

# FOR SALE

435 Aviation Way | Cedar City, UT 84721

±15,000 | RETAIL

- REAL ESTATE ONLY
- Business' will be moving
- Please call Listing Agent with questions
- **Do Not Bother Employees**
- Two Separate Buildings Available



## Property Specs

SALE PRICE	<b>\$3,750,000</b>
TOTAL AVAILABLE	<b>±15,000 SF</b>
YEAR BUILT	<b>2018</b>
TYPE	<b>Retail   Free Standing</b>
ZONING	<b>I &amp; M-1</b>
TAX ID	<b>B-1792-0005-0000</b>

- Signalized Corner off Aviation Way & Highway 56
- Many Available Uses
- Large Double-Sided Pole Sign With Visibility in All Directions
- One Water Meter
- Two Separate Buildings:
  - One (1) 5,000 SF Building
    - Two (2) 8' Doors
    - 10' Clear Height
    - Single-Phase Power
  - One (1) 10,000 SF Building
    - One (1) 8' Door
    - 10' Clear Height
    - 3 Phase Power



OR TEXT 23738 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

# SMOKE SHOP

BUILDING #1

± 4,993

TOTAL SF AVAILABLE



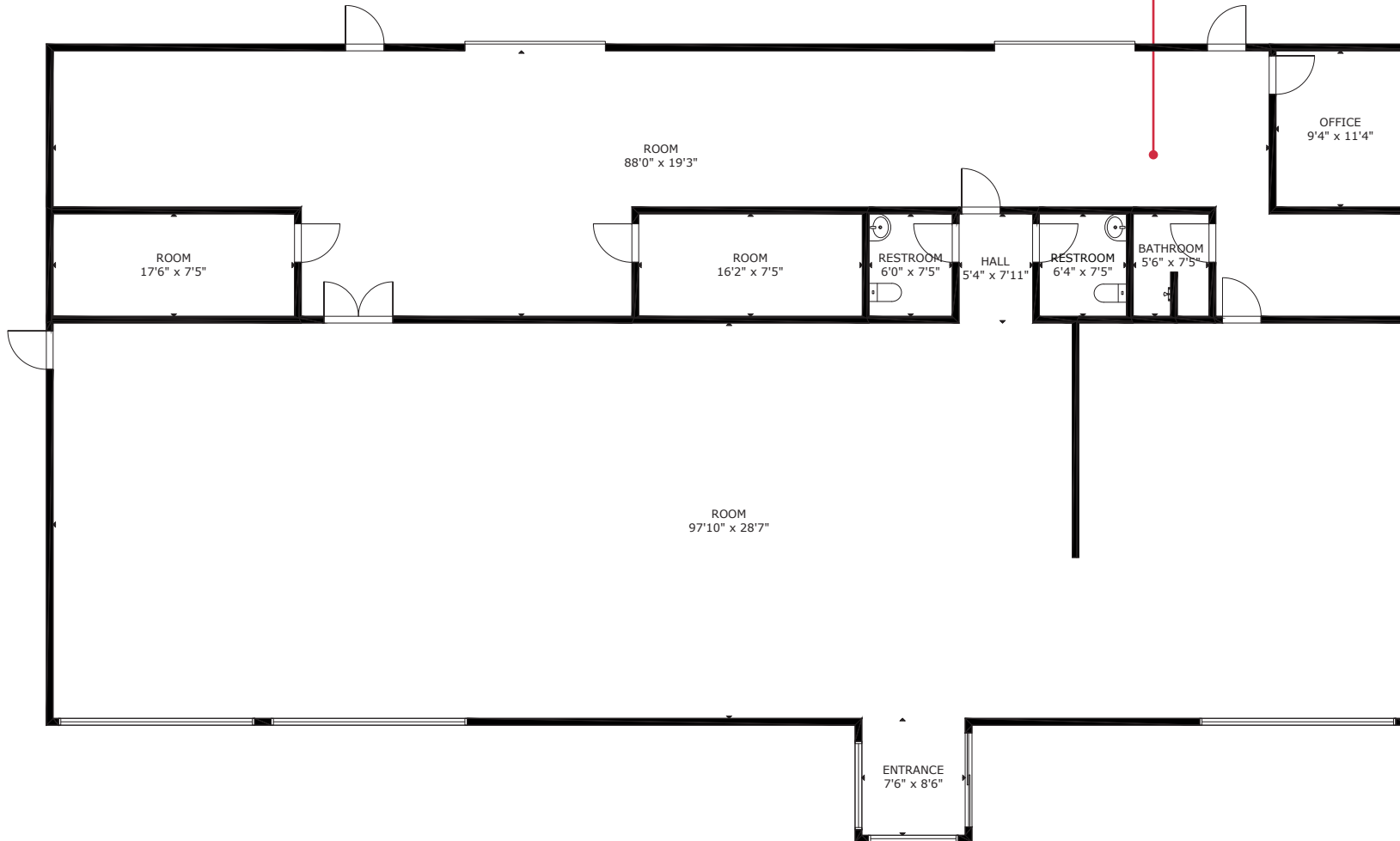


PHOTOS



# BUILDING 1

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



# FLOOR PLAN

TOTAL SF	YEAR BUILT	ADDITIONAL FEATURES
± 4,993 SF	2018	Private Office, Three (3) Restrooms, Two (2) 8' Loading Doors, Some equipment may be negotiated.



PHOTOS

**VARIETY STORE** ± 10,254  
BUILDING #2 TOTAL SF AVAILABLE



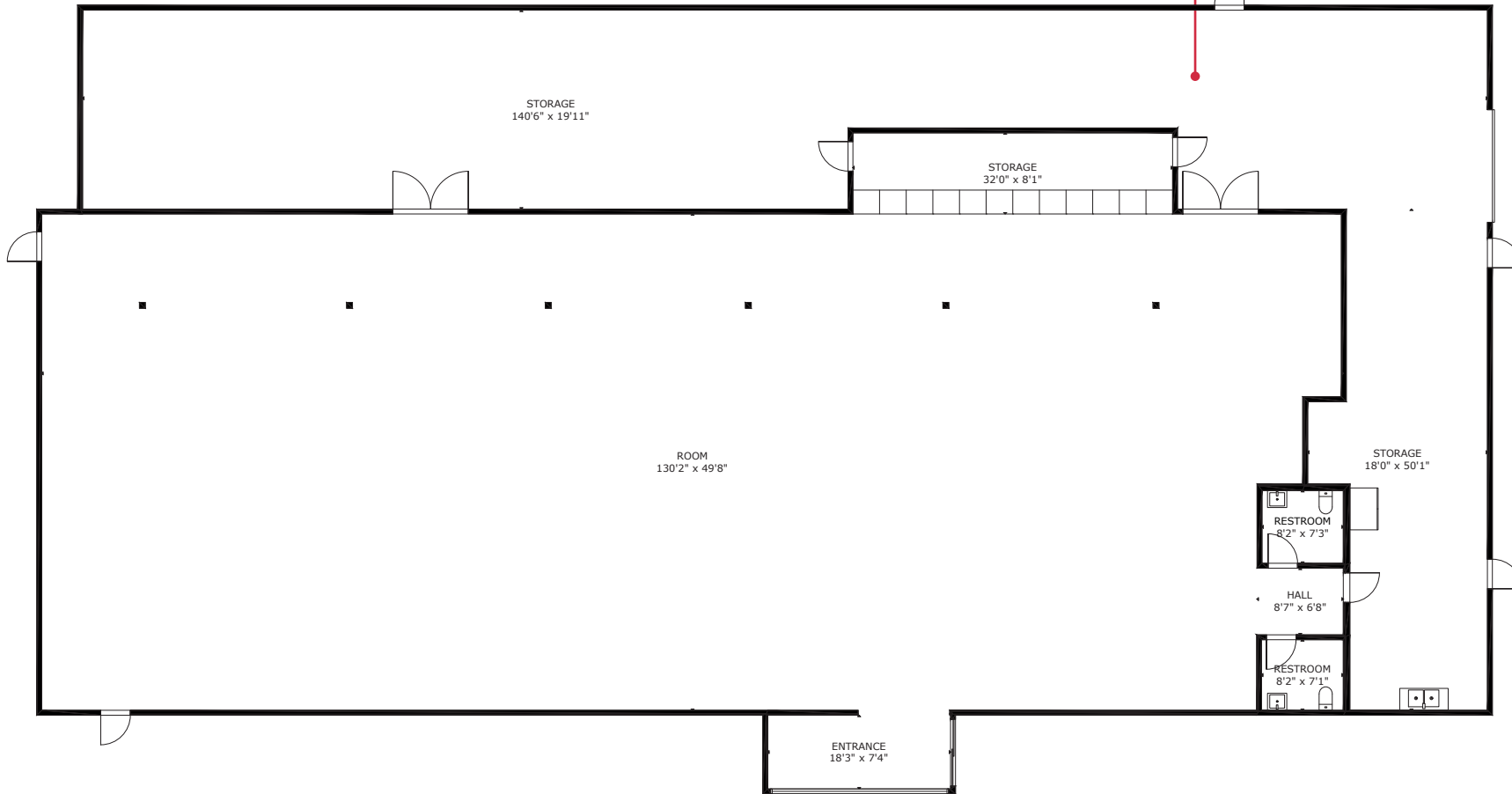
# PHOTOS



# BUILDING 2



CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

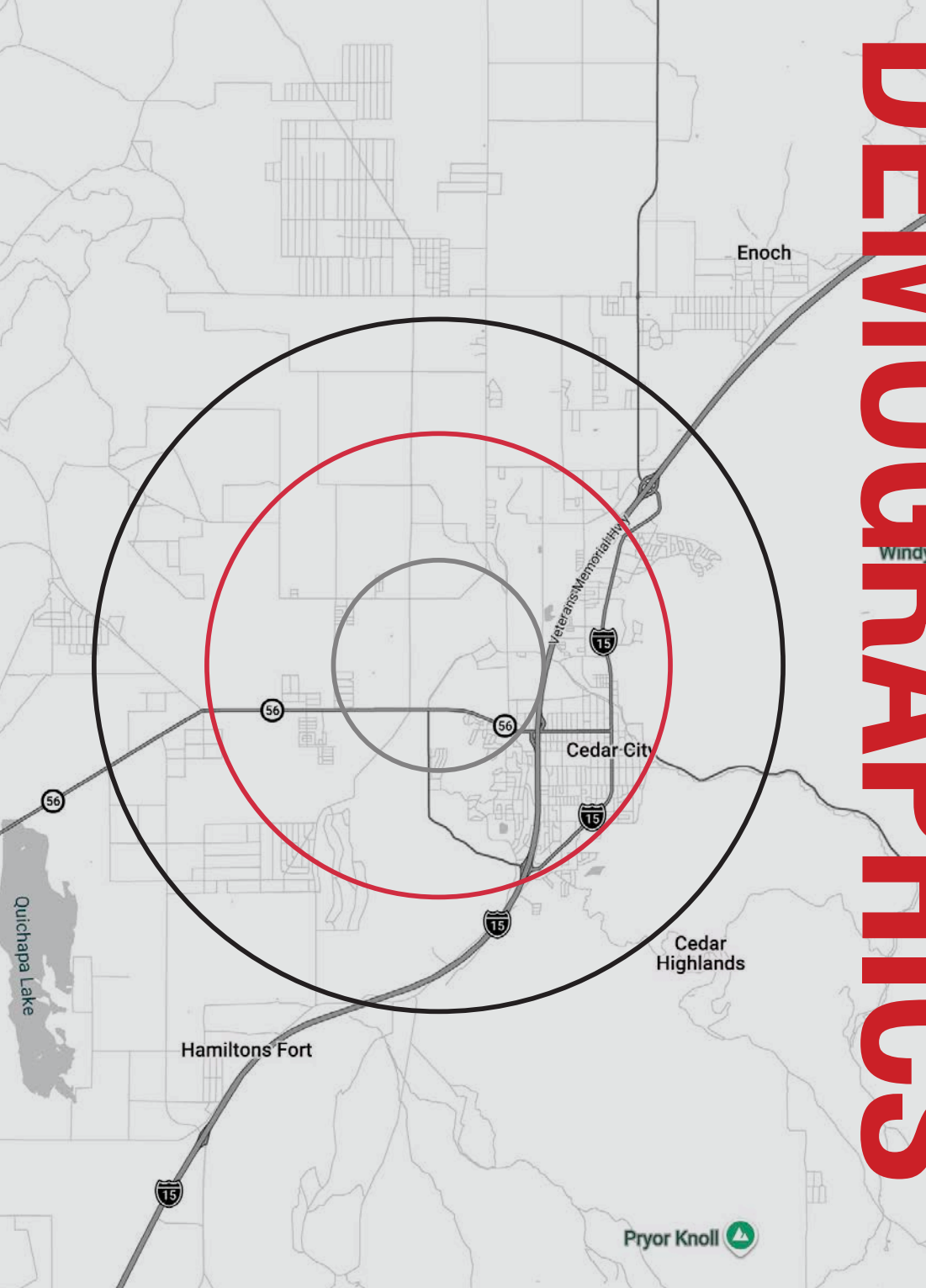
TOTAL SF	YEAR BUILT	ADDITIONAL FEATURES
± 10,254 SF	2018	Two (2) Restrooms, One (1) 8' Loading Door, Some equipment may be negotiated.

# AREA MAP



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

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	2,400	34,521	46,831
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	799	11,624	15,456
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$136,288	\$92,301	\$93,265

## Traffic Counts

STREET	AADT
Aviation Way & Hwy 56 (2023)	13,000

## Cities Nearby

Las Vegas, Nevada	171 miles
Salt Lake City, Utah	251 miles
Phoenix, Arizona	434 miles
Los Angeles, California	439 miles
Denver, Colorado	579 miles
San Antonio, Texas	1,267 miles

# 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.

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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.



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**1.1 BIL**  
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