



FOR LEASE

877 North 2720 East
St. George, UT 84790

± 2,070 SF | RETAIL

Property Specs

LEASE PRICE	\$36/SF/Year
BUILDING SIZE SF	± 2,070 SF
LOT SIZE	± 1.01 Acres
YEAR BUILT	2025

- One brand new retail unit available for pre-lease.
- Shell completed and ready for Tenant Improvements
- Unit is ±2,070 SF with 10'-12' ceiling and has excellent street visibility.
- Located near many other commercial tenants including Texas Roadhouse, Costco, Dutch Bros Coffee, Cal Ranch, Subway and others.
- Grease interceptor access available. Unit comes with HVAC on roof and other add-ons.
- Contact Kevin with any questions.



OR TEXT 23262 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



AMERICA FIRST CREDIT UNION
TACO BELL
AutoZone
Chartway CREDIT UNION
RED CLIFFS DR
15
CostaVida
STARBUCKS COFFEE
BOOT BARN
BEST BUY
NATURAL GROCERS
HARBOR FREIGHT
Albertsons
THE HOME DEPOT
Walmart
TELEGRAPH ST
SPORTSMAN'S WAREHOUSE

Dutch Bros Coffee
CAL Ranch


Spring Gardens
 ST. GEORGE
 An Avista Senior Living Community

N 2720 E
E 850 N ST



PHOTOS

2025
YEAR BUILT

±2,070
TOTAL SF AVAILABLE



AREA MAP



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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	9,794	52,342	102,101
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,437	18,469	35,659
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$93,645	\$102,967	\$107,911

Traffic Counts

STREET	AADT
Red Cliffs D	24,000
2450 E	9,400

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

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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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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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