



RIVER CROSSING



NAIExcel

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Offering Memorandum

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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

LEASE RATES **Call For Details**

PARCEL **SG-5-2-32-29-A**

ZONING **PD Commercial**

- **LIMITED SPACE AVAILABLE**
- Tenants Include: Sprouts Farmer's Market, Starbucks, McDonald's, Kiln, J. Dawgs, Cyprus Credit Union, Village Baker, Handel's Homenade Ice Cream, Thrive Drip Spa, Duck Donuts, Spitz, Roxberry, and Positano Italian Kitchen.
- Pads, inline, and mid-box spaces available for retail, restaurant and other commercial uses
- 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 RIVER TO 39200

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

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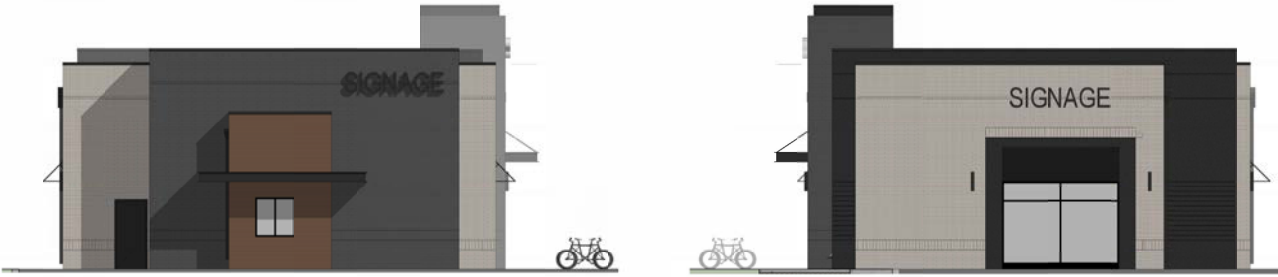
Availability

PADS

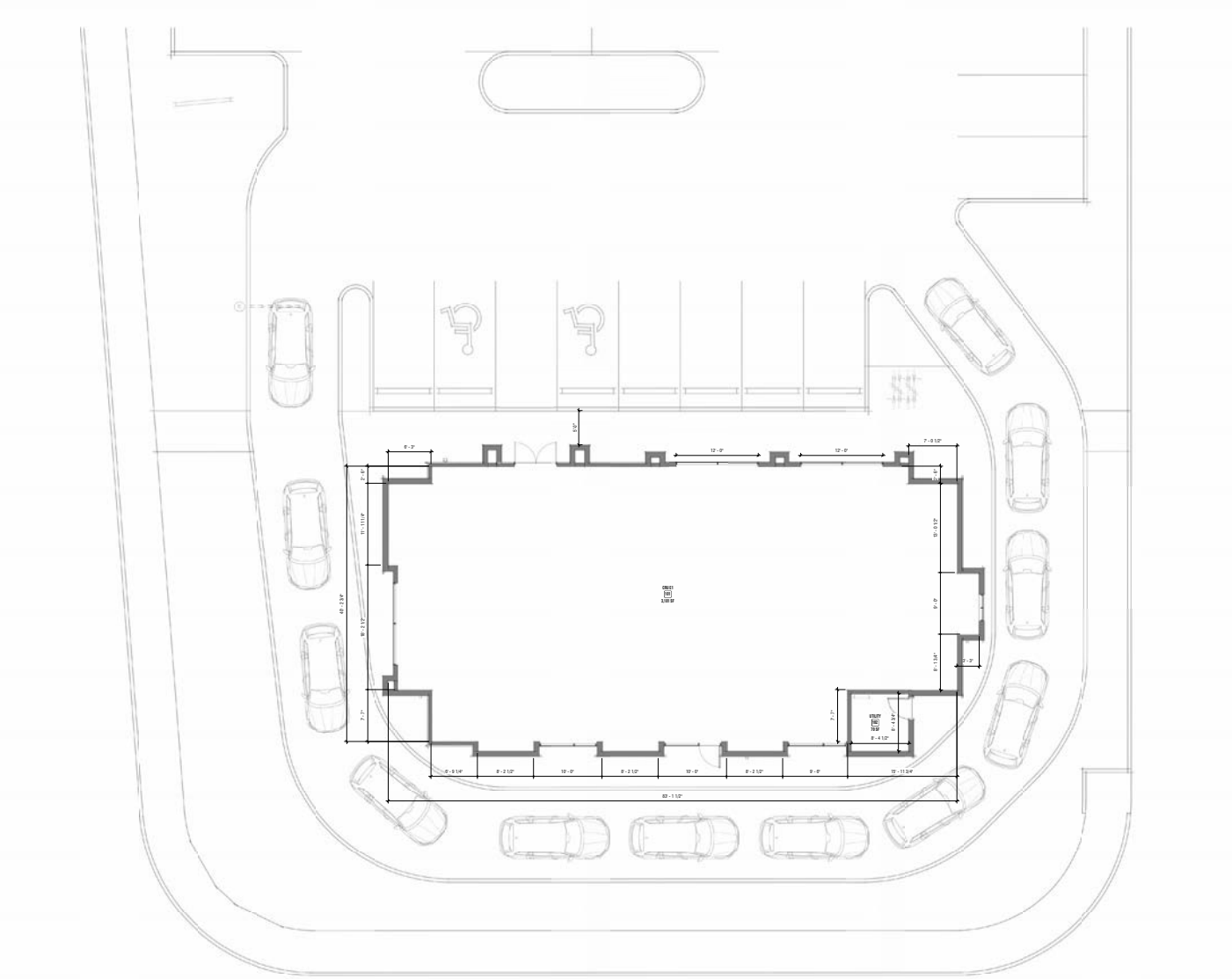
PAD	TYPE	USE	SIZE	STATUS
A	Drive Thru	Financial	4,570	Cyprus Credit Union
B	Drive Thru	Restaurant	4,600	McDonald's
C	Drive Thru	Retail/Restaurant	4,077	Available
D1	Inline	Retail/Restaurant	4,800	Available, LOI
D2	Inline	Retail/Restaurant	3,600	Positano Italian Kitchen & Wine Bar
E	Drive Thru	Retail	3,562	J. Dawgs Duck Donuts
F	Drive Thru	Retail	7,222	Village Baker Thrive Drip Spa Radiant Waxing
G	Drive Thru	Restaurant	2,425	Starbucks
H	Drive Thru	Retail/Restaurant	3,146	Roxberry/ The PF Lounge Handel's Peace Love Nails Spitz, Fehrvi, Full Throttle Hair Co./ Marco's Pizza
I	Inline	Retail	11,741	Spitz, Fehrvi, Full Throttle Hair Co./ Marco's Pizza
J	Anchor	Retail	28,524	Sprouts Farmer's Market/ Perfect Patio
K	Free Standing	Restaurant	8,400	Available
L	Inline	Retail	11,741	Available
M	Free Standing	Office	10,000	Save Dental
N	Anchor	Office	40,000	Kiln



Example Elevations



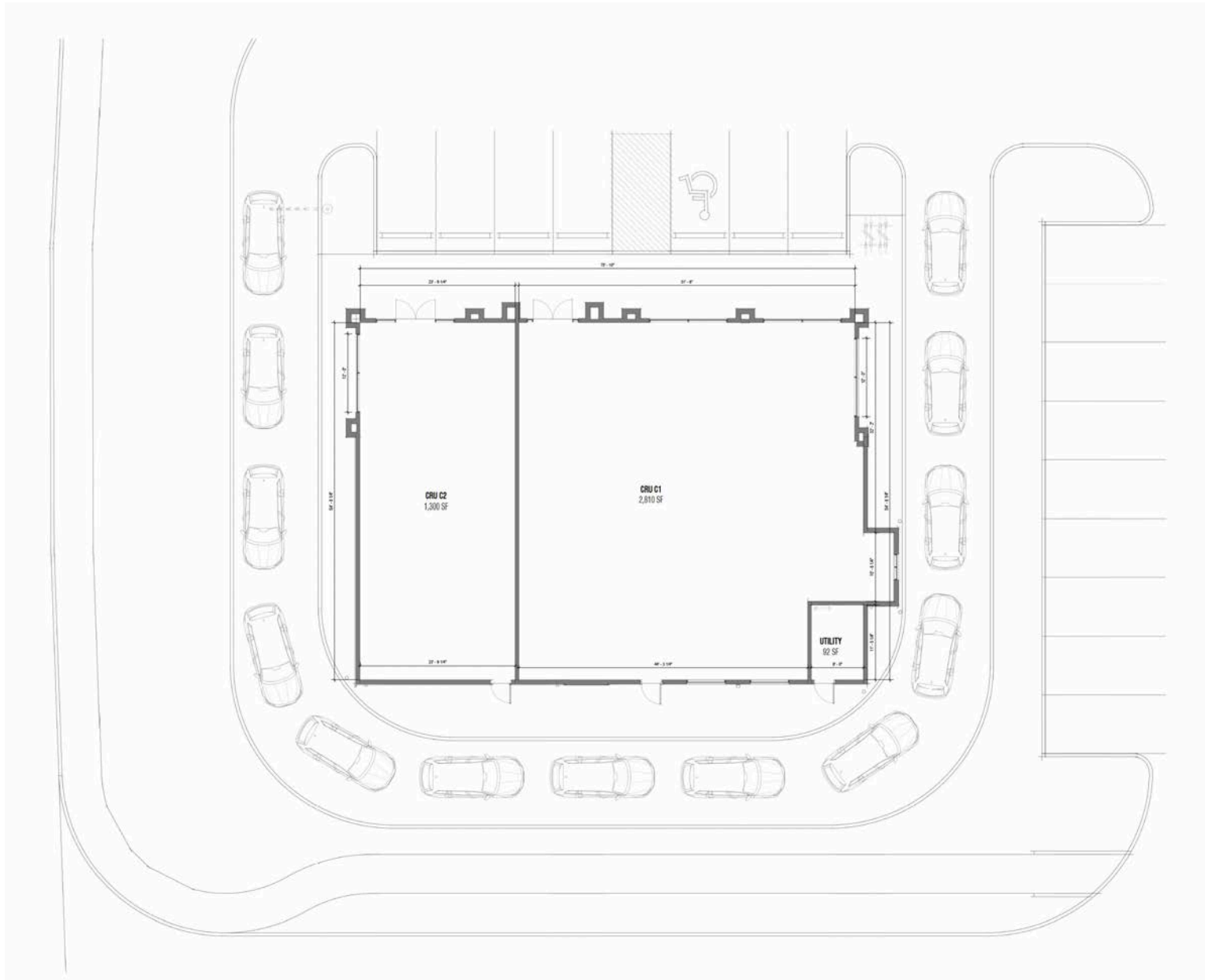
Example Elevations



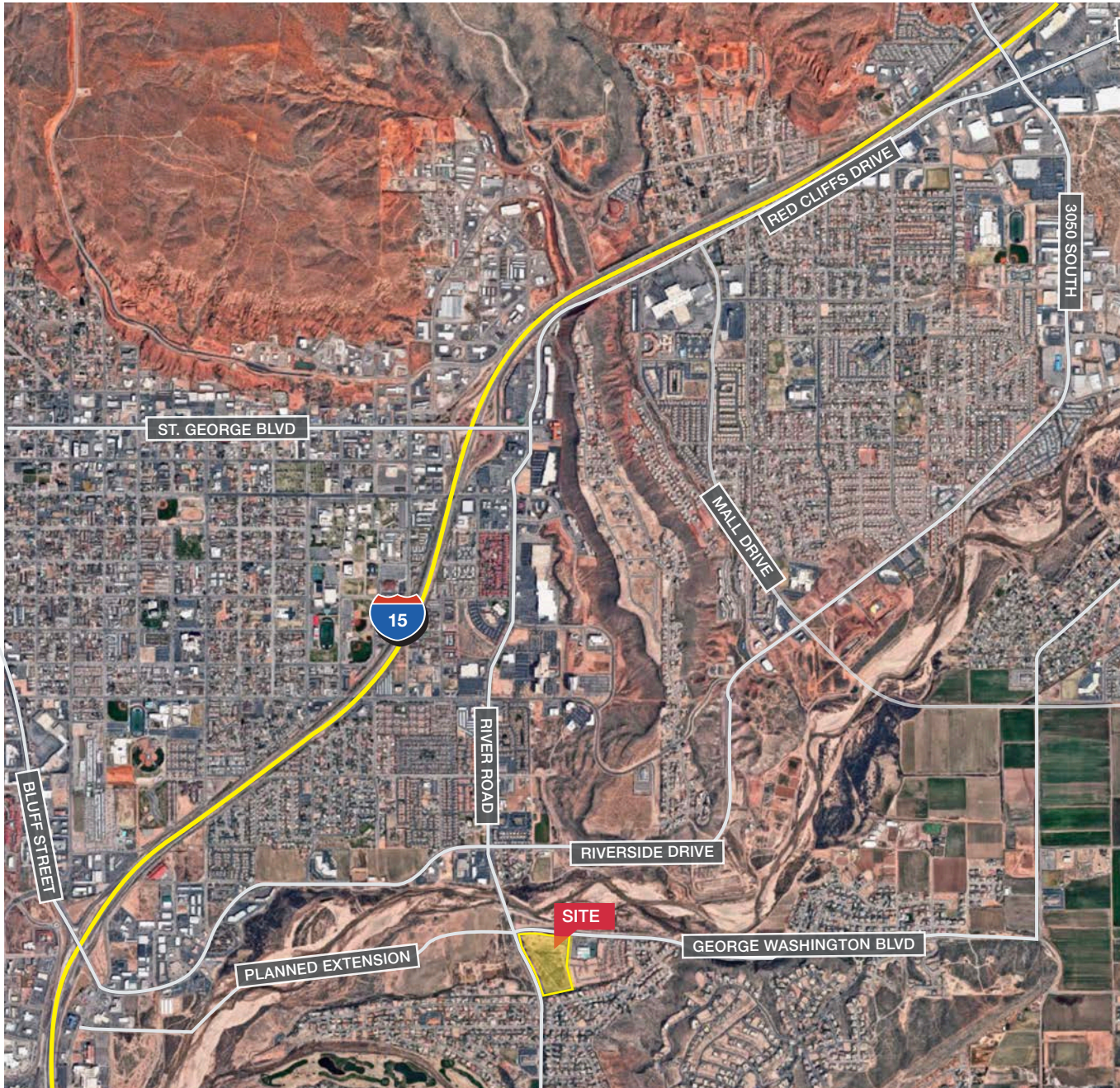
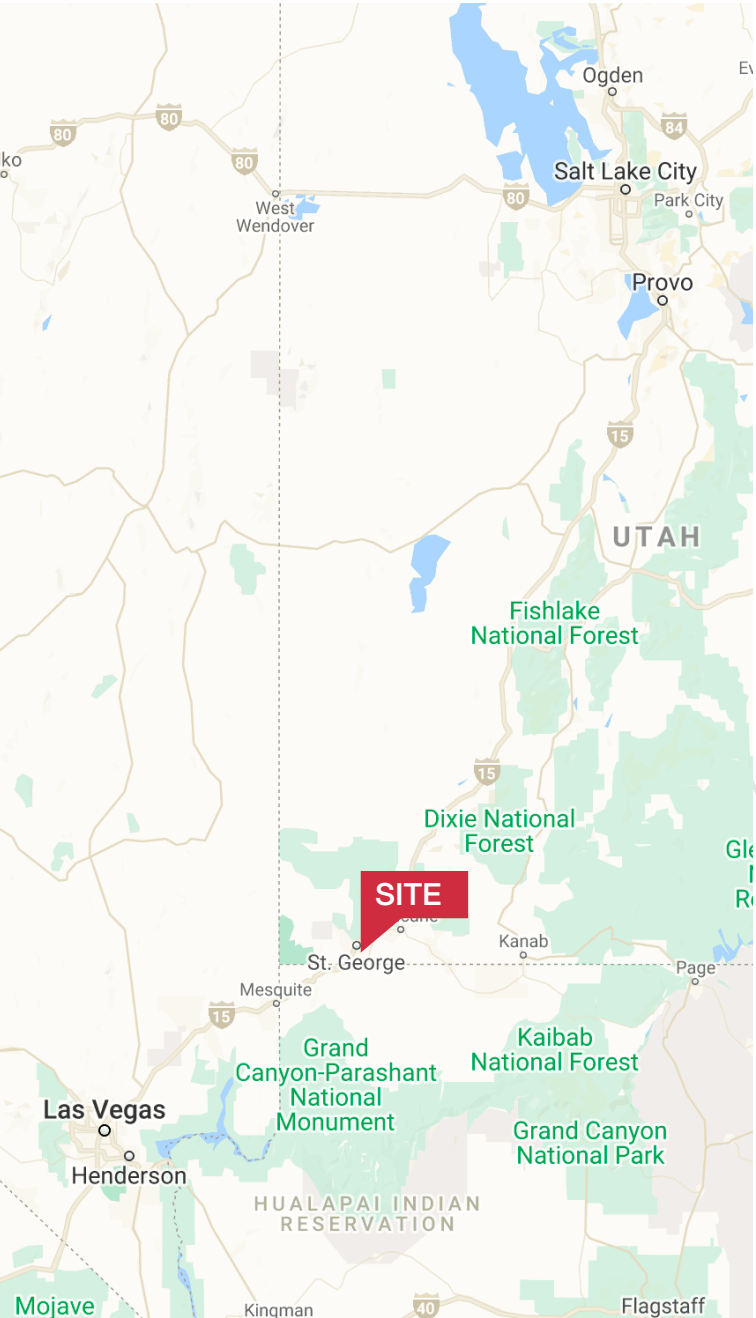
Example Elevations



Example Elevations



Area Map



Area Map

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

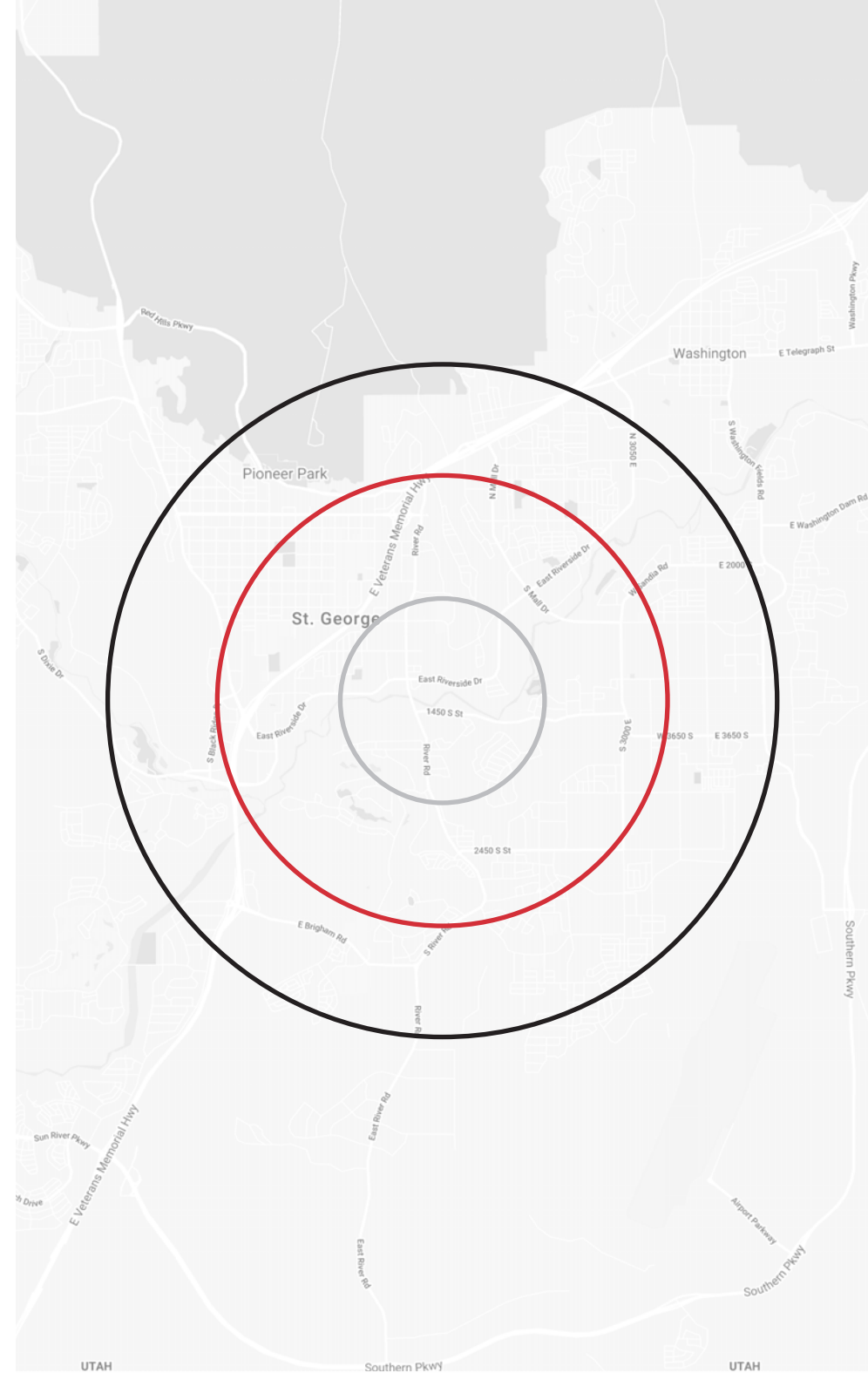


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	5,869	64,687	118,114
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	2,233	21,321	39,986
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$107,892	\$94,184	\$94,249

Traffic Counts

STREET	AADT
George Washington Blvd	12,000
River Road	40,774





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	421 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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VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>

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