

78390  
78391  
78392

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**

**APARTMENT**  
± 555 SF

**SUITE 2**  
± 1,300 SF

**SUITE 1**  
± 2,841 SF

**FOR LEASE**



## Property Specs

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

- 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.



OR TEXT 22216 TO 39200

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

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



# SUMMARY





PHOTOS

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







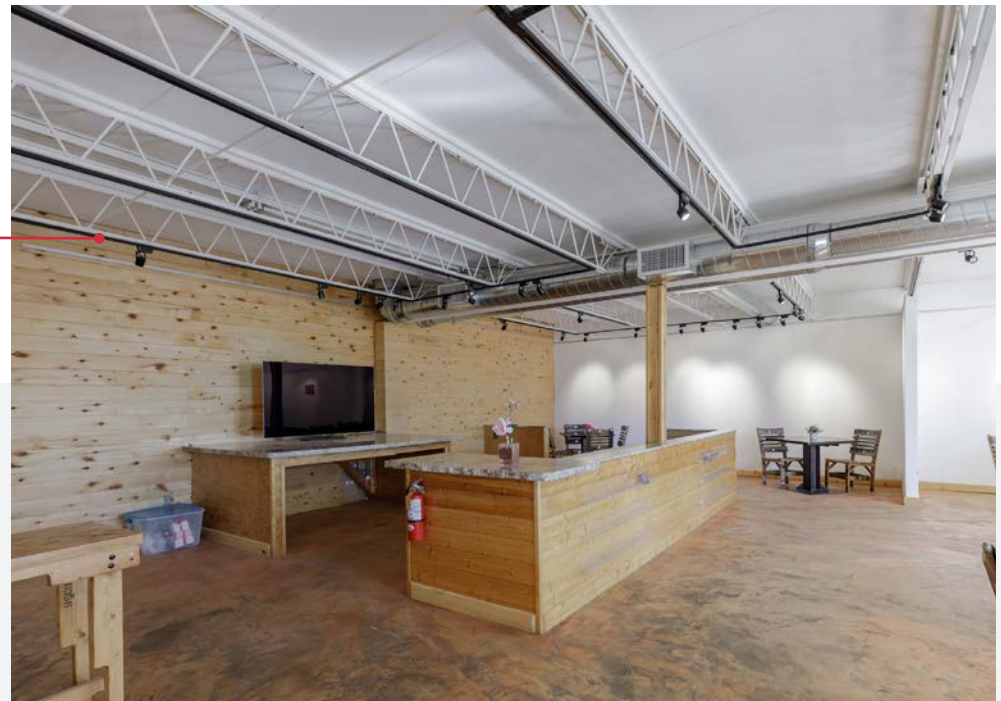
PHOTOS

**± 2,841**    **± 1,300**    **± 4,526**

SUITE 1

SUITE 2

TOTAL SF AVAILABLE





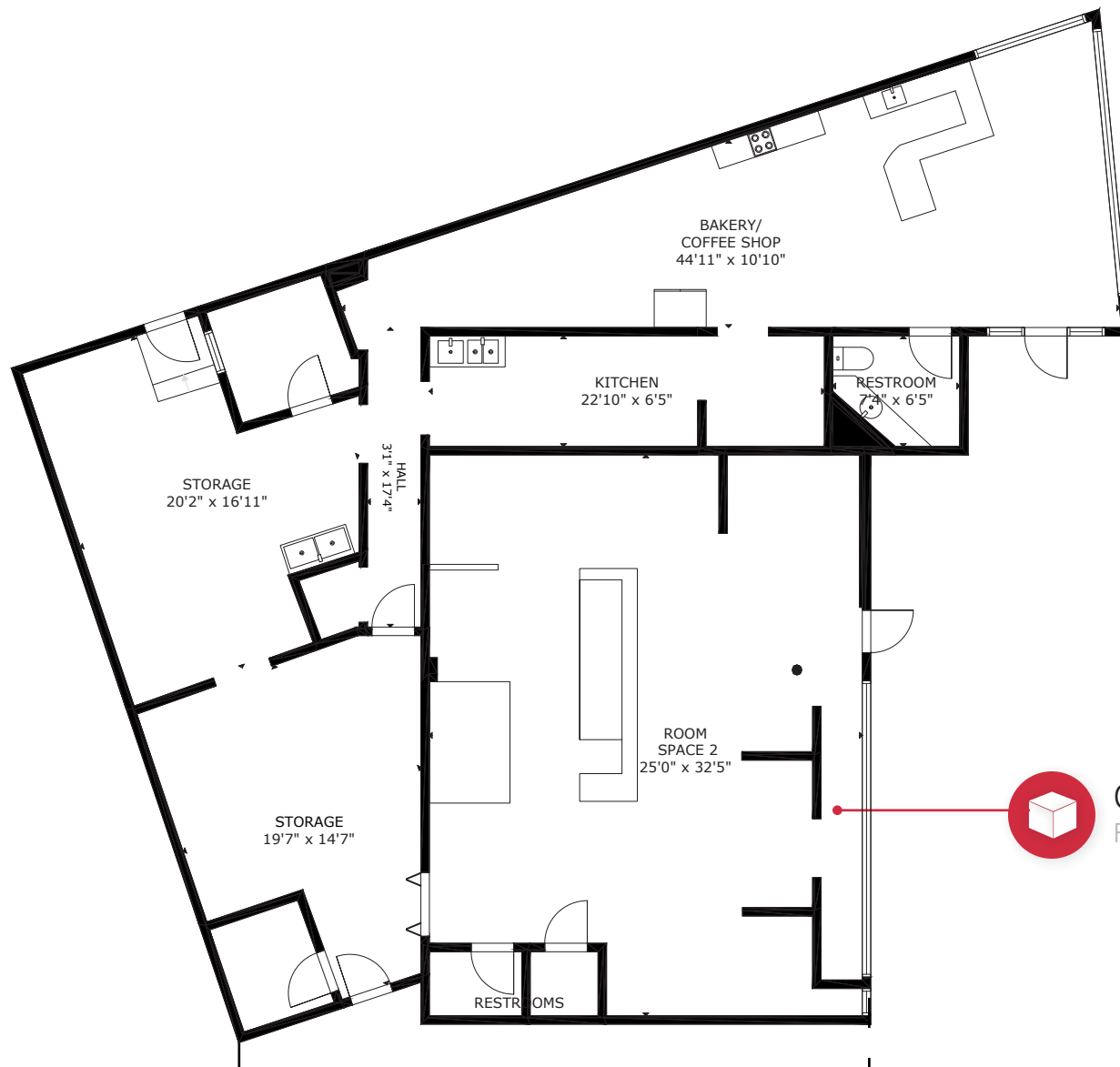
# AREA MAP



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



# 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



POPULATION	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



# 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.

## 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 Vegas. 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 Vegas. 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.



Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



LEARN MORE AT  
[naiaexcel.com](https://naiaexcel.com)

**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200

St. George, Utah 84770

435.628.1609 | [naiaexcel.com](https://naiaexcel.com)

**Dan Bertelson**

435.627.5715

[danb@naiaexcel.com](mailto:danb@naiaexcel.com)

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.

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. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>