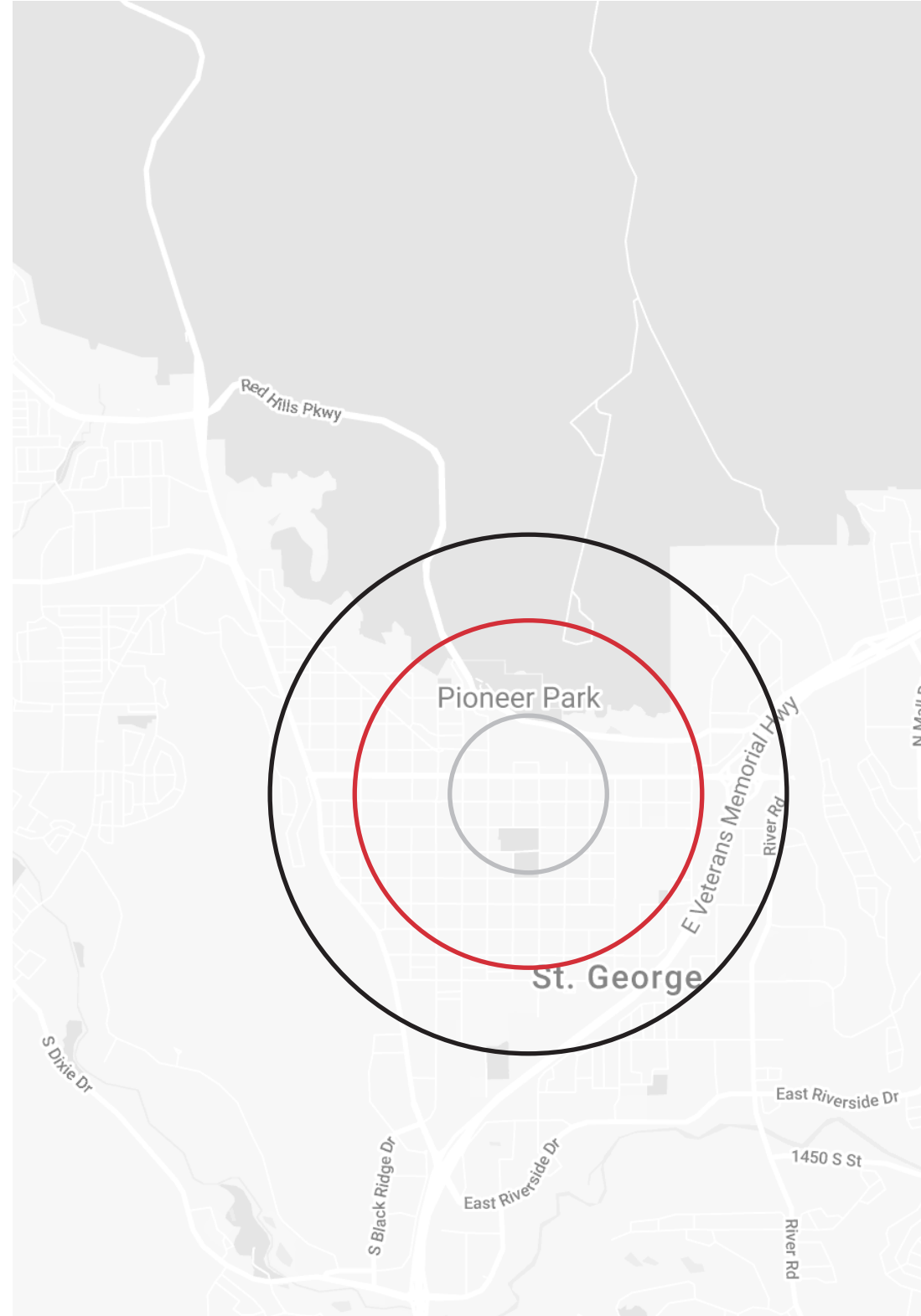




# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Population	9,033	57,839	114,046
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Households	3,470	21,143	39,901
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Average HH Income	\$73,259	\$96,864	\$112,115

<b>STREET</b>	<b>AADT</b>
St George Blvd	24,000







## Distance to Major Cities

Salt Lake City, Utah	302 MILES
Las Vegas, Nevada	121 MILES
Los Angeles, California	388 MILES
San Diego, California	450 MILES
Denver, Colorado	630 MILES
Phoenix, Arizona	422 MILES

## Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

**CLICK HERE**



VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>



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