

PRIME RETAIL/COMMERCIAL SPACE FOR LEASE

RED HILLS PARKWAY COMMERCIAL CENTER

St. George, Utah

NE Corner of Intersection at 1000 East and Red Hills Parkway



- *Retail and Commercial pads and space available for lease.*
- *1,000 to 3,000 sqft available*
- *Ground Lease or Build to Suit at special introductory rates.*
- *Great central location with visibility from I-15, Red Hills Parkway and Red Hills Parkway.*
- *Frontage on Red Hills Parkway at 1000 East.*
- *Corner Retail Pad available with Drive Thru*



For More Information Call:

Jeff Reber at 435-656-8238

Email: jeff@reaswest.com

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Real Estate Asset Strategies and should not be made available to any other person or entity without the written consent of Real Estate Asset Strategies.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective tenants/investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Real Estate Asset Strategies has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Real Estate Asset Strategies makes no warranty or representation, with respect to the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

All potential tenants/investors must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT JEFF REBER AT REAL ESTATE ASSET STRATEGIES FOR MORE DETAILS.

For more information please call **JEFF REBER**

435-656-8238

email at: jeff@reaswest.com



REAL ESTATE ASSET STRATEGIES

965 E. 700 S., Suite 304

St. George, UT 84790

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Hard Corner Pad with Drive-Thru Capability



Phase 1 completed in May 2016. 100% Leased to National HVAC Distributor. Regional operations with office, showroom and distribution warehouse. Phase II will be completed by early May 2024. Phase III includes the remaining retail pad on the hard corner—"build to suit"

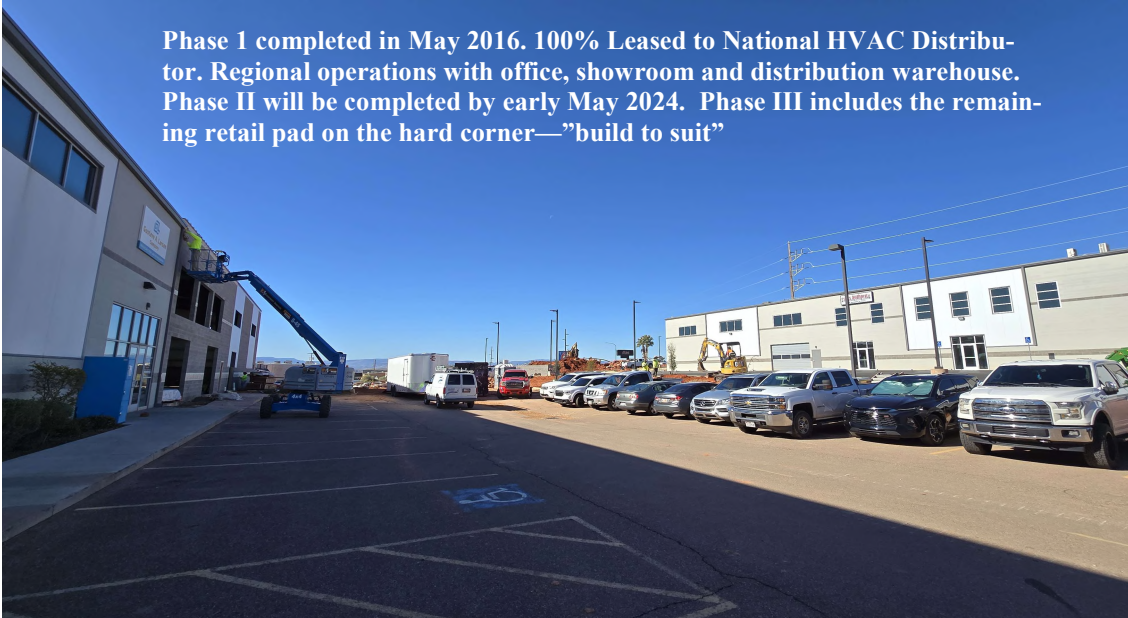
Phase 1 & II -Completed May 2024

Phase 2 is fully leased with two national credit tenants taking approximately 26,000 sqft in two large buildings. (will be completed in May 2024)

Phase 3 includes one final pad for a 3,000 sqft retail bldg for a retail user or fast food restaurant with **Drive-thru.**

Introductory Rental Rates Starting at \$33 to \$36/sqft/yr with move-in concessions.

Build to Suit Available



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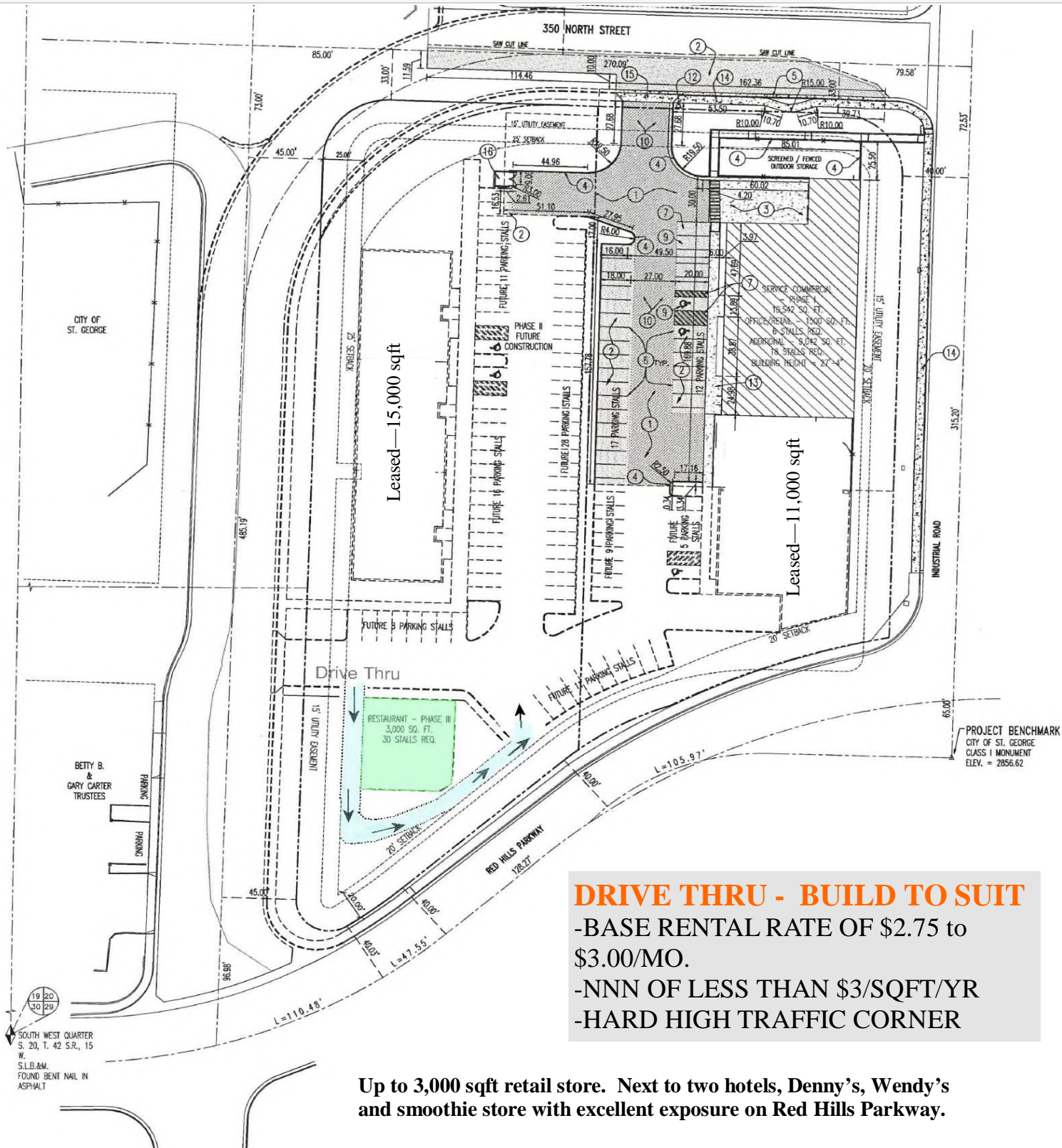
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Hard Corner Retail Pad with Drive Thru



DRIVE THRU - BUILD TO SUIT
-BASE RENTAL RATE OF \$2.75 to \$3.00/MO.
-NNN OF LESS THAN \$3/SQFT/YR
-HARD HIGH TRAFFIC CORNER

Up to 3,000 sqft retail store. Next to two hotels, Denny's, Wendy's and smoothie store with excellent exposure on Red Hills Parkway.

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Build to Suit Retail Pad available for immediate development



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