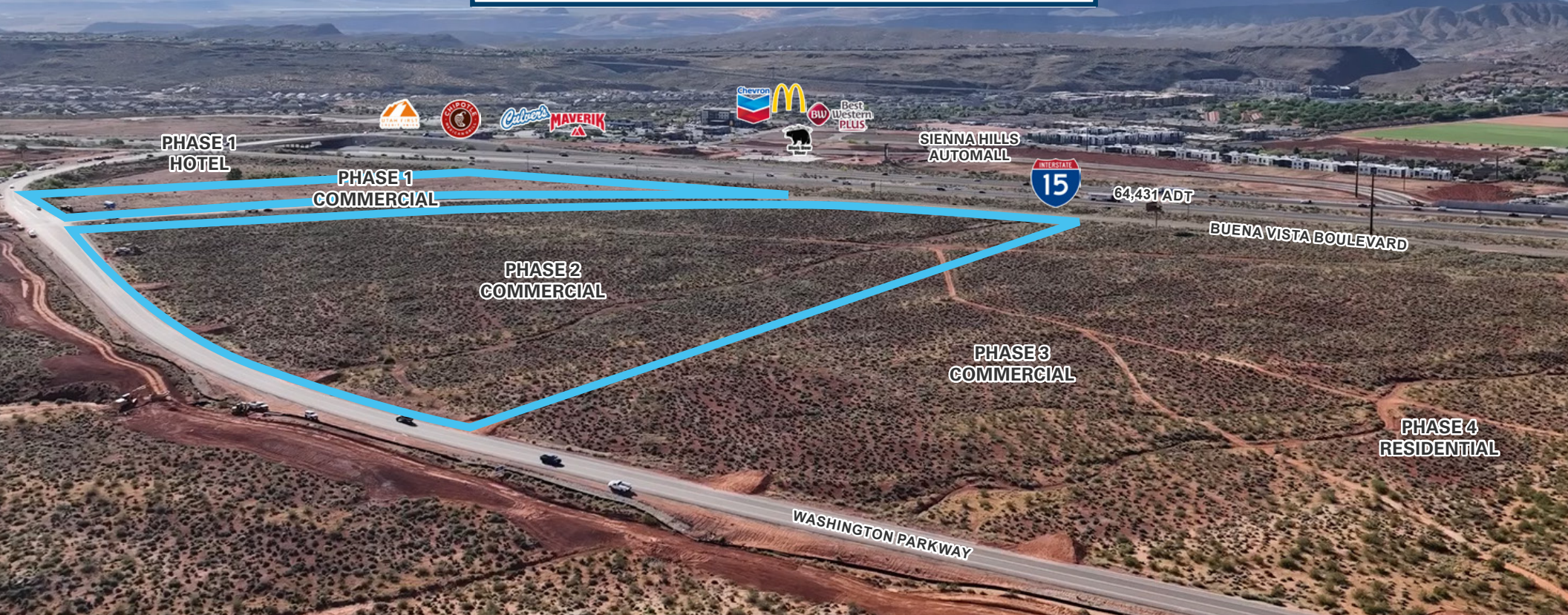


WASHINGTON GATEWAY

Available For Lease or Sale



WASHINGTON PARKWAY & BUENA VISTA BOULEVARD, WASHINGTON, UT 84780



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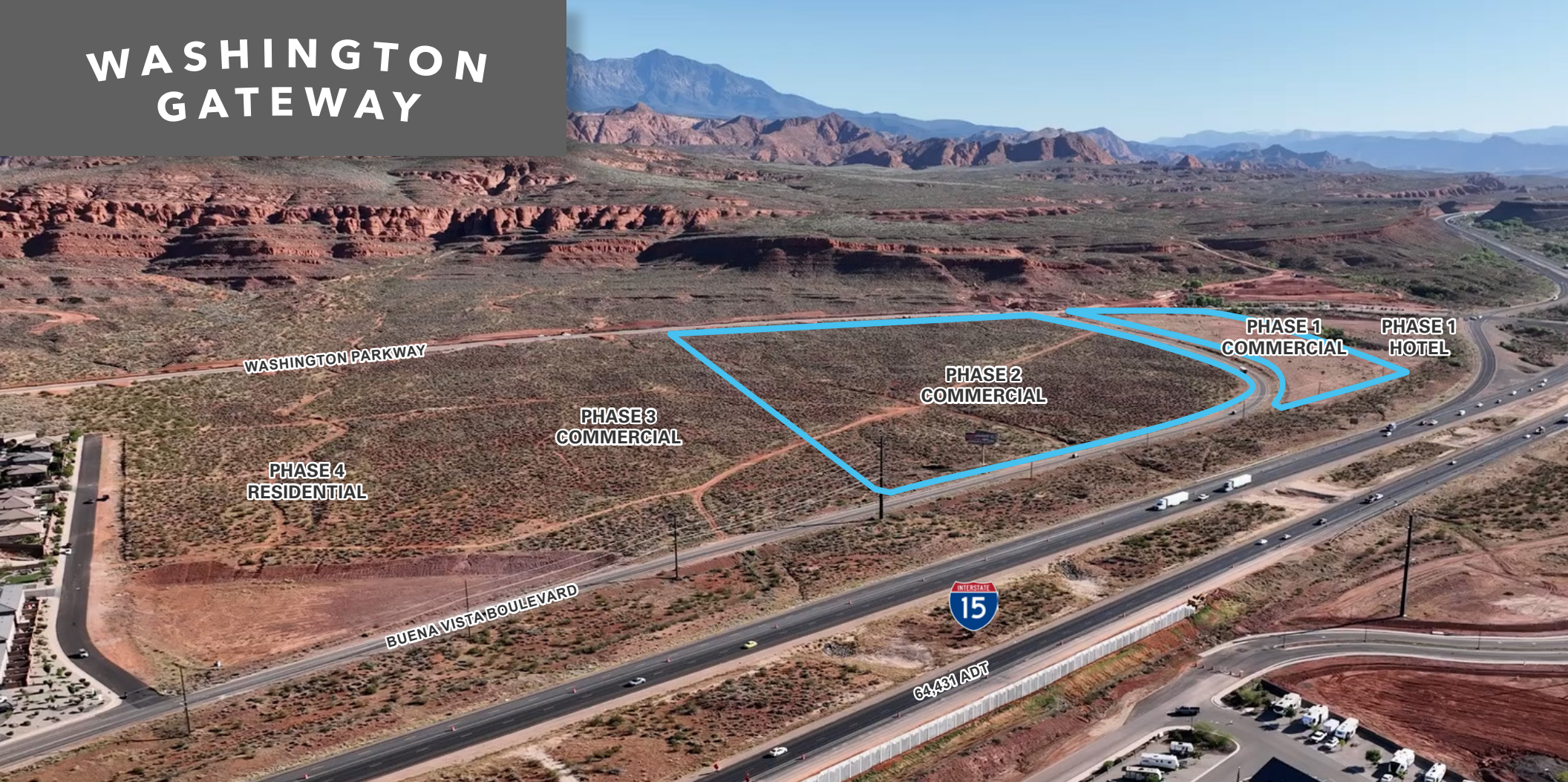
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A DEVELOPMENT BY:



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WASHINGTON GATEWAY



- New Commercial | Residential Community
- Prime location off I-15 with excellent freeway access & visibility
- Located at Exit 13, which is the center of Washington County
- I-15 Traffic - 64,413 ADT
- Suitable for restaurants, drive-thrus, grocery, retail boxes, financial institutions, hotels, and more.
- Washington, UT is one of the fastest growing communities in the United States
- Adjacent to this commercial development is Solenté, an exclusive gated community that is exclusively designed for luxury living.

NEARBY RETAILERS:



WASHINGTON PARKWAY EXIT 13

Location:

- Best freeway visibility in the market
- At the center of projected population growth

Trade Area Demographics:

- Population: 182,555
- Households: 63,150
- Median Household Income: \$71,426

Traffic Counts & Projections:

- I-15 (2023): 64,431 ADT
- Washington Pkwy (2024): 14,628 ADT
- Washington Pkwy Projected ADT (2030): 32,000 ADT

Key Residential Projects within 20-minute drive of Exit 13:

- Solente: 2,200 residential units, nightly rentals and luxury hotel
- Long Valley Trails: 2,375 residential units
- Alaia: 2,436 residential, nightly rentals, resort hotel & surf park
- Warner Valley RFP (2025): ~3,000 acres

Taxable Sales Growth:

- 2024: \$121.88 million average weekly taxable sales
- Projected 2030: \$175.14 million average weekly taxable sales

Residential Growth:

- Population: 211,896 (42.8% increase from 2010)
- Annual Population Growth: 2.7%
- Est. 2030:251,600; 2040:321,000

Visitor Economy:

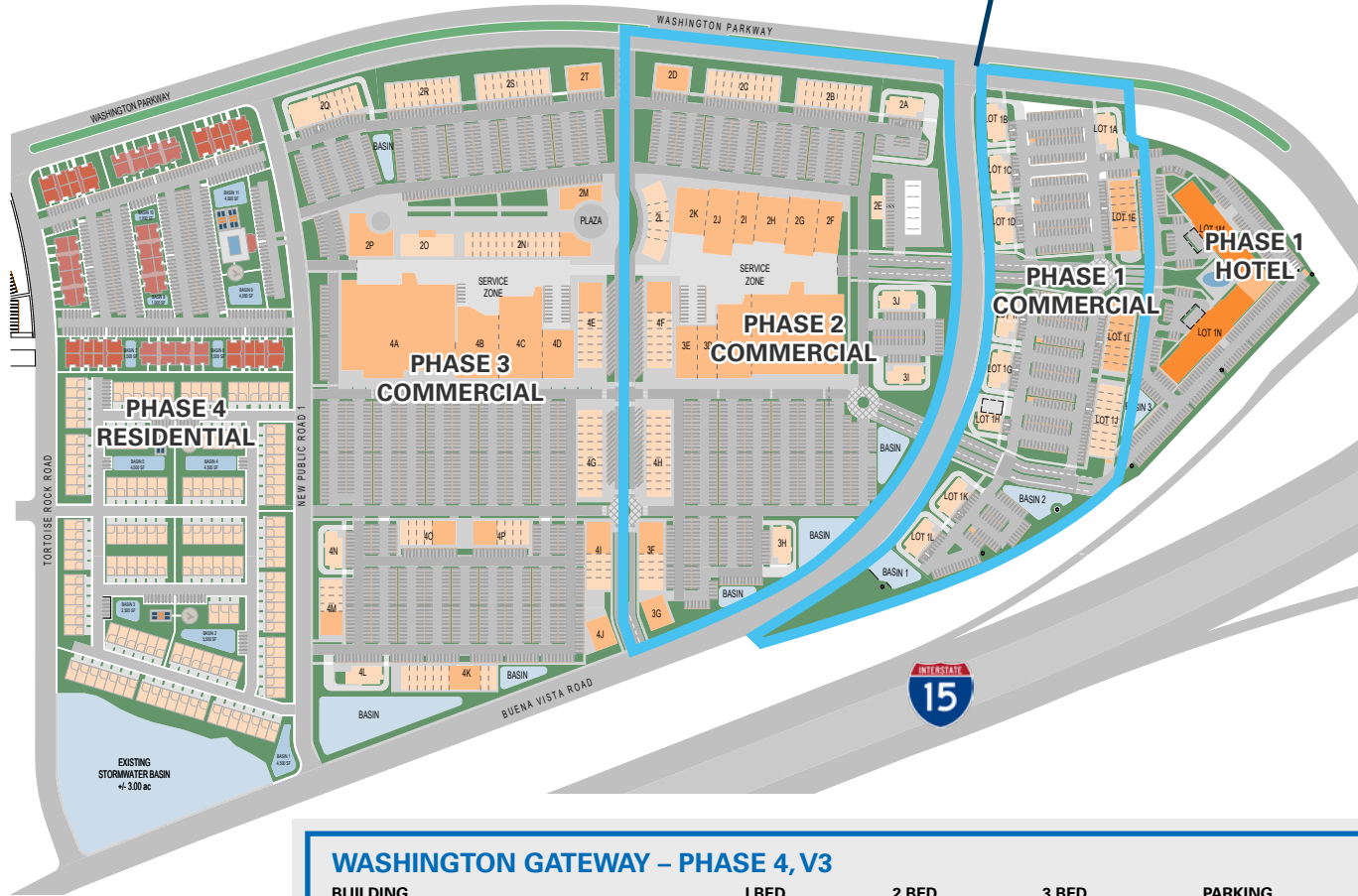
- Zion National Park: 4.9 million annual visits (third most visited in the U.S.)
- State parks, mountain bike trails, events, golf, and 300 days of sunshine per year

Retail Market Dynamics:

- New Supply (2024): 278,000 SF of retail delivered
- Strong Absorption (2024): 301,000 SF leased
- Tight Vacancies (2024): 1.3% vacancy rate
- Rising Rents: Average \$26.00 NNN

WASHINGTON GATEWAY

PROPOSED LAYOUT (SUBJECT TO CHANGE)



WASHINGTON GATEWAY – PHASE 4, V3

BUILDING		1 BED			2 BED		3 BED		PARKING		
PHASE	TYPE	#	SF	BLDG	PROJECT	BLDG	PROJECT	BLDG	PROJECT	REQUIRED	PROVIDED
4	Residential 3 story	18	32,000	684	212	12	216	4	72	684	
4	Residential 2 story	3	54,000	168	253	0	0	4	48	168	
	Total	14	89,000	729	782	12	216	8	120	852	854

WASHINGTON GATEWAY - OVERALL CONCEPT 2

BUILDING			PARKING	
TYPE	#	SF	REQUIRED	PROVIDED
PHASE 1 (BUILDINGS 1A - 1N)				
Restaurant w/DT	8	32,000	176	212
Multi-CRU (1-2 story)	3	54,000	239	253
Bank	1	3,000	20	21
Hotel	2		294	296
Total	14	89,000	729	782

PHASE 2 (BUILDINGS 2A - 2M)

Restaurant w/DT	1	4,000	22		
Restaurant	4	20,000	107		
Multi-CRU	7	110,000	496		
Gas Station	1	4,000	16		
Total	13	138,000	641	698	

PHASE 3A (BUILDINGS 3A - 3J)

Restaurant w/DT	1	4,000	22		
Restaurant	1	5,000	27		
Multi-CRU	6	67,900	318		
Multi-CRU (Med Box)	1	14,350	58		
Multi-CRU (Big Box)	1	95,000	380		
Total	10	186,250	805	810	

PHASE 3B (BUILDINGS 2N + 3K - 3T)

Restaurant w/DT	1	4,000	21		
Restaurant		5,000	27		
Multi-CRU	6	50,750	238		
Multi-CRU (Med Box)	1	19,200	77		
Multi-CRU (Big Box)	2	197,600	790		
Office	1	14,000	58		
Total	11	290,550	1,209	1,187	

PHASE 4 (BUILDINGS 4A - 4EE)

2 Story (8 Unit)	12	96 units	176	212	
3 Story (20 Unit)	18	360 units	239	253	
Total	30	456 units	729	782	



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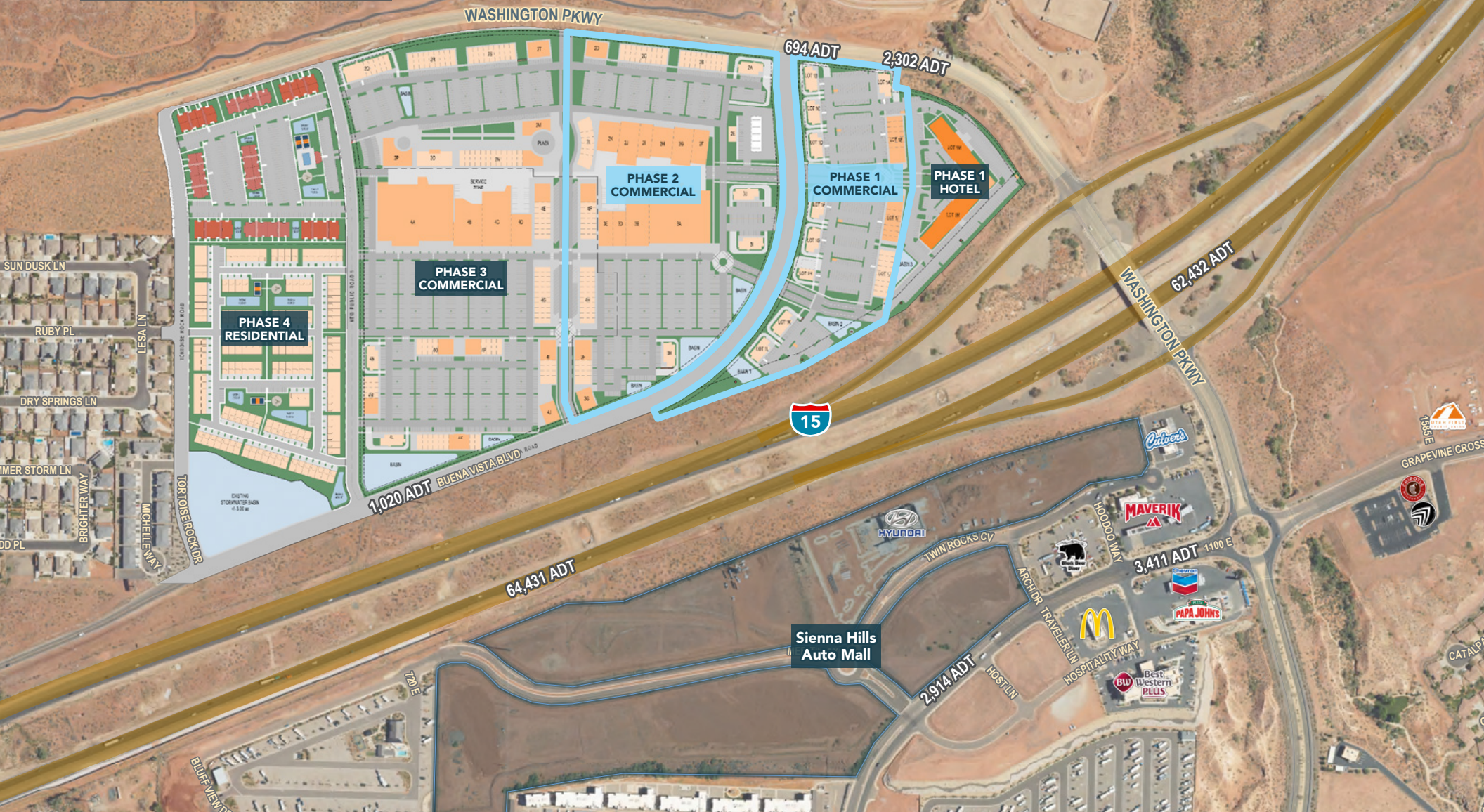
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WASHINGTON GATEWAY



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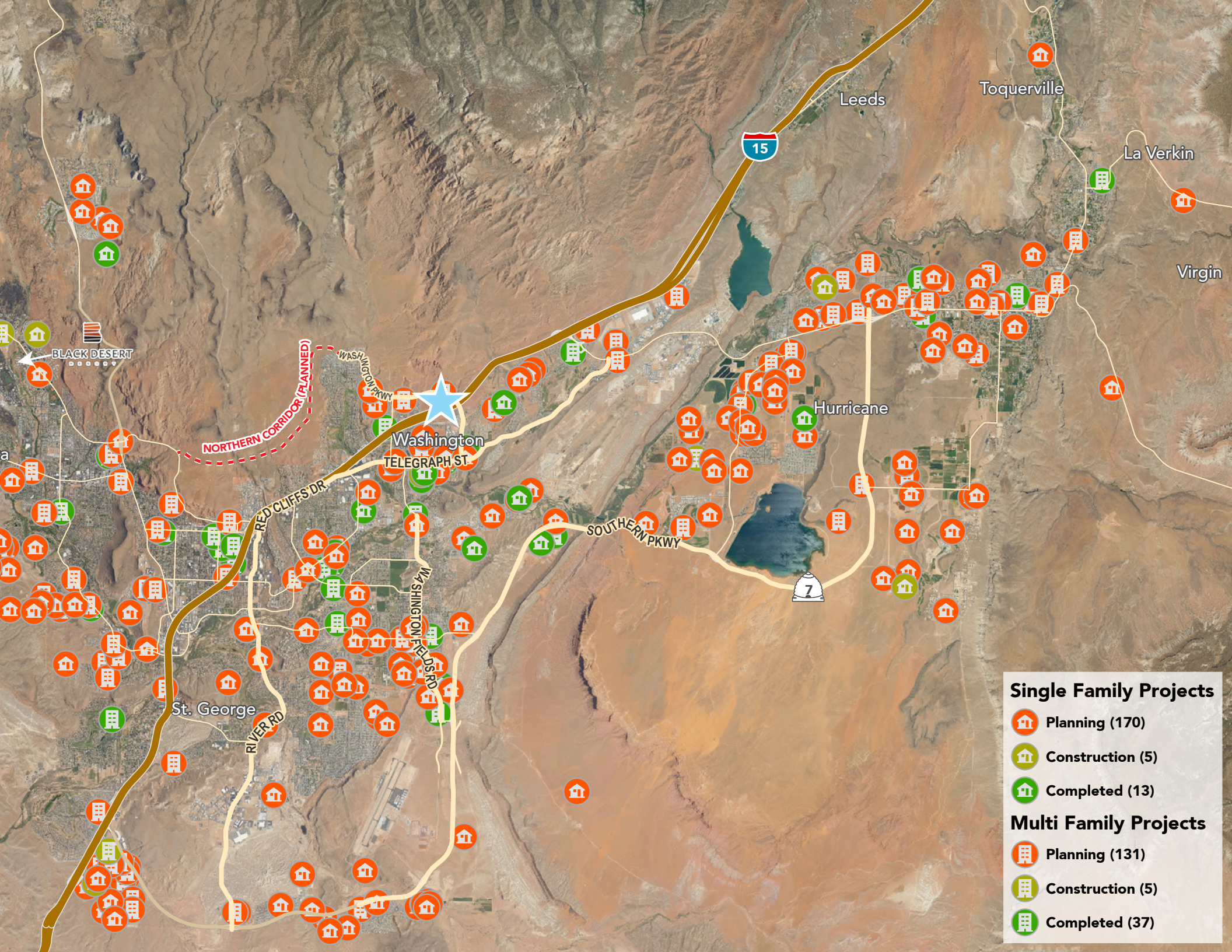
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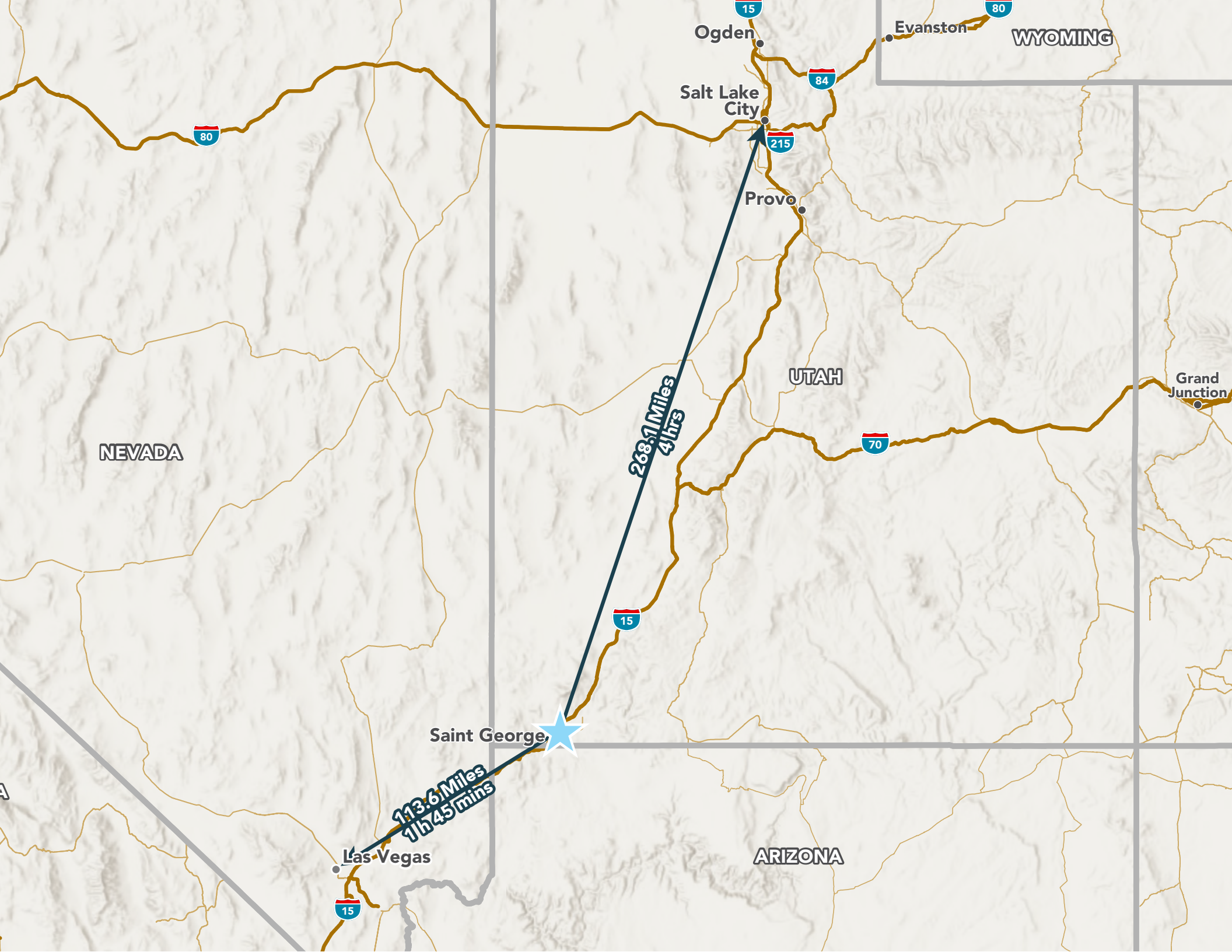


Single Family Projects

- Planning (170)
- Construction (5)
- Completed (13)

Multi Family Projects


- Planning (131)
- Construction (5)
- Completed (37)



WASHINGTON, UT

Washington City, UT is one of the fastest-growing cities in the state, with a 2025 population of about 34,000 and a 4.9% annual growth rate. The city offers a pro-business environment, low 3.0% unemployment, and projected job growth of over 56% in the next ten years. Major industries include retail, healthcare,

and construction, supported by strong infrastructure and a skilled workforce. With high quality of life, growing consumer demand, and strategic access to the St. George metro, it's an ideal location for businesses looking to expand in Southern Utah.

		1 MILE	3 MILES	5 MILES
2025 EST. POPULATION		6,118	26,693	55,090
2030 PROJ. POPULATION		7,751	32,518	64,211
2025 EST. HOUSEHOLDS		2,297	10,653	20,016
2025 EST. AVERAGE HOUSEHOLD INCOME		\$90,911	\$122,494	\$120,690
2025 EST. MEDIAN HOUSEHOLD INCOME		\$79,039	\$85,016	\$85,131

WHY SOUTHWEST UTAH

Southwest Utah presents a dynamic economic landscape that offers significant opportunities for commercial real estate investment and development. Positioned near Zion National Park and the Grand Canyon, two of the nation's most visited national parks with over 9 million visitors annually, the area is a magnet for tourism and retail growth. As one of the fastest-growing regions in Utah, it benefits from a strategic location just two hours from Las Vegas and four hours from Salt Lake City, supported by a commercial airport with direct flights to major hubs like Salt Lake City, Denver, and Phoenix. The region's warm climate, coupled with a growing population and a strong talent pipeline from Utah Tech University, creates an ideal environment for businesses to thrive, making it a prime destination for real estate investment.

ZION NATIONAL PARK VISITS

4,946,592

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon

ECONOMIC STRENGTH

#1

High-tech GDP growth for Small Cities

#2

Job & Wage Growth for Small Cities

#4

Best Performing Small Cities

12,567

Utah Tech University Enrollment



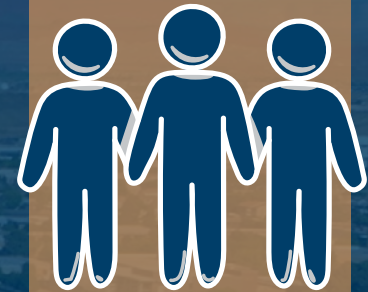
1,468

Dixie Technical College Enrollment

2024 EST. POPULATION

207,174

Washington County



MEDIAN AGE

38.6

Washington County

ANNUAL POPULATION GROWTH (2020-2024)

3.2%

St. George, UT Metro. Statistical Area



MEDIAN HOUSEHOLD INCOME (2024)

\$89,507

Washington County



HOUSEHOLDS

74,306

St. George, UT Metro. Statistical Area

EMPLOYEES

67,024

Washington County, 2022



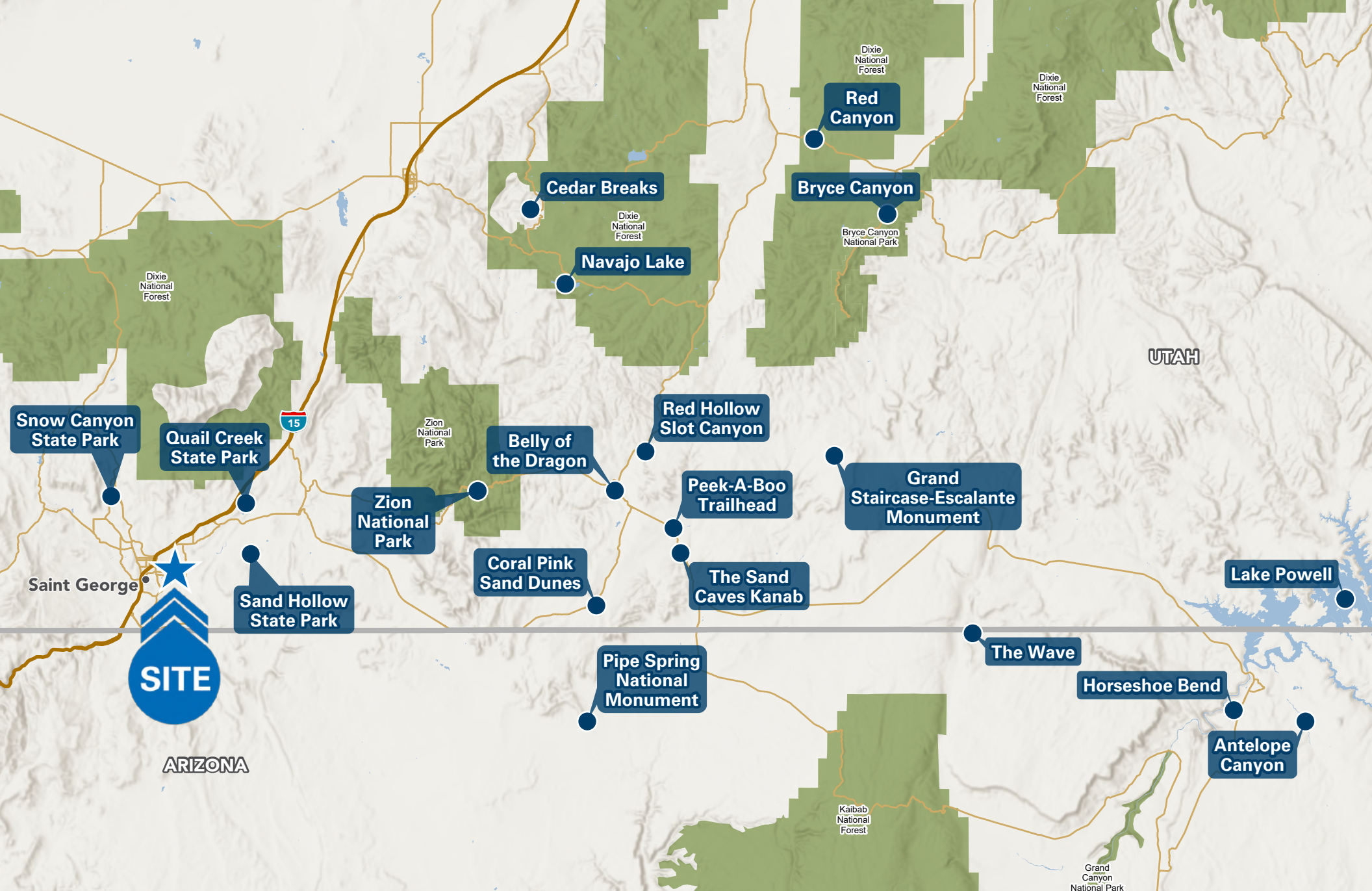
MONTHLY RETAIL EXPENDITURES (2024)

\$2,694

St. George, UT Metro. Statistical Area

THE 2010 POPULATION OF WASHINGTON COUNTY, UTAH WAS 138,397 AND HAS SEEN A GROWTH OF 49.7% SINCE THAT TIME.

Sources: MWCRE Research, Sites USA, Milken Institute, NPS Stats, Utah System of Higher Education, World Population Review



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