

GRAPEVINE

CROSSING

Available For Lease



WASHINGTON PARKWAY & EXIT 13 (I-15), WASHINGTON, UT



ADAM HAWKES
ahawkes@newmarkmw.com
direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
lpendleton@newmarkmw.com
direct 801.456.8808
[View Profile](#)

TROY SCHEEL
tscheel@newmarkmw.com
direct 435.256.8774
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

GRAPEVINE

CROSSING



- Now leasing
 - » Box/midbox space
 - » Restaurant space
 - » Shop space
- 1,500 – 100,000 square feet available
- Now under construction on 40 acres of a 93-acre shopping, entertainment and dining development on one of the last FREEWAY VISIBLE and ACCESSIBLE parcels in the greater St. George/ Washington, Utah area
- Located just off exit 13 capturing traffic and patrons to world famous national parks

NEARBY RETAILERS:

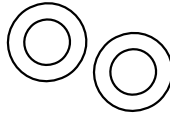
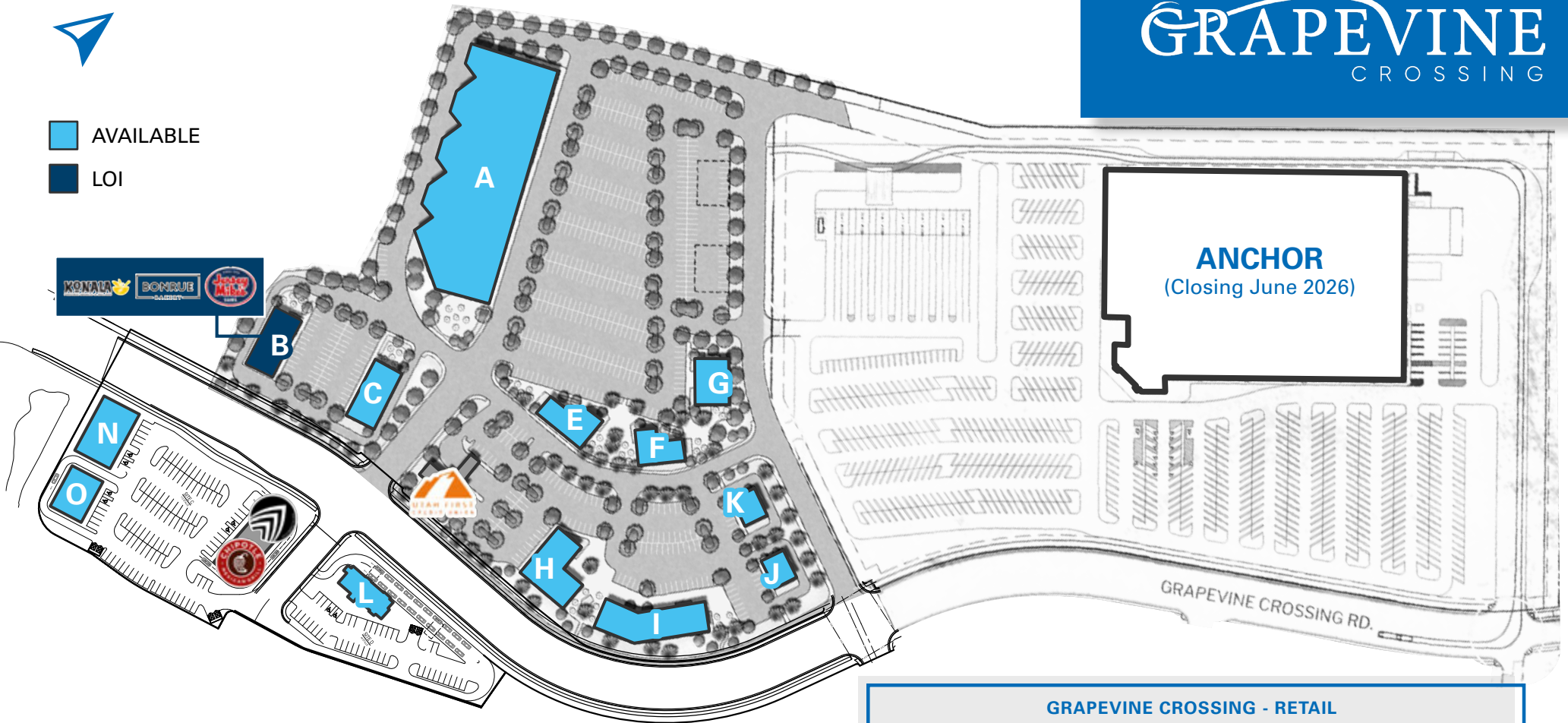




■ AVAILABLE
■ LOI



GRAPEVINE CROSSING



GRAPEVINE CROSSING - ANCHOR		
TYPE	#	SF
Anchor- Closing June 2026	1	166,000

GRAPEVINE CROSSING - RETAIL			
BUILDING	SF AVAILABLE	BUILDING	SF AVAILABLE
A	10,000 - 55,200	I	1,500- 8,825
B	1,500 - 5,000	J	2,000
C	1,500- 5,000	K	2,000
D	Utah First Credit Union	L- Ground Lease	0.05- 1.07 AC
E	1,500- 4,000	M	7 Brother's Burgers / Chipotle
F	1,500- 3,400	N	1,500- 6,500
G	1,500- 4,000	O	4,200
H	1,500- 6,850		



ADAM HAWKES
 ahawkes@newmarkmw.com
 direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
 lpendleton@newmarkmw.com
 direct 801.456.8808
[View Profile](#)

TROY SCHEEL
 tscheel@newmarkmw.com
 direct 435.256.8774
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com

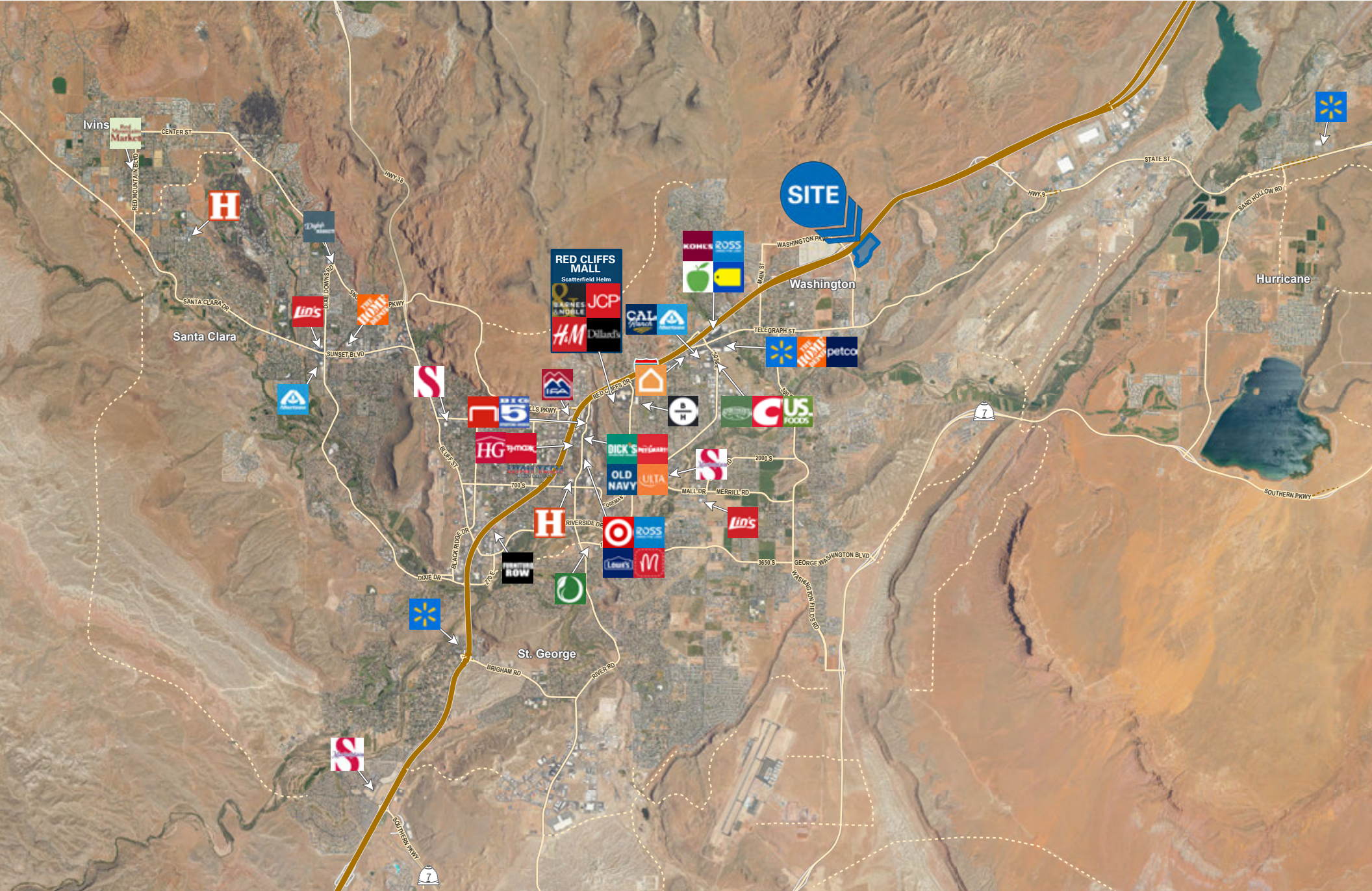


ADAM HAWKES
 ahawkes@newmarkmw.com
 direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
 lpendleton@newmarkmw.com
 direct 801.456.8808
[View Profile](#)

TROY SCHEEL
 tscheel@newmarkmw.com
 direct 435.256.8774
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com

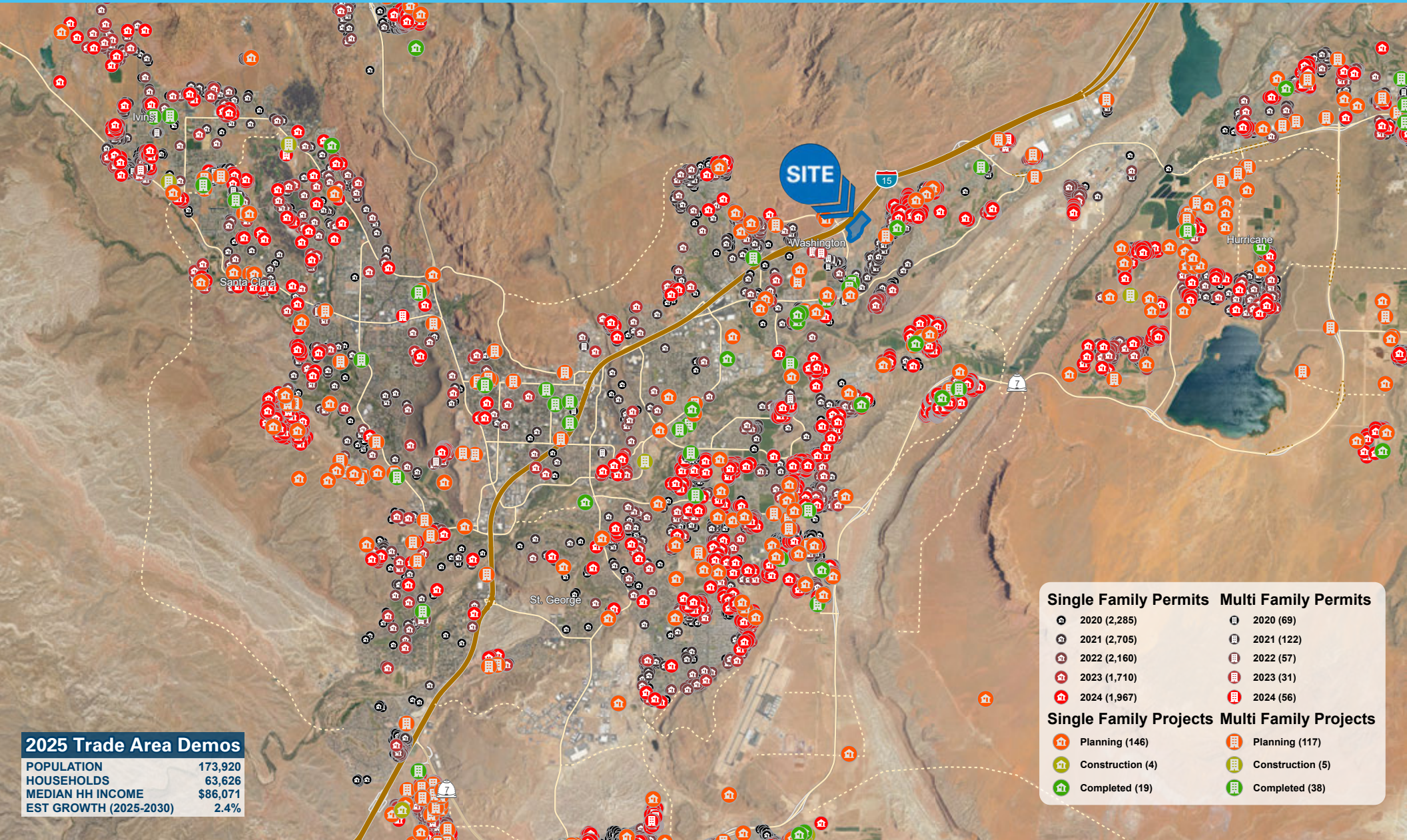


ADAM HAWKES
 ahawkes@newmarkmw.com
 direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
 lpendleton@newmarkmw.com
 direct 801.456.8808
[View Profile](#)

TROY SCHEEL
 tscheel@newmarkmw.com
 direct 435.256.8774
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com



2025 Trade Area Demos

POPULATION	173,920
HOUSEHOLDS	63,626
MEDIAN HH INCOME	\$86,071
EST GROWTH (2025-2030)	2.4%

Single Family Permits	Multi Family Permits
🏠 2020 (2,285)	🏢 2020 (69)
🏠 2021 (2,705)	🏢 2021 (122)
🏠 2022 (2,160)	🏢 2022 (57)
🏠 2023 (1,710)	🏢 2023 (31)
🏠 2024 (1,967)	🏢 2024 (56)
Single Family Projects	Multi Family Projects
🏠 Planning (146)	🏢 Planning (117)
🏠 Construction (4)	🏢 Construction (5)
🏠 Completed (19)	🏢 Completed (38)



ADAM HAWKES
 ahawkes@newmarkmw.com
 direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
 lpendleton@newmarkmw.com
 direct 801.456.8808
[View Profile](#)

TROY SCHEEL
 tscheel@newmarkmw.com
 direct 435.256.8774
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800
www.newmarkmw.com






113.6 Miles
1 h 45 mins

268.1 Miles
4 hrs

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,

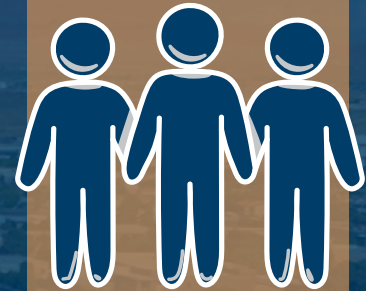
and construction, supported by strong infrastructure and a skilled workforce. With high quality of life, growing consumer demand, and strategic access to the St. George metro, it's an ideal location for businesses looking to expand in Southern Utah.

		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.

2024 EST.
POPULATION
207,174
Washington County

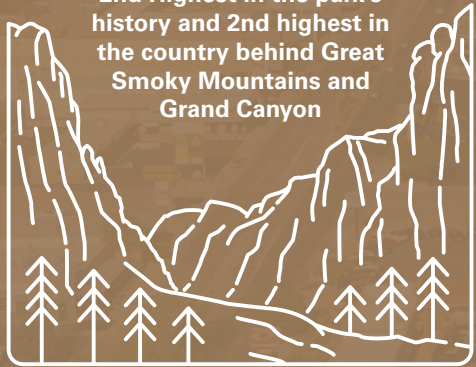


MEDIAN AGE
38.6
Washington County

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



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

GRAPEVINE

CROSSING

Available For Lease

WASHINGTON PARKWAY & EXIT 13 (I-15), WASHINGTON, UT



ADAM HAWKES
ahawkes@newmarkmw.com
direct 801.416.1034
[View Profile](#)

LANCE PENDLETON
lpendleton@newmarkmw.com
direct 801.456.8808
[View Profile](#)

TROY SCHEEL
tscheel@newmarkmw.com
direct 435.256.8774
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com