



FOR
LEASE

238 W Center St
Kanab, UT 84741

- Located on Highway 89A in Downtown Kanab
- 3 available spaces
- Can be leased together or separately

**± 4,526 SF MIXED USED RETAIL
& APARTMENT INVESTMENT**

Property Specs

LEASE PRICE	\$1.55 SF/MO/NNN
AVAILABLE SPACES	Suite 1 & 2
AVAILABLE SF	Suite 1 ± 2,841 SF Suite 2 ± 1,300 SF
ACRES	± 0.19 Acres
TYPE	Retail Mixed Use
ZONING	COM
TAX ID	K-19-5
YEAR BUILT	1958 Remodeled / 2016 / 2020

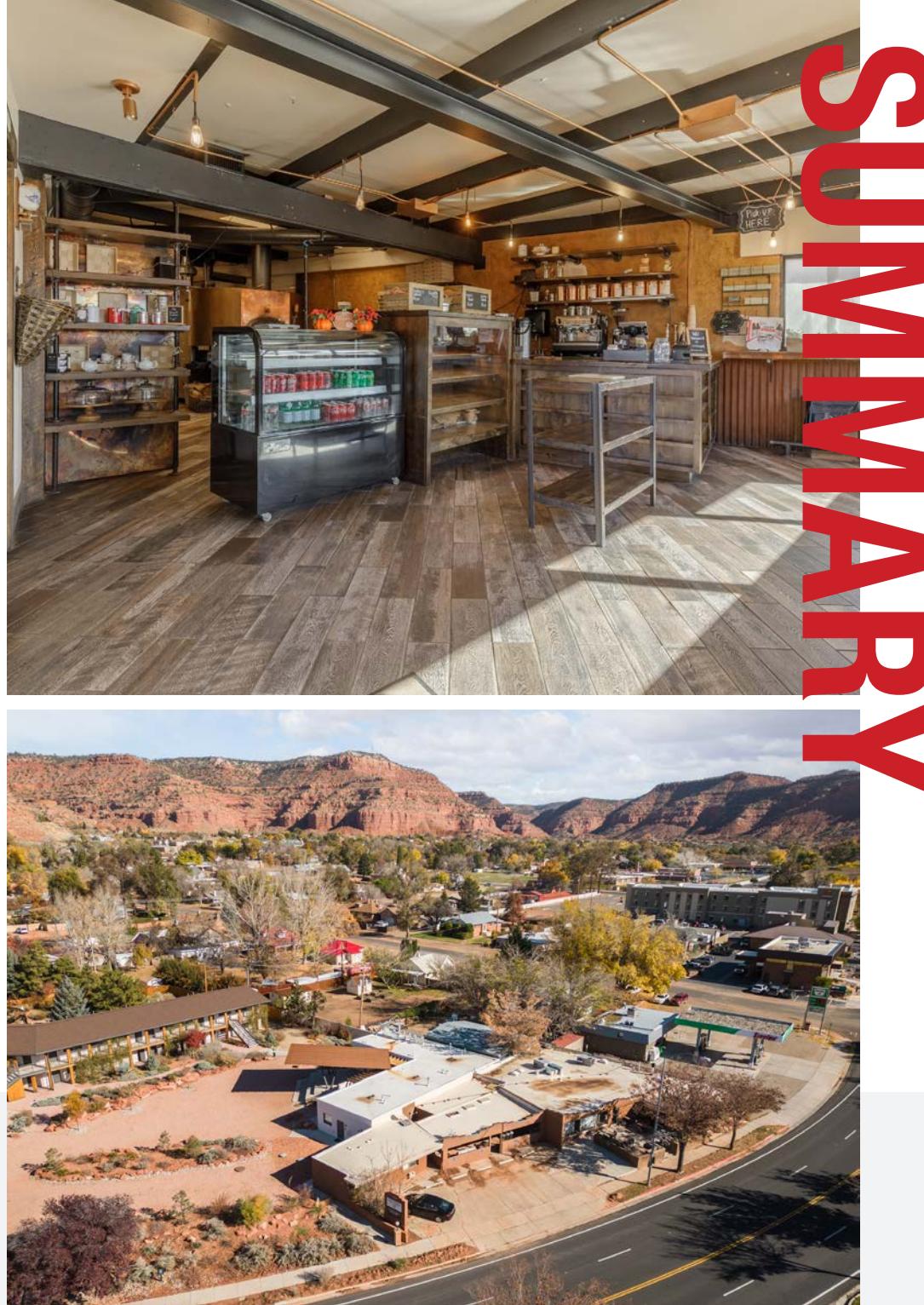
- Located on Highway 89A in Downtown Kanab, known as “Little Hollywood”, is an incredible investor or owner-user opportunity.
- Separate 1BD/1BA apartment can be leased in addition for \$1,000/Mo. Bakers/Owners Apartment getting new flooring and paint.
- This building currently serves as a french bakery & coffee shop with the apartment leased to bakery staff and the middle retail space being used to house bakery seating overflow. The middle shop has been leased to an Art Gallery and other vendors in the past.
- Turnkey restaurant for lease. Suite 1 has a list of available FF&E that can be included in the lease terms.

FOR MORE INFO
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PHOTOS



Suite 1 has a list of available FF&E that can be included in the lease terms.



PHOTOS

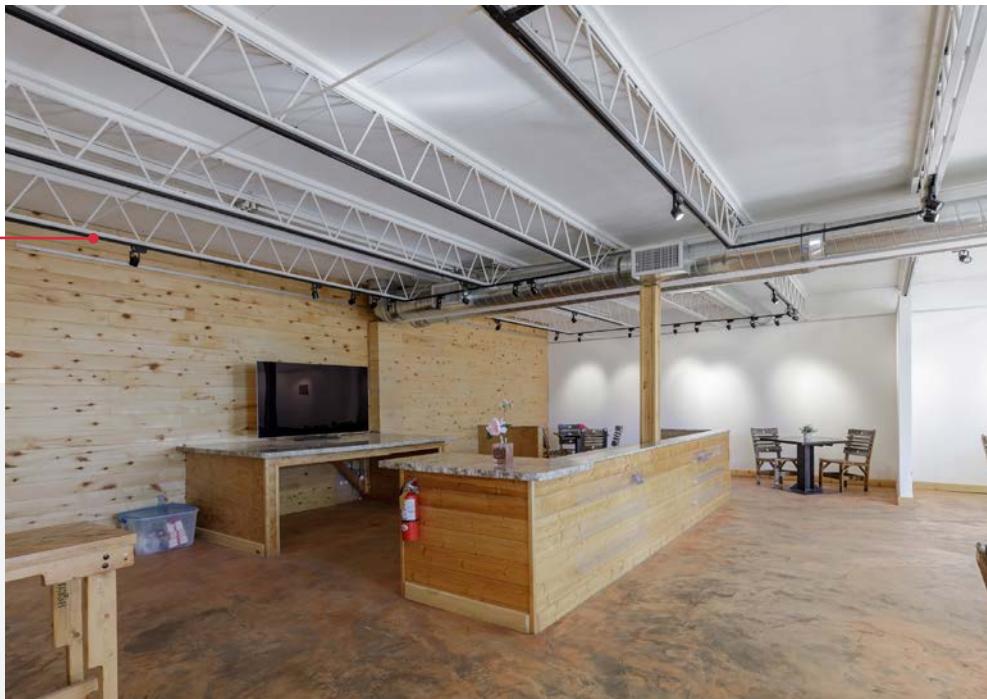


± 2,841 ± 1,300 ± 4,526

SUITE 1

SUITE 2

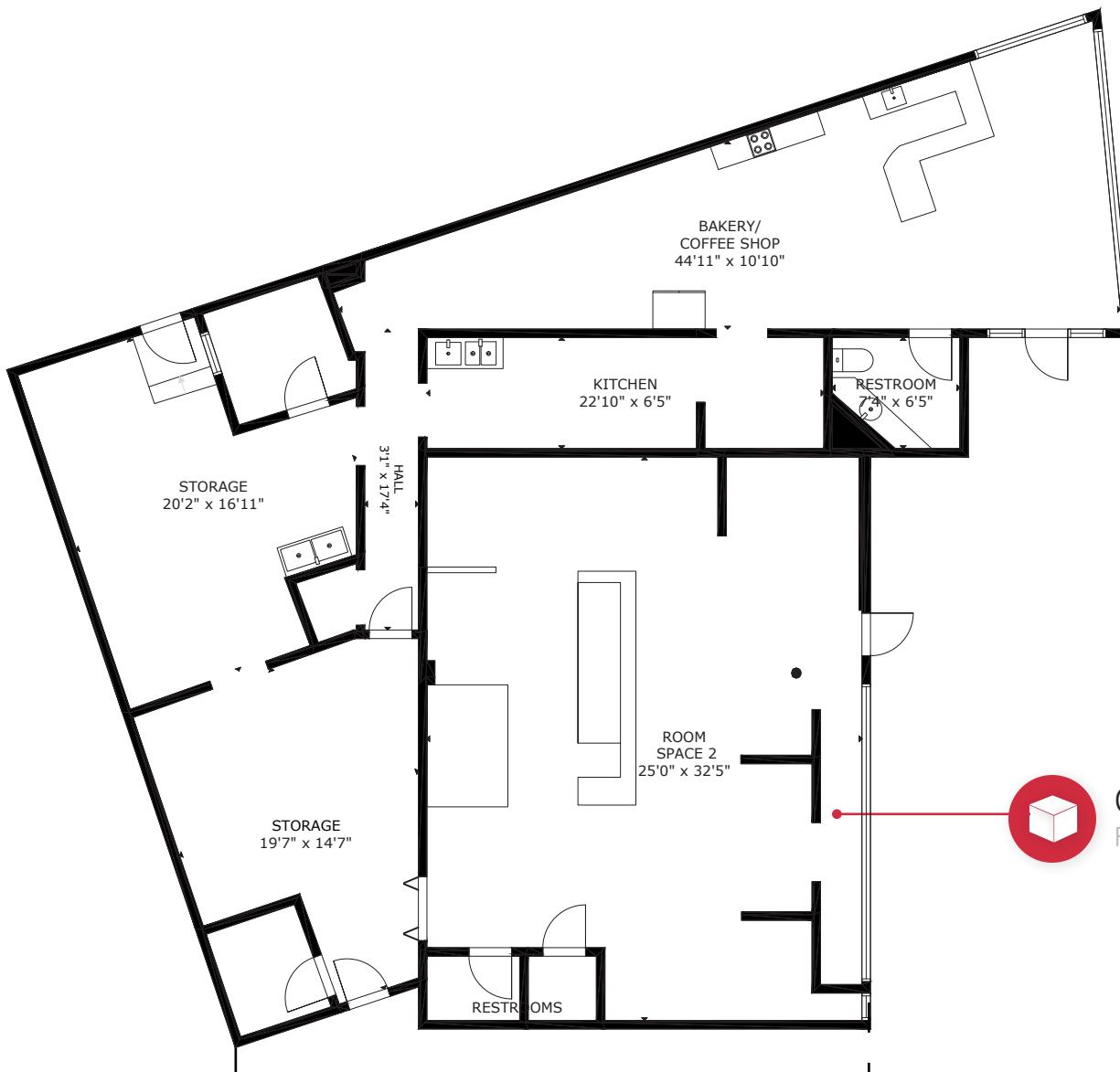
TOTAL SF AVAILABLE



AREA MAP



FLOOR PLAN



[CLICK HERE
FOR A 3D TOUR](#)

IBD/IBA Apartment

POPULATION OVERVIEW

- Kane County Population (2023 est.): **8,425**
- Fredonia, Arizona Population (2022): **1,314**
- Part-time Residence: Unknown
- TOTAL Known Population: **9,739**

TOURISM IN KANE COUNTY

While there is no official, singular count of all tourism in the county, estimates for the entire region (including Zion, Bryce Canyon, Grand Staircase-Escalante, and Coral Pink Sand Dunes) suggest over 7 million tourists annually come through the area. This includes visitors staying in local accommodations and spending on activities such as hiking, photography, guided tours, and local attractions.

ECONOMIC IMPACT

According to the Utah Office of Tourism, tourism has a significant economic impact on Kane County. In 2021, tourism in the county generated an estimated \$200 million in direct economic activity, including lodging, dining, and recreational spending.

KANAB, UTAH: GROWTH AND DEVELOPMENT

- Total Population (2024): **5,419**
(15.22% increase from 2020 Census: 4,703 residents)
- Growth Rate: **3.42%** annually
- Residency Status: Data on full-time vs. seasonal residents is unavailable

HOUSING MARKET & DEVELOPMENT

- Home Sales (2023): 105 homes sold
- Median Sales Price (2023): \$380,000
- Recent Trends (March 2024): Average sale price increased to \$440,000
- Average Days on Market: 98 days

HOUSEHOLD INCOME

- Median Household Income: **\$70,737**
- Average Household Income: **\$80,040**

Sources & References

Data sourced from:

- <https://datausa.io/profile/geo/kanab-ut>
- <https://www.census.gov/quickfacts/fact/table/kanecountyutah/AFN120217>
- <https://kanab.utah.gov/2185/About-Kanab>

ACCOMMODATION OVERVIEW

- Hotels and Motels: Kanab offers approximately 269 hotels and motels to accommodate visitors.
- Vacation Rentals: The city has a significant number of vacation rentals listed on platforms like Airbnb, catering to diverse travel preferences.

TOURISM IMPACT

- Visitor Numbers: In 2021, Kane County, which includes Kanab, welcomed approximately 11.8 million visitors.
- Economic Contribution: The large influx of tourists significantly boosts the local economy, supporting businesses and accommodations.
- Proximity to Attractions: Kanab serves as a key gateway to Zion, Bryce Canyon, and the Grand Canyon National Parks, making it a prime location for travelers.

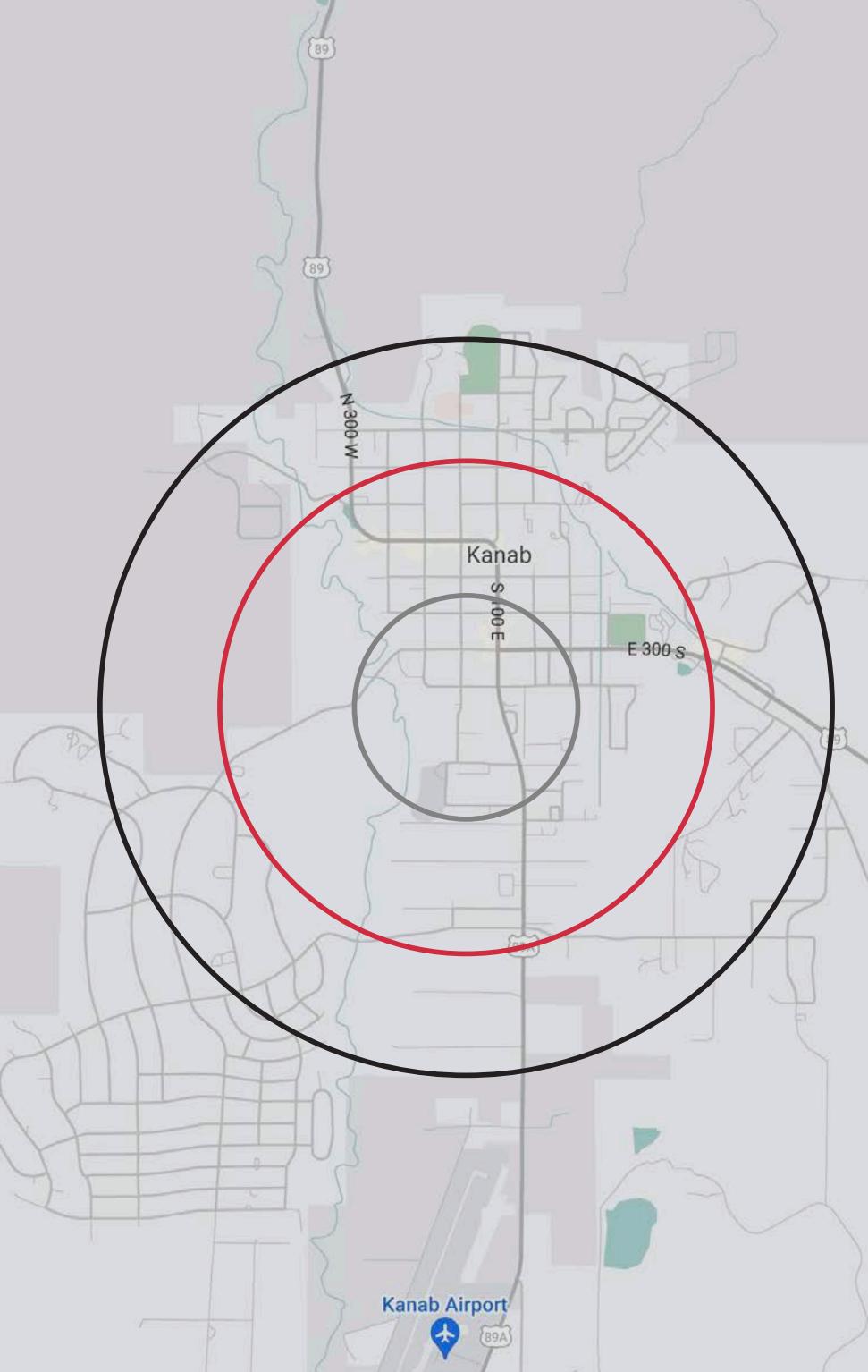
KEY TAKEAWAYS

- Kanab has a well-developed hospitality sector with a range of hotels and vacation rentals.
- The city's strong tourism industry is supported by its proximity to major national parks.
- With nearly 12 million annual visitors to the county, Kanab remains a thriving destination for travelers.

Sources & References

- <https://www.hotelscombined.com/Place/Kanab-vacation-rentals>
- <https://www.airbnb.com/kanab-ut/stays>
- <https://www.blm.gov/sites/blm.gov/files/docs/2021-03/BLM%20Utah%20Estimated%20Visitation%20by%20Field%20Office.pdf>

Demographics



	1-mile	3-mile	5-mile
2024 Population	2,580	5,103	5,403
Households	1-mile	3-mile	5-mile
2024 Households	1,050	2,035	2,150
Income	1-mile	3-mile	5-mile
2024 Average HH Income	\$90,185	\$86,728	\$85,969

Traffic Counts

Street	AADT
Center St/300 W	12,000

Attractions Nearby

Coral Pink Sand Dunes State Park	30 Min
Zion National Park	1 Hr
Lake Powell	1 Hr
Bryce Canyon National Park	1.5 Hr
Lake Powell	1 Hr
Grand Staircase / Escalante	1 Hr
Kodachrome Basin	2 Hrs
Navajo Lake	1.5 Hr
Old Paria	45 Min

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243 E St. George Blvd Ste 200
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435.627.5715
danb@naiexcel.com