

AVAILABLE FOR LEASE



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Shellee Haines

Real Estate Broker & Commercial Agent

Executive Summary

ASKING RATE
\$9,000

SPACE SIZE
±4,500 SF

Property Highlights

- Address: 850 S Bluff St, St. George, UT 84770
- Listing Type: Commercial Lease
- Listing Class: Restaurant / Food Service (Inside Hotel)
- Property Type: Turnkey Restaurant Space
- Location: Situated within a major, well-known hotel and conference center
- Condition: Fully equipped commercial kitchen and restaurant build-out
- Use: Ideal for restaurant, café, catering, or food service operations
- Visibility & Traffic: Neighboring a recently updated shopping center featuring Five Below, Hobby Lobby, and additional national retailers
- Access: Immediate interstate access with strong local and visitor traffic
- Opportunity: Excellent chance to step into a turnkey restaurant or catering operation with existing infrastructure in place
- Utilities & CAM: Utilities and CAMs are additional
- Remarks: Listing information deemed reliable but not guaranteed. Buyer to verify all information.
- Contact: Call for more details



Property Description



Property Description

Located at 850 S Bluff St in St. George, Utah, this fully equipped turnkey restaurant space is situated inside a major, well-known hotel and conference center, offering built-in customer traffic from hotel guests, conference attendees, and surrounding retail. The property neighbors a recently updated shopping center featuring Five Below, Hobby Lobby, and additional national retailers, driving consistent daily foot traffic.

The space includes a complete commercial kitchen and restaurant build-out, making it an excellent opportunity for an operator looking to step into an established setup for a restaurant or catering concept. With immediate access to I-15, the location benefits from strong visibility and convenient regional access for both locals and visitors.

Utilities and CAMs are additional. Listing information deemed reliable but not guaranteed. Buyer to verify all information. Call for more details.

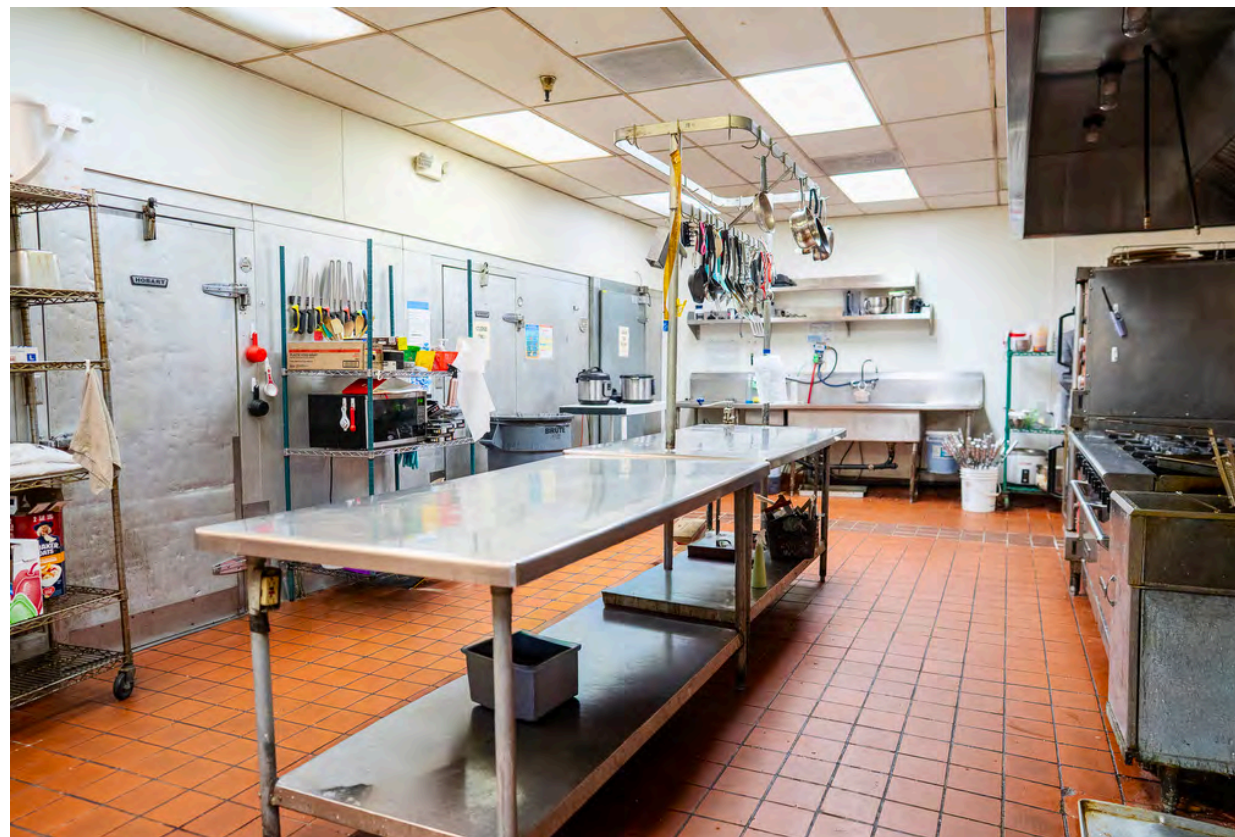
Retailer Map



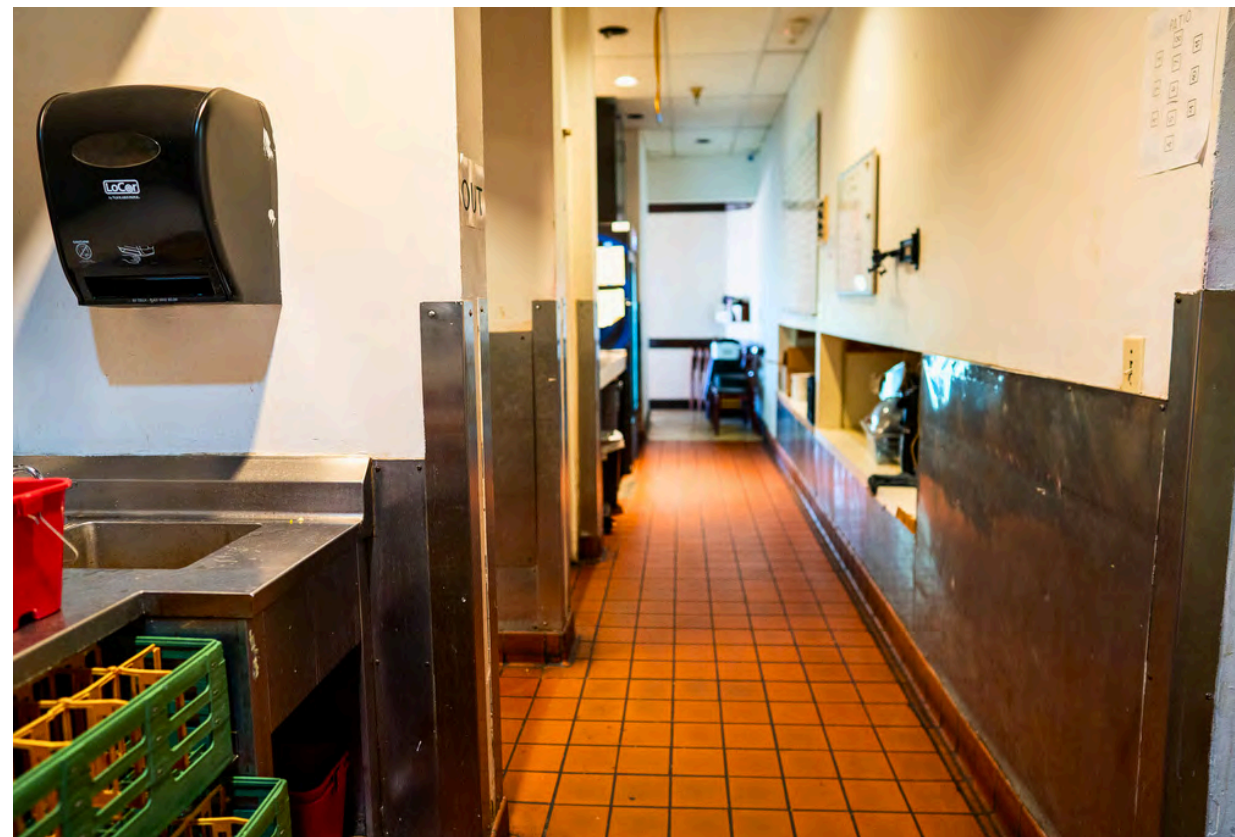
Aerials



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