



FOR LEASE

2736 E Red Cliffs Dr Unit #2
St George, UT 84790

± 1,215 SF | RETAIL

Property Specs

OFFER PRICE	\$2.15 SF/NNN
CAM RATE	\$0.40 SF/NNN
AVAILABLE SF	± 1,215 SF
TYPE	Retail Community Center
YEAR BUILT	2008
ZONING	C-3
TAX ID	SG-SHRC-2
AVAILABLE	May 1, 2026

- Highly visible retail space available for lease on Red Cliffs Dr
- Neighboring Tenants include Hungry Howie's Pizza and the St George Running Center.



OR TEXT 23638 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

PHOTOS



El Pollo Loco



Walmart



Albertsons

HARBOR FREIGHT

CAL Ranch



Chartway
CREDIT UNION

SITE

AMERICA FIRST
CREDIT UNION

RED HILLS PKWY

GREEN SPRINGS DR



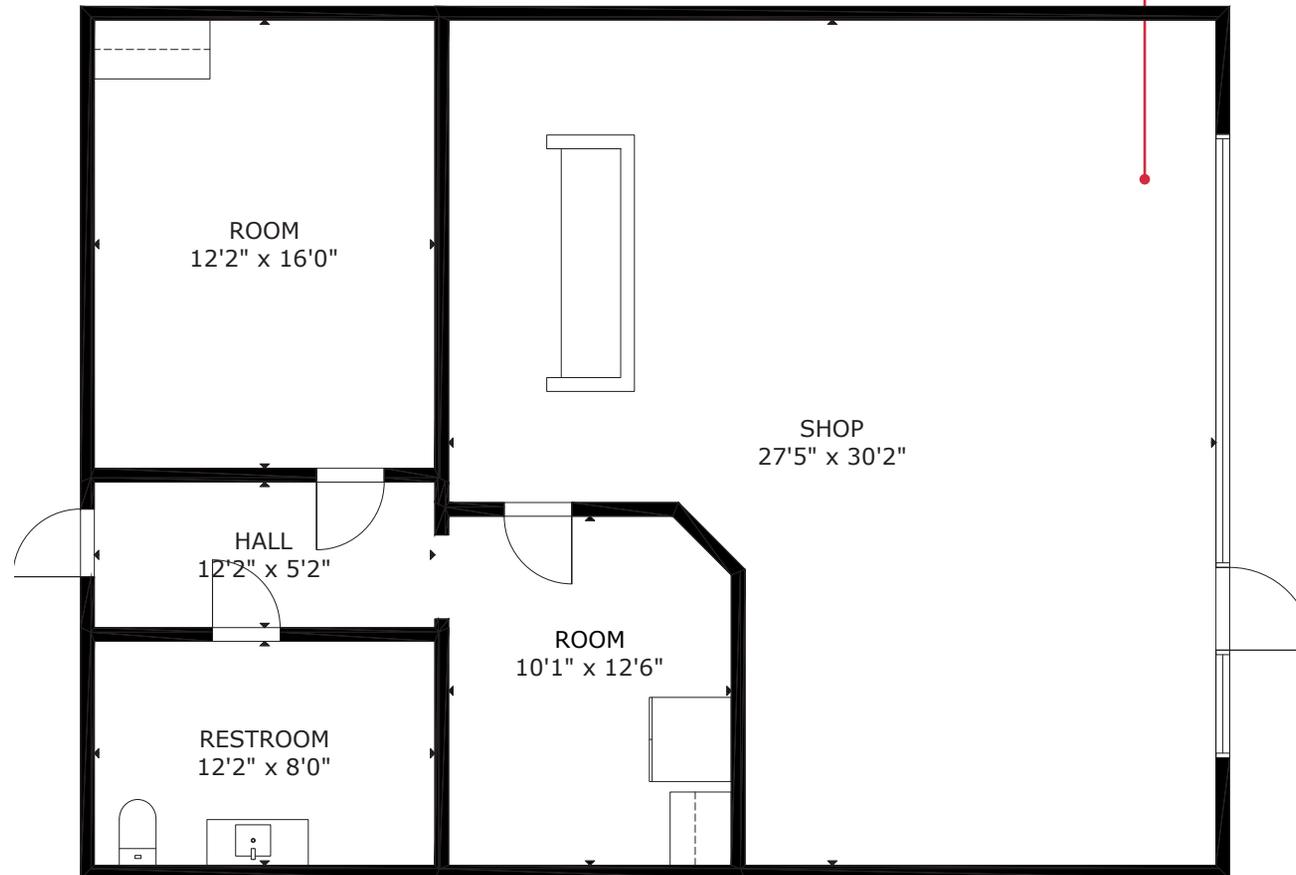
PHOTOS







CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

TOTAL SF	LEASE RATE	YEAR BUILT	ZONING
± 1,215 SF	\$2.15/SF/NNN	2008	C3

AREA MAP



PINE VIEW HIGH SCHOOL

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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	9,229	49,927	98,625
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,261	17,650	34,594
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,644	\$102,666	\$107,745

Traffic Counts

STREET	AADT
South Green Springs Drive	11,085
Red Cliffs Drive	23,322

TERMS & CONDITIONS

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.

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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.

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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.

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