



FOR SALE

1491 S River Rd Pad C
St. George, UT 84790



RIVER CROSSING

- Strong traffic and demographics
- High visibility area
- 4,077 SF Retail/Restaurant with Drive-Thru
- Multi-Tenant Net Lease Investment

**±4,077 SF
Retail Investment**

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**LEGEND
COMMERCIAL**

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Property Specs

| | |
|-------------------|---------------------------|
| SALE PRICE | \$3,300,000 |
| TENANT | See Following Page |
| TOTAL RENT | \$182,211 Annual |
| CAP RATE | 5.52% |
| LEASE INFORMATION | See Following Page |
| BUILDING SF | ±4,077 SF |
| PARCEL | SG-5-2-32-29-A |
| ZONING | PD Commercial |

- Great Net-Leased Investment Property in a high growth market.
- Retail/Restaurant with Drive-Thru
- Co-Tenants Include: Sprouts Farmer's Market, Starbucks, McDonald's, Kiln, J. Dawgs, Cyprus Credit Union, Village Baker, Handel's Homemade Ice Cream, goGLOW, Thrive Drip Spa, Duck Donuts, Spitz, Roxberry, and Positano's Italian Kitchen. River Road location with strong traffic and demographics
- High visibility area
- Adjacent to Dutch Bros, Alta Bank, Popeyes, Maverik, Jiffy Lube, Summit Athletic Club, Tagg-n-Go, Quench it, and Costa Vida
- Minutes to Dixie Regional Medical Center
- The intersection of George Washington Blvd (1450 South) and River Road is the only north-south, east-west corridor in the greater St. George area



OR TEXT 22977 TO 39200

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Tenant Specs

| | |
|-----------------|---|
| TENANT | Jalapenos Authentic Mexican Food |
| SPACE TYPE | Drive-Thru |
| LEASED SF | $\pm 1,412$ SF |
| LEASE RATE | \$48.00/SF/Yr |
| ESCALATIONS | 2% Annually |
| TERM | 5 Years |
| RENEWAL OPTIONS | Two 5-Year |



Jalapeño's Authentic Mexican Food – A vibrant, fast-casual local favorite with deep roots in the St. George community—Jalapeños offers a menu of fresh, hand-crafted Mexican fare in a clean, welcoming setting. Highlights include mouthwatering breakfast burritos, classic carne asada tacos, flavorful fish tacos, and combo plates (e.g., Cali burrito, enchiladas, chimichanga). Known for its homemade tortillas, complimentary salsa bar, and friendly service, Jalapeños consistently earns praise as “by far the best” local Mexican eatery. Its drive-thru and dine-in options make it a versatile draw for both quick lunches and relaxed meals, appealing to families, students, and professionals alike.

| | |
|-----------------|---------------------------|
| TENANT | Elevat Landscaping |
| SPACE TYPE | Inline |
| LEASED SF | $\pm 1,261$ SF |
| LEASE RATE | \$45.00/SF/Yr |
| ESCALATIONS | 2% Annually |
| TERM | 5 Years |
| RENEWAL OPTIONS | One 5-Year |



Elevat Landscaping is a boutique yet highly professional design-and-build firm specializing in custom landscapes, hardscapes, and outdoor living areas across Southern Utah. Licensed as both landscaping and concrete contractors (since 2020), with ICPI paver certification, their team leverages in-house 3D designs to create captivating outdoor transformations. Services range from sod installation and synthetic turf to patios, firepits, poolside putting greens, and comprehensive outdoor environments. A HomeAdvisor-reviewed, licensed, and insured contractor (Asphalt & Concrete, Landscape & Recreation), Elevat is trusted for both residential and commercial projects; clients appreciate their professionalism, speed, and attention to quality.

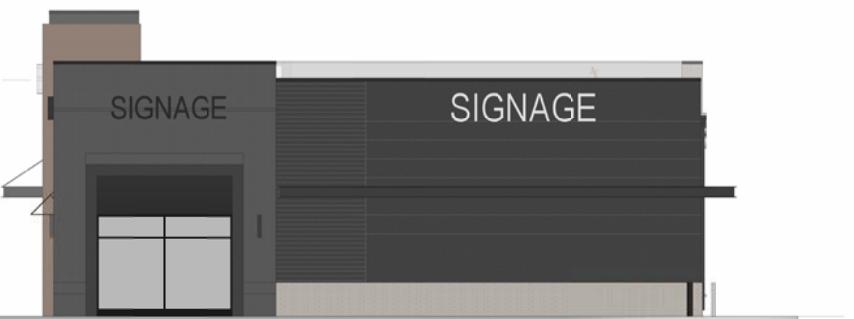
| | |
|-----------------|----------------------------------|
| TENANT | Orange Leaf Frozen Yogurt |
| SPACE TYPE | Endcap |
| LEASED SF | $\pm 1,282$ SF |
| LEASE RATE | \$45.00/SF/Yr |
| ESCALATIONS | 2% Annually |
| TERM | 5 Years |
| RENEWAL OPTIONS | Two 5-Year |



Orange Leaf is a vibrant, self-serve frozen yogurt franchise that has delighted fans since 2008. With over 300 U.S. locations—and international presences—it thrives on “flavor freedom”: guests choose from a rotating lineup of unique proprietary froyo flavors and top them with thousands of toppings (from sugar-free, vegan, and gluten-free options to super-food bowls, smoothies, and froyo cakes). The brand emphasizes community and joy—described as “living rooms that happen to have yogurt dispensers”. Popular for group gatherings, birthday celebrations, and custom-to-go “Pop-Up Party Boxes,” Orange Leaf offers flexible solutions for families, kids’ groups, and social events.

PHOTOS





4 East Building Elevation Presentation

1/4" = 1'-0"

3 West Building Elevation Presentation

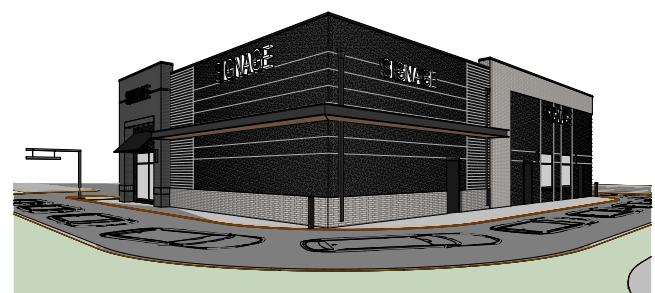
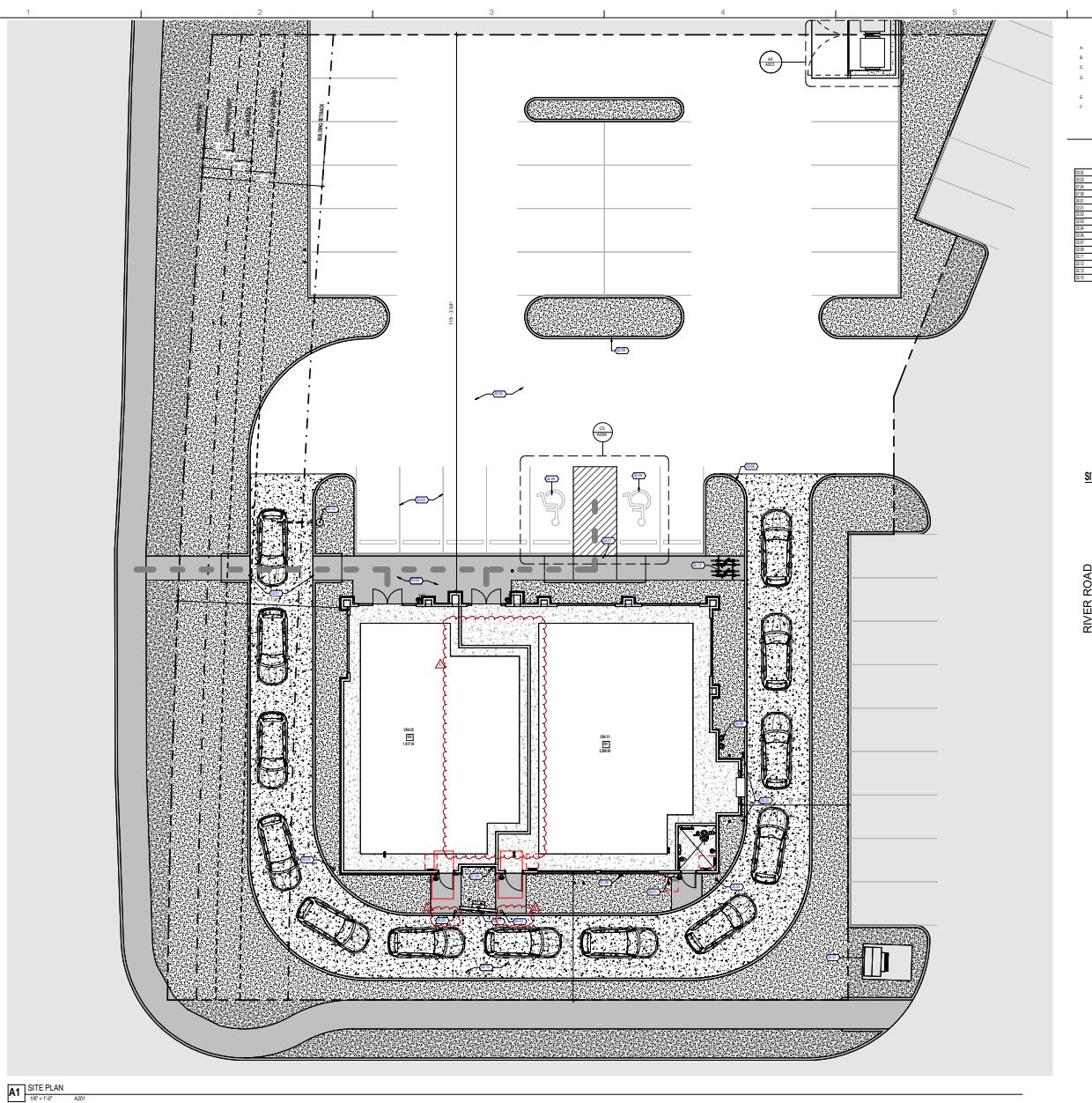
1/4" = 1'-0"

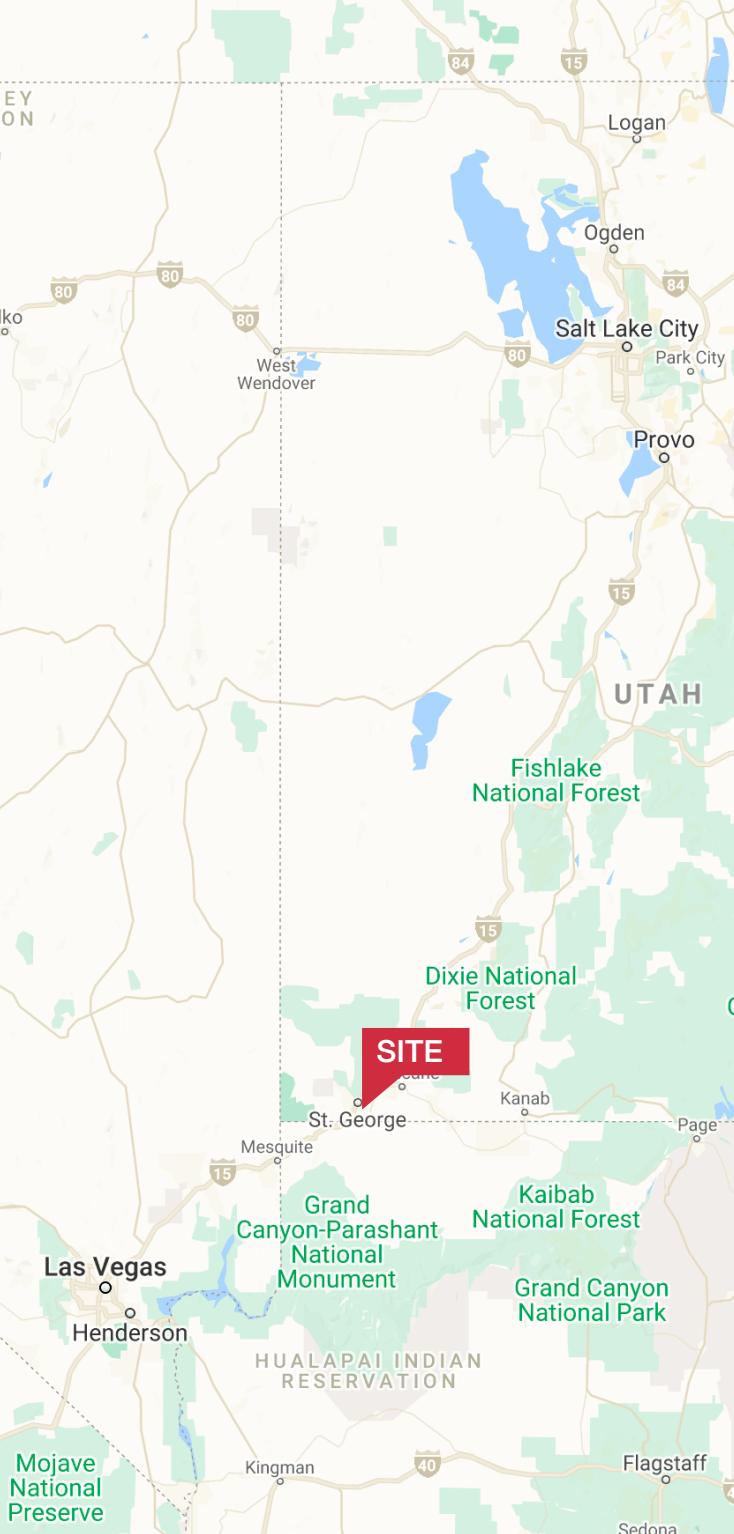


2 South Building Elevation Presentation

1/4" = 1'-0"







AREA MAP

AREA MAP



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

DEMOGRAPHICS



| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 6,440 | 64,412 | 119,939 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 2,544 | 21,267 | 40,782 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$137,951 | \$117,048 | \$115,011 |

Traffic Counts

STREET

| AADT |
|--------|
| 14,000 |
| 33,000 |

River Rd / 1450 S

Fort Pierce Dr / River Road

Cities Nearby

| | |
|-------------------------|-----------|
| Reno, Nevada | 529 miles |
| Los Angeles, California | 387 miles |
| Salt Lake City, Utah | 303 miles |
| Denver, Colorado | 631 miles |
| Phoenix, Arizona | 422 miles |

TERMS & CONDITIONS

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Summary Documents

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PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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