

FOR LEASE

CORAL CANYON TOWN CENTER

2303 N Coral Canyon Blvd
Suite 109
Washington, UT 84780



Property Summary

Suite	SqFt	Lease Rate
109	1,202	\$1.40/SF/NNN

TYPE Retail | Anchorless Center

ZONING PCD

- Covered parking
- Easy I-15 access
- Modern finishes
- Four beautifully build out offices
- Kitchenette



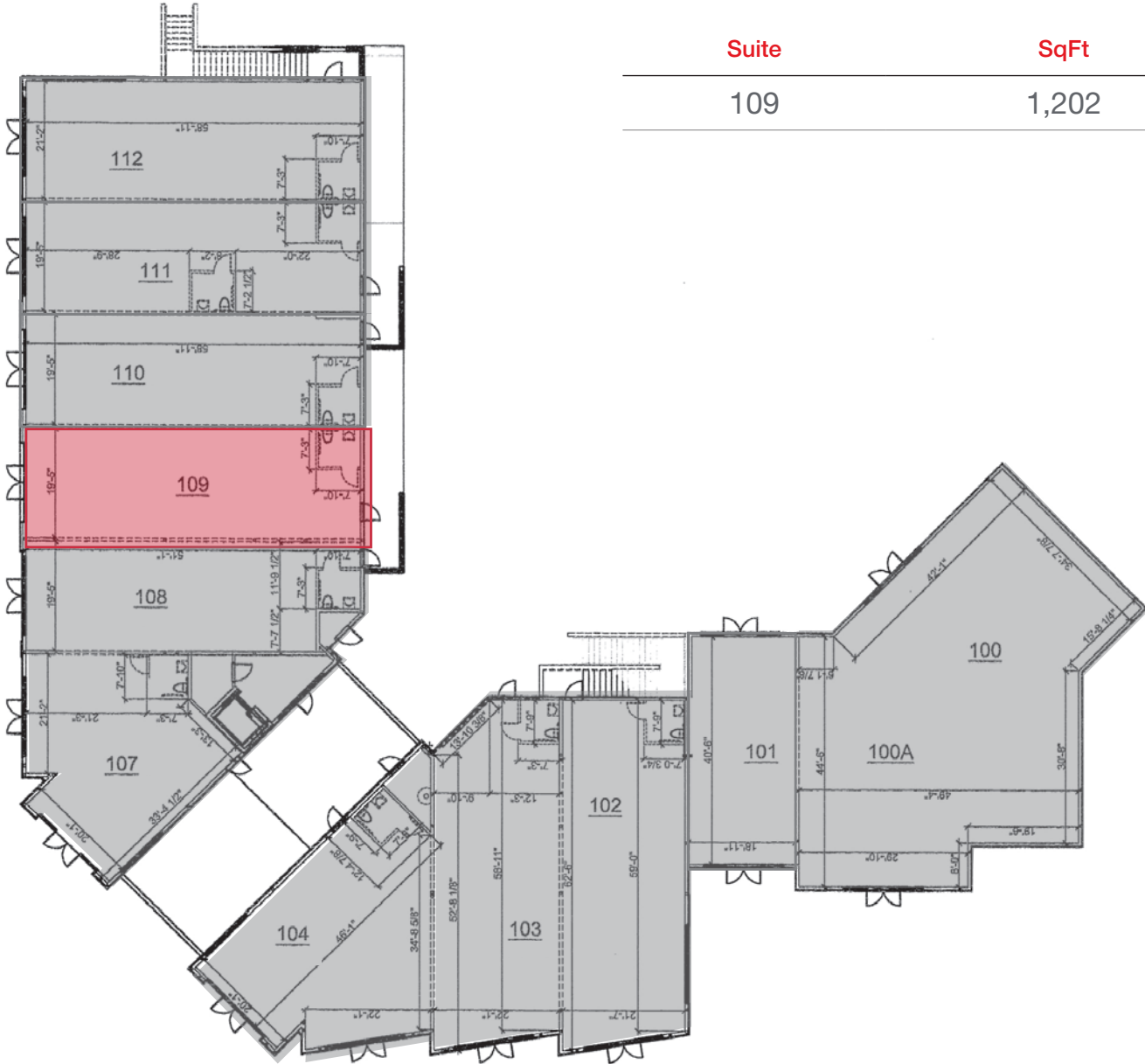
OR TEXT 22784 TO 39200

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

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Site Map



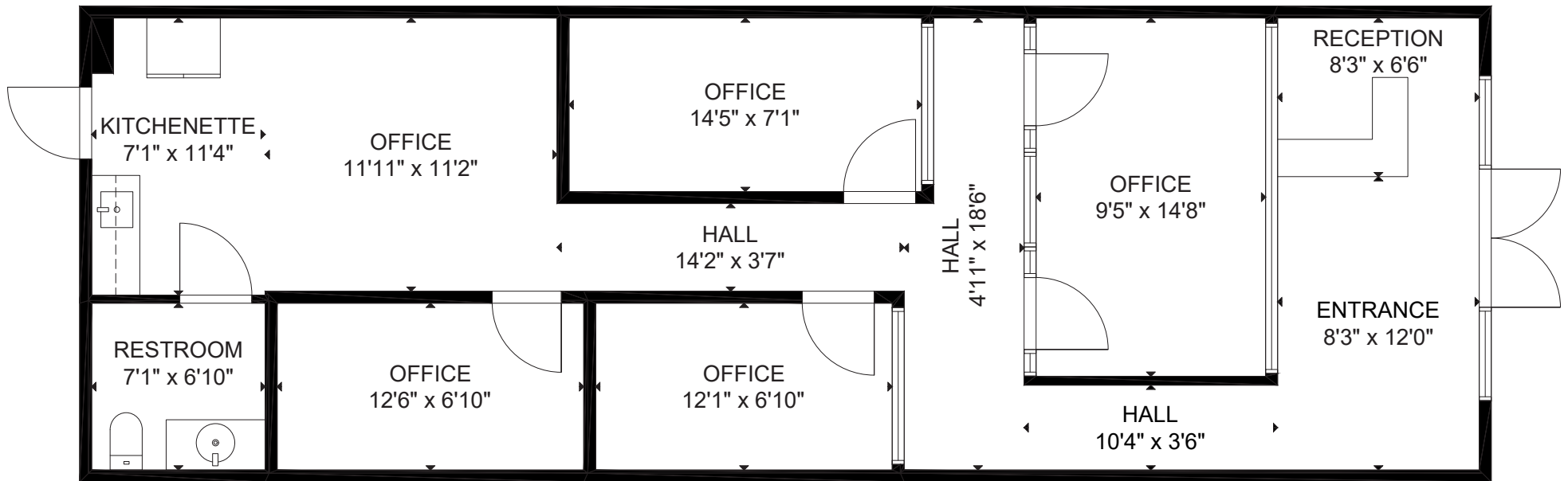
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■ AVAILABLE

Floor Plan - #109



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FOR A 3D TOUR



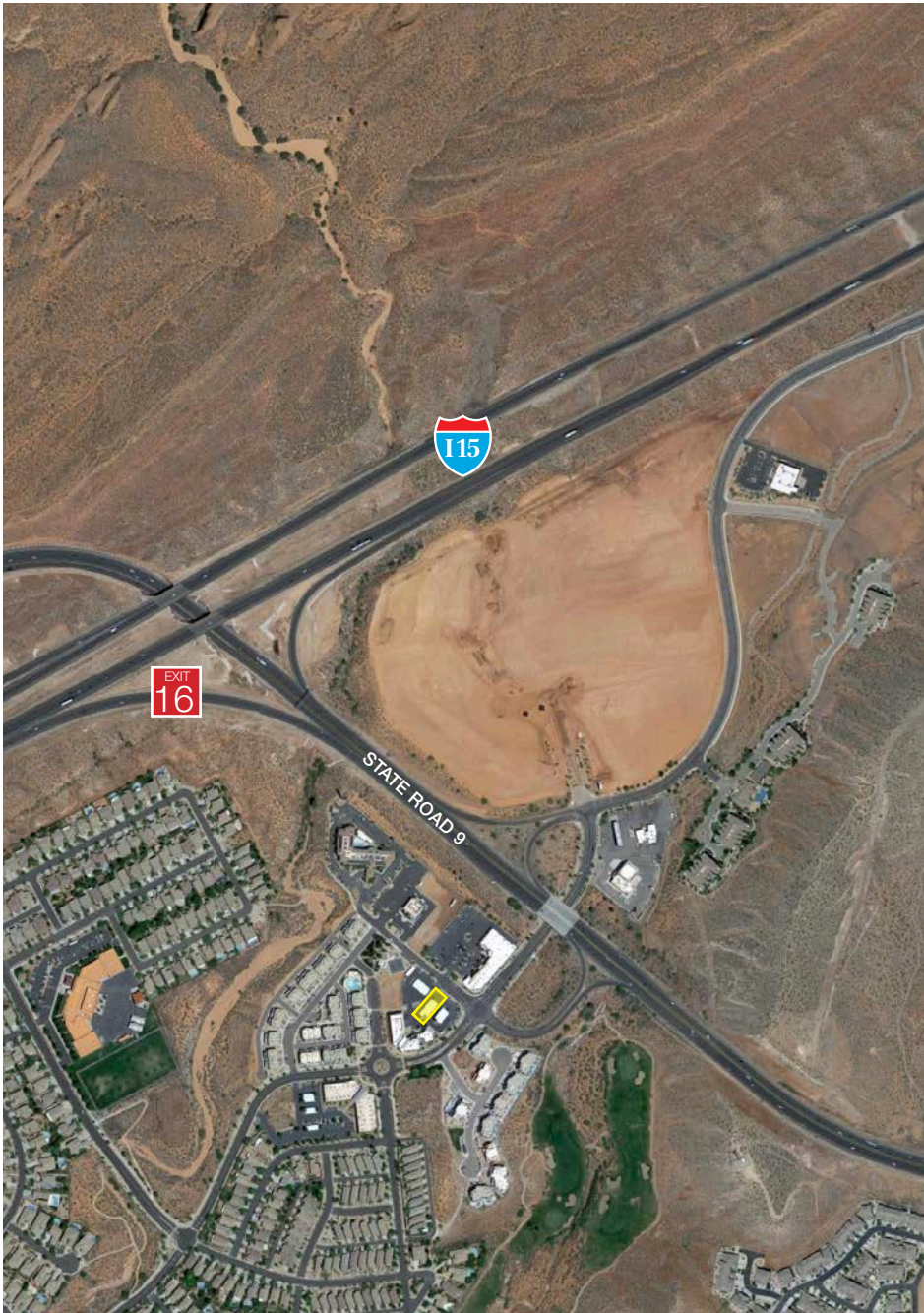
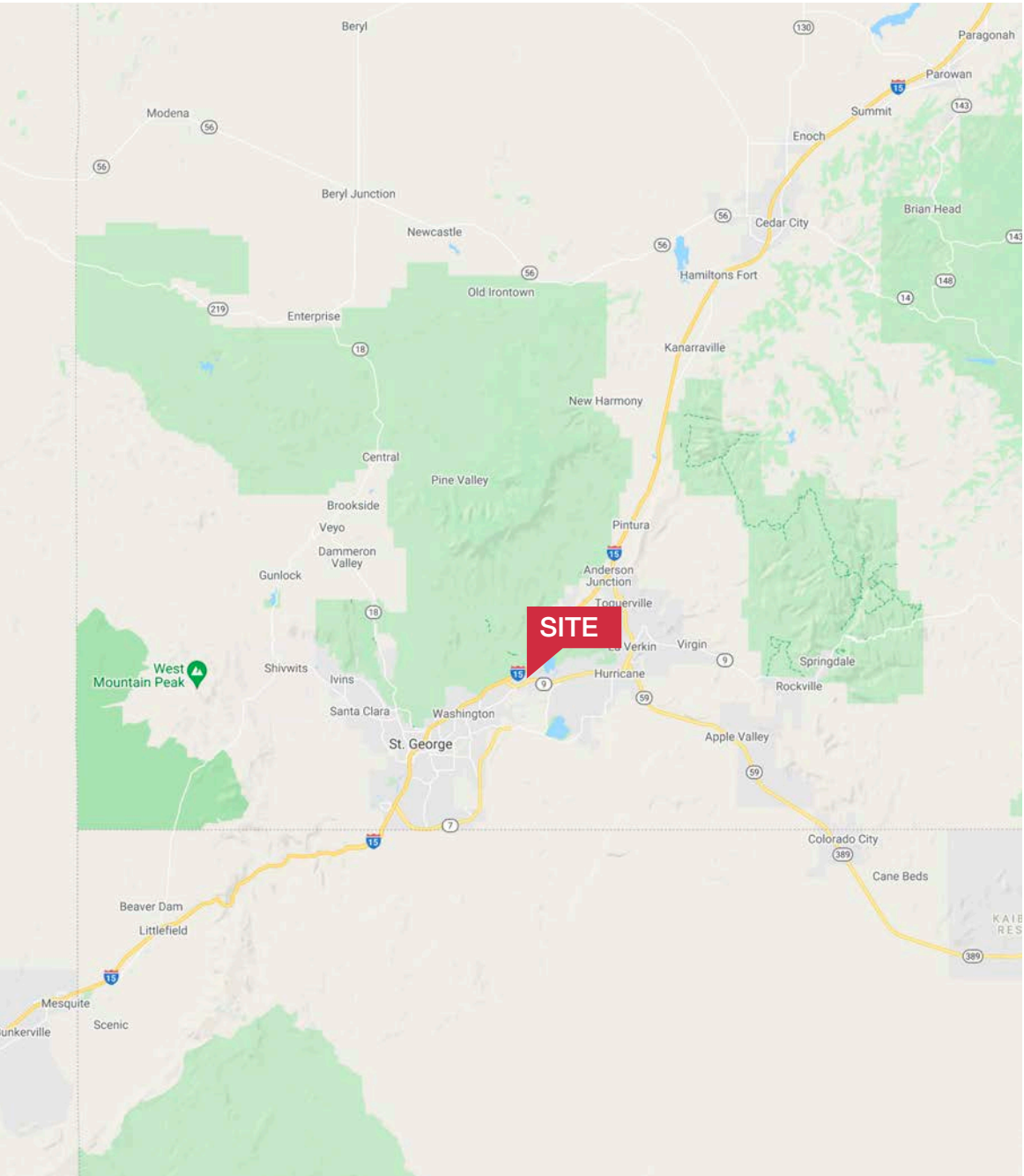


Area Map

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



Area Map

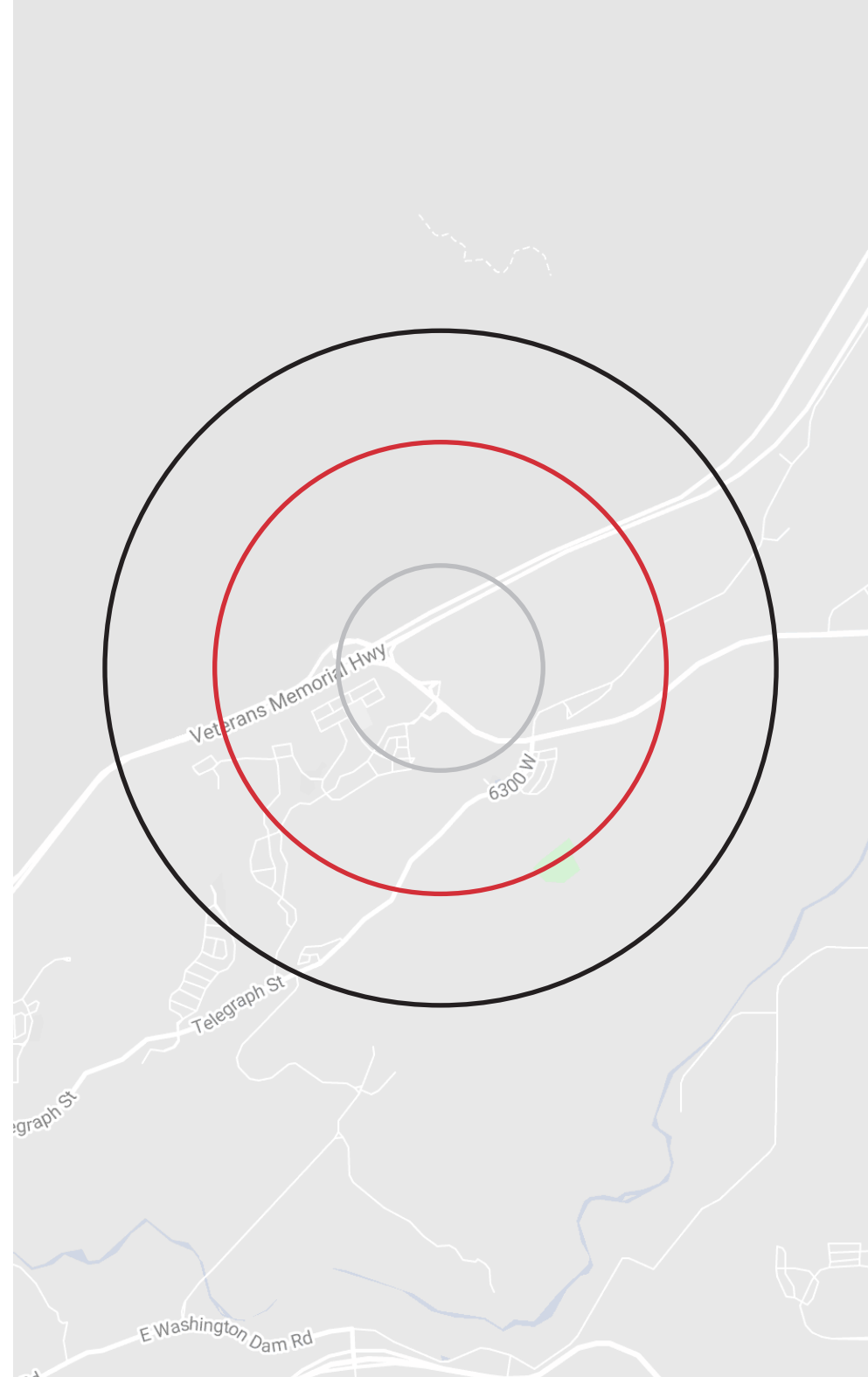


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	1,659	5,700	27,613
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	633	1,943	9,570
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$92,184	\$92,434	\$85,650

Traffic Counts

STREET	AADT
State St 9	25,923
I- 15	53,411





Distance to Major Cities

Salt Lake City, Utah	263 miles
Las Vegas, Nevada	154 miles
Los Angeles, California	422 miles
San Diego, California	483 miles
Denver, Colorado	595 miles
Phoenix, Arizona	417 miles

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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NAI Excel

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