

AVAILABLE FOR LEASE



863 E St George Boulevard, St George, UT 84770

SHELLEE HAINES

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Executive Summary

ASKING RATE

\$2.50/SF

SPACE SIZE

1200 SF

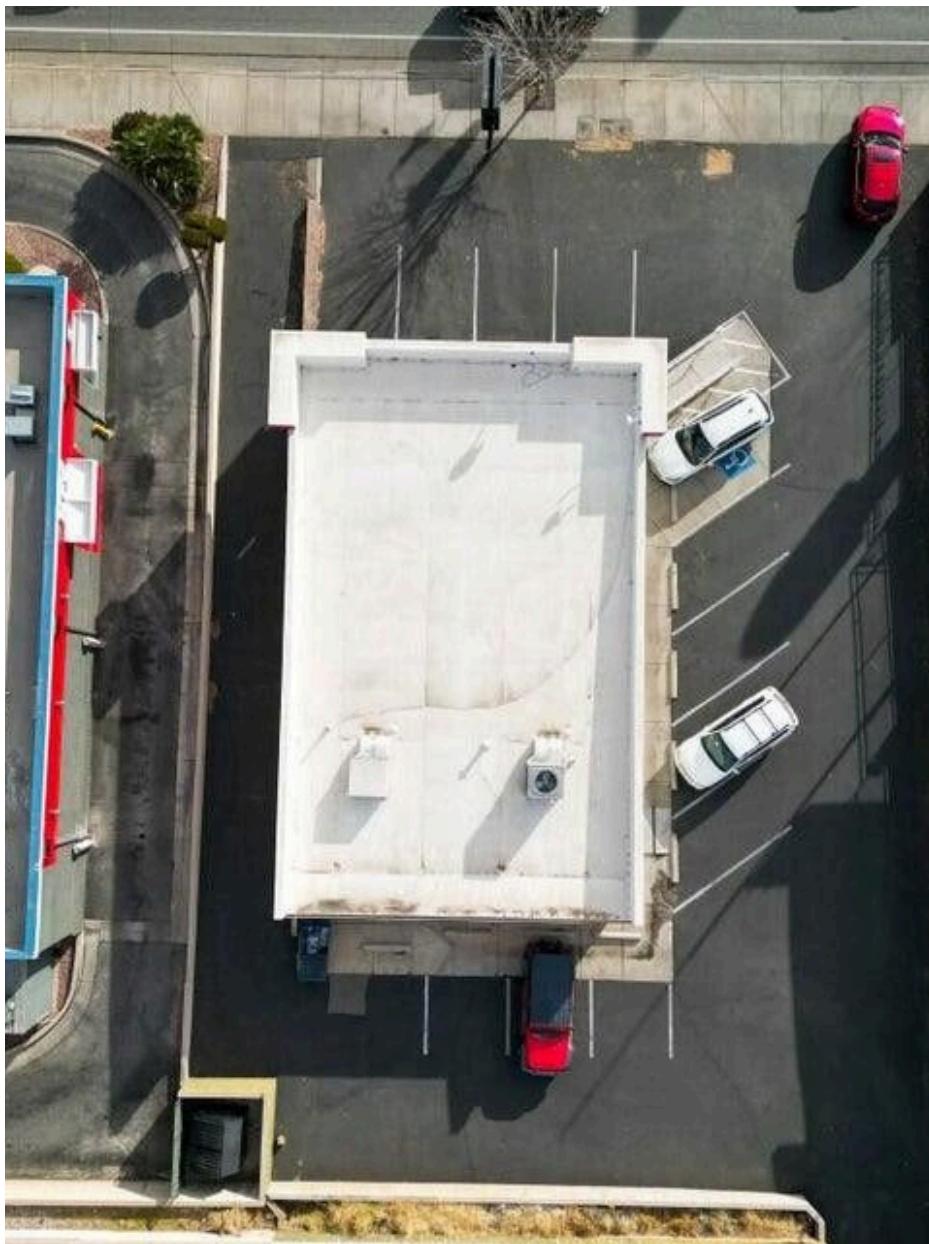
Property Highlights

- Address: 863 E St. George Blvd, St. George, Utah 84770
- Available Space: ±1,200 SF
- Building Size: ±2,400 SF
- Lot Size: ±0.46 acres
- Zoning: Commercial
- Lease Rate: \$2.25/SF + \$0.25 CAM
- Estimated Monthly Rent: ±\$2,700
- Year Built: 1980
- Parking: Ample on-site parking at the rear

- Visibility: Excellent frontage and exposure on St. George Boulevard
- Access: Convenient entry from one of the city's main commercial corridors
- Use Types: Retail, office, or professional services
- County: Washington County
- Tax (2025): \$6,068.61



Property Description



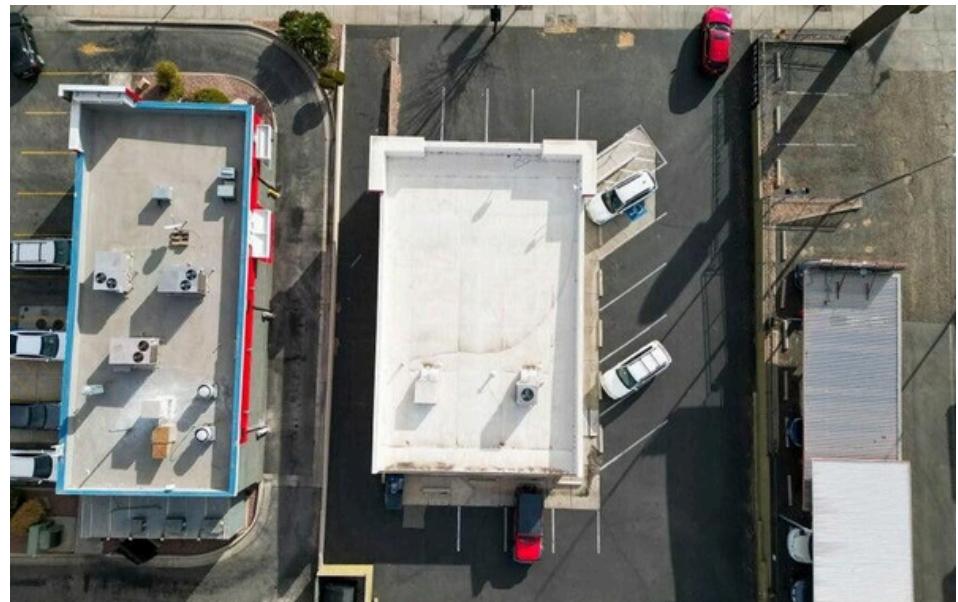
Property Description

Prime retail or office opportunity located directly on St. George Boulevard, one of the area's most heavily traveled and visible commercial corridors. This $\pm 1,200$ SF space offers a welcoming storefront, high visibility signage, and convenient parking in the rear—making it a strong fit for businesses looking to capture both local and tourist traffic.

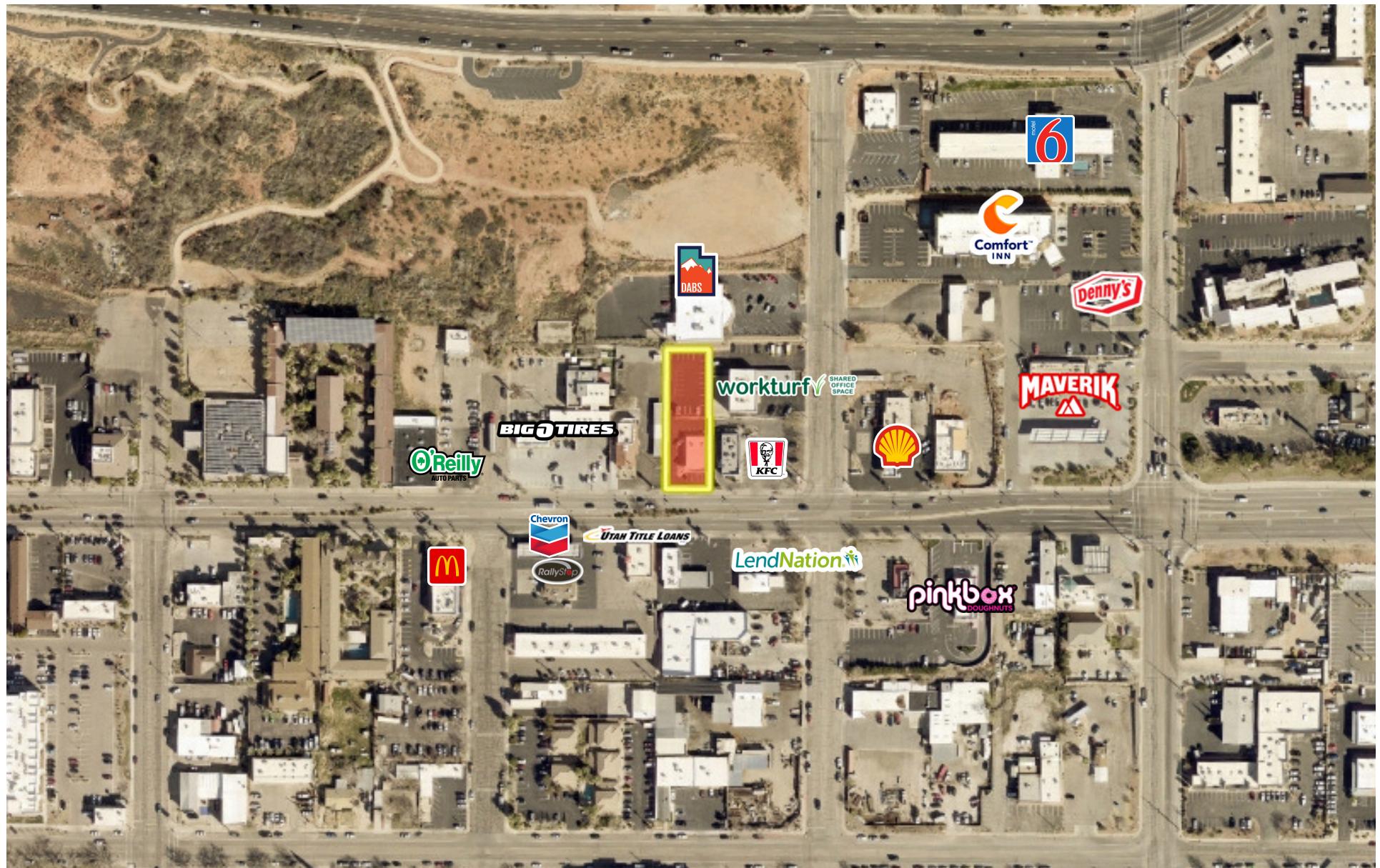
The building's layout provides flexibility for retail, office, or service-based users, with great natural light and an efficient single-story floor plan. The surrounding area features a mix of restaurants, shops, and professional offices, ensuring steady customer activity throughout the day.

With its strong exposure, accessible location, and professional setting, this property offers an ideal space for businesses seeking to expand or establish a presence in the heart of St. George's commercial district.

Photos



Map





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