



# FOR LEASE

770 North 1080 East  
St. George, UT 84770

#### PHASE I BUILDING

BLDG.	LEASING	SF
1	\$1.20/SF	3,980-19,900

#### PHASE II BUILDING

BLDG.	LEASING	SF
2	\$1.20/SF	3,980-19,900
3	\$1.20/SF	3,980-19,900
4	\$1.20/SF	3,980-19,900
5	\$1.20/SF	3,980-19,900
6	\$1.20/SF	3,980-19,900
7	\$1.20/SF	3,980-19,900
8	\$1.20/SF	3,980-19,900

**±19,900 Total SF**

## Property Specs

LEASE PRICE	<b>\$1.20/SF</b>
YEAR BUILT	Bldg. starts Q4 2026
SQFT AVAILABLE	3,980 SF - 19,900 SF
LOT SIZE   ACRES	0.98 -1.51 ± AC
TYPE	Industrial   Manufacturing
ZONING	Ind

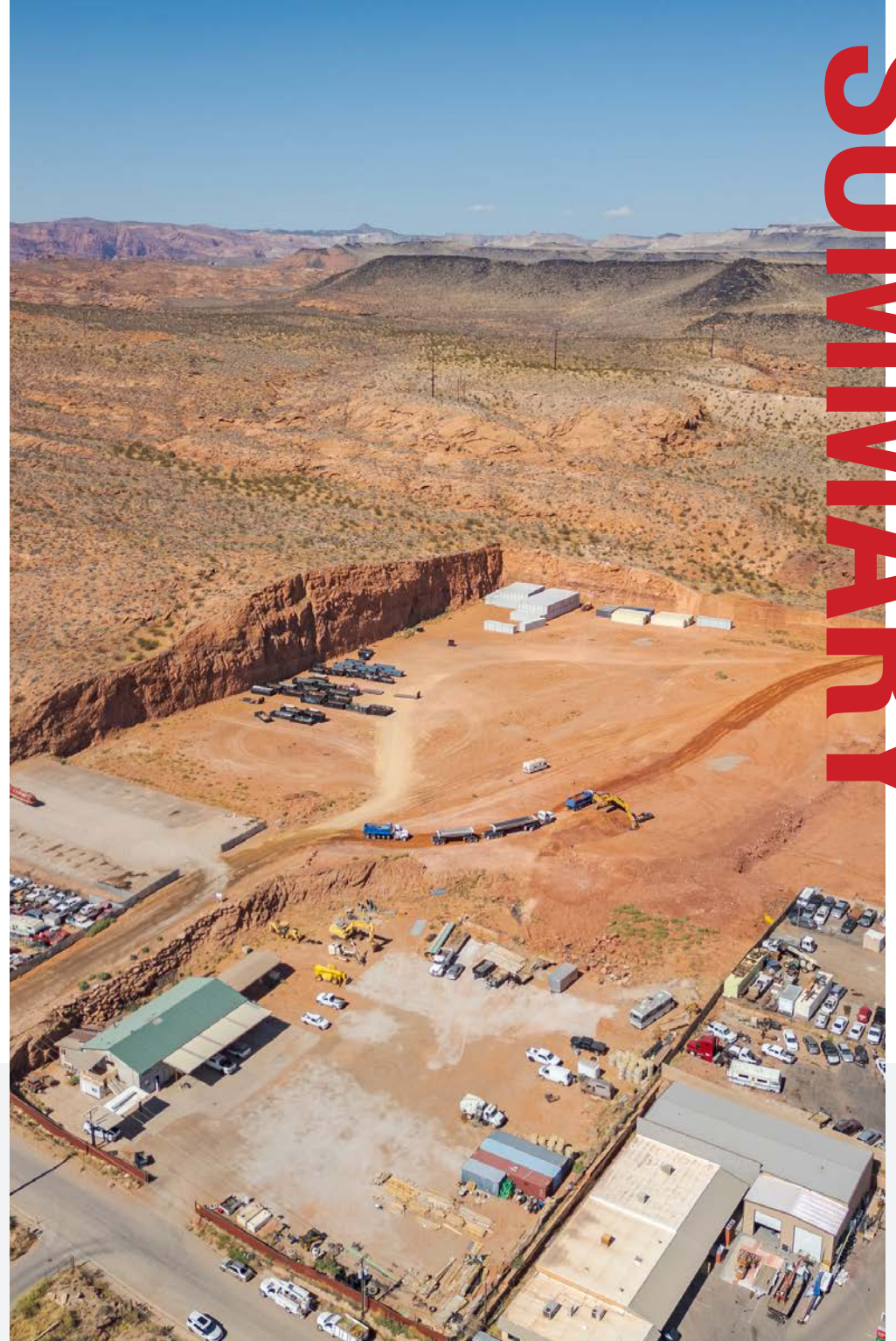
- Now taking reservations for lease only.
- Vertical construction starting Q4 of 2026.  
Move in ready units in Q2 or Q3 of 2027.
- 3-phase power with Office and warehouse space.
- Heated and cooled with 2 design options.
- Smallest available space is 3,980 SF.
- Overall building is 19,900 SF.
- Property does have natural gas.



OR TEXT 21027 TO 39200

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

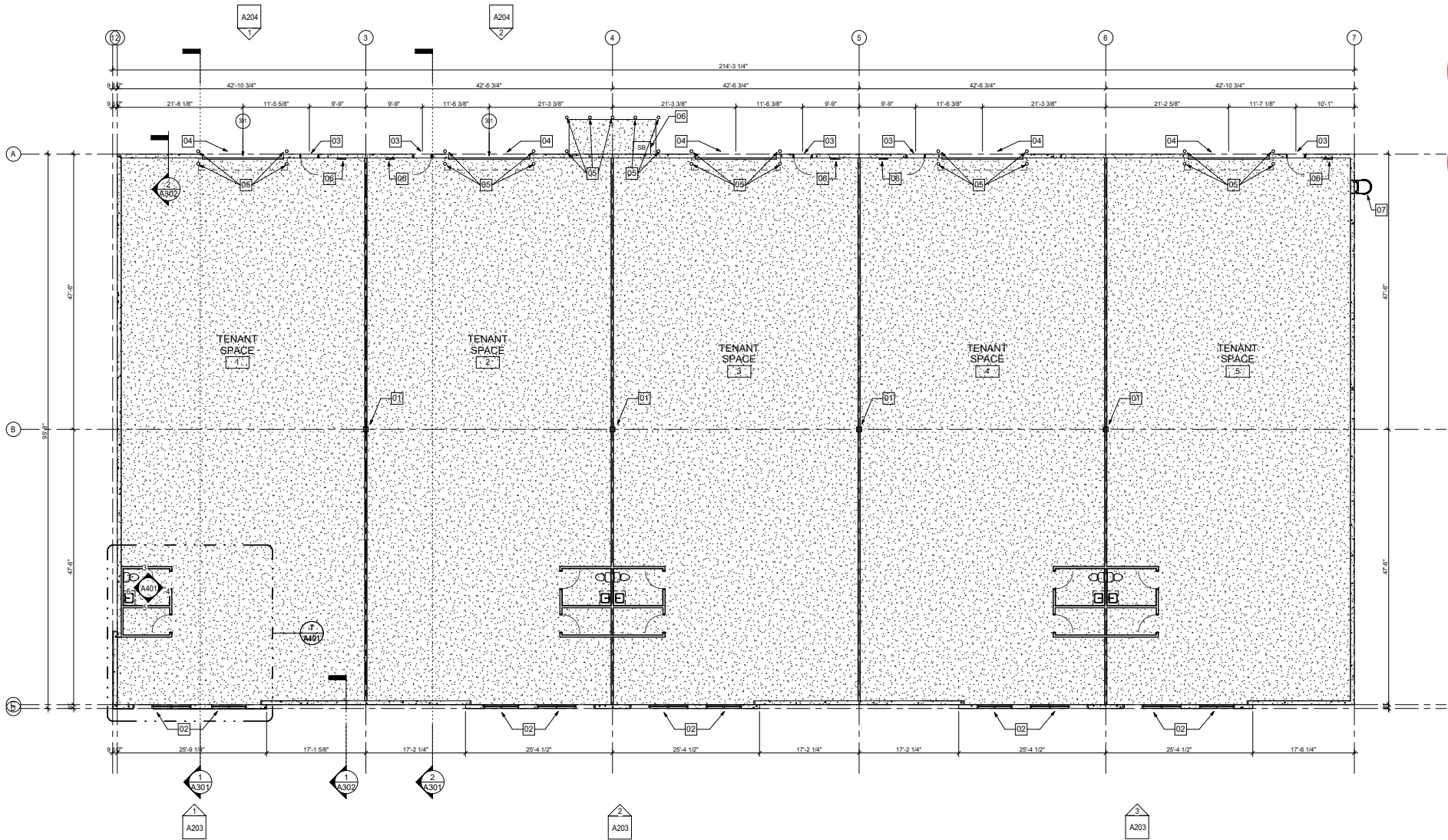
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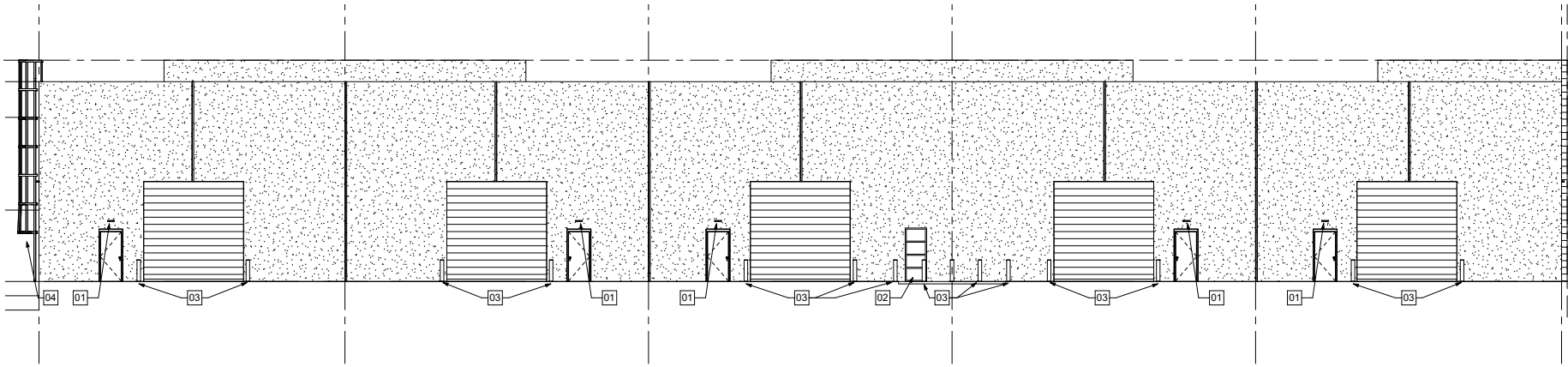
# PLAT MAP



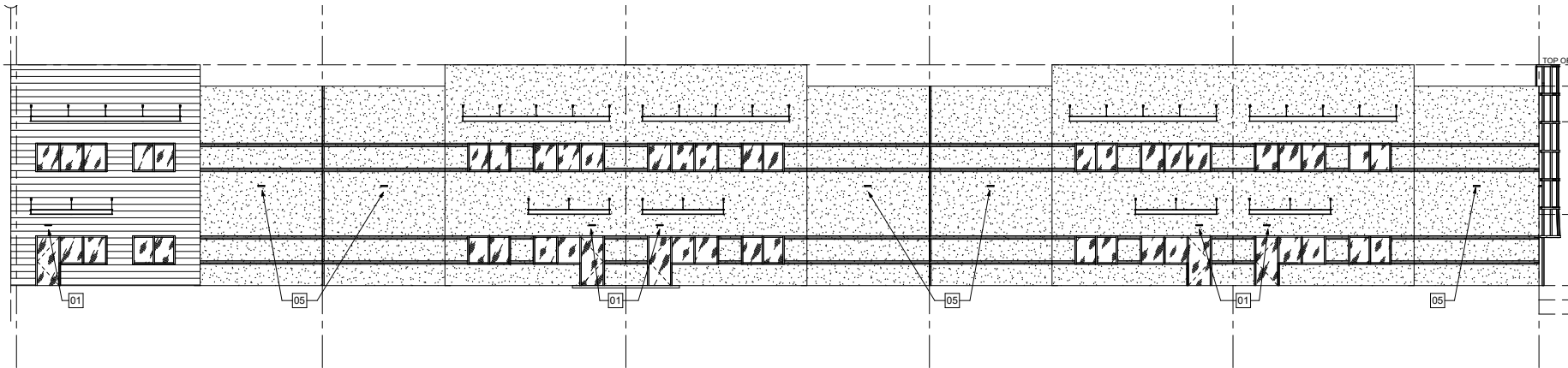
# FLOOR PLAN



# ELEVATIONS



**1 NORTH**  
A201 1/8" = 1'-0"



**2 SOUTH**  
A201 1/8" = 1'-0"



**FUTURE  
DEVELOPMENT**

# PHOTOS



# AREA MAP



**SITE**

Americas Best Value Inn  
 DURANGO'S MEXICAN GRILL  
 STAPLES  
 that was easy:  
 Deseret Book  
 CHITCHE & RAMA  
 chili's  
 RED LOBSTER

FIVE GUYS BURGERS and FRIES  
 Chevron  
 Orange Peel  
 TJ-maxx  
 planet fitness  
 Viva Chicken  
 Village Inn  
 Hampton Inn

O'Reilly AUTO PARTS  
 MAVERIK  
 tropical CAFE  
 Denny's  
 KFC  
 Days Inn  
 Wendy's  
 BIGO TIRES  
 PORT OF SUBS  
 SAKURA  
 6

McDonald's  
 TEXACO  
 Swig  
 Sinclair  
 Cinnamon Hills  
 DIXIE  
 BURGER KING  
 WOOD  
 PAPA JOHN'S

Applebee's  
 FABULOUS FREDDY'S CAR WASH  
 Original WICKOY GRILL & BAR  
 SugarCookie

RAMADA  
 COURT YARD  
 the Habit BURGER GRILL  
 BACK OVER  
 TownePlace Suites  
 DICK'S SPORTING GOODS  
 Carls Jr.  
 OUTBACK  
 The Shoppes ZION  
 Yogurtland  
 Chick-fil-ck  
 OLD NAVY  
 Cafe Rio MEXICAN GRILL  
 STARBUCKS  
 SOUTHERN BREAD BAKERY

BARNES & NOBLE BOOKSELLERS  
 JCPenney  
 H.M.  
 See's CANDIES  
 Jay Bird's  
 See's  
 BUNNY

DOLLAR TREE  
 five BELOW  
 Michael's  
 Great Clips  
 MERAKI GREEK GRILL  
 Olive Garden  
 BUFFALO WILD WINGS  
 TARGET  
 LOWE'S  
 ROSS DRESS FOR LESS

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

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	673	52,038	116,146
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	260	18,942	41,500
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$86,903	\$87,760	\$104,552

## Traffic Counts

STREET	AADT
Red Hills Parkway	24,434
North 1000 East	22,283

# 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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## 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.

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