



# SUNRIVER COMMONS



*Shellee Haines*

PRINCIPAL BROKER  
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EXIT 2, ST GEORGE UT

# PROPERTY DETAILS

- VISIBILITY FROM I-15
- **2 Spaces Available**
- IN NEED OF RESTAURANTS AND RETAIL
- AMAZING ACCESS AND LOCATION
- PADS FROM 3/4 ACRE OR MORE BUILD
- TO SUIT OR GROUND LEASE

- ANCHORED BY     
    



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Great Clips



Nail Salon



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For Sale or Lease

- SOLD**
- LEASE**
- AVAILABLE**
- SALE**



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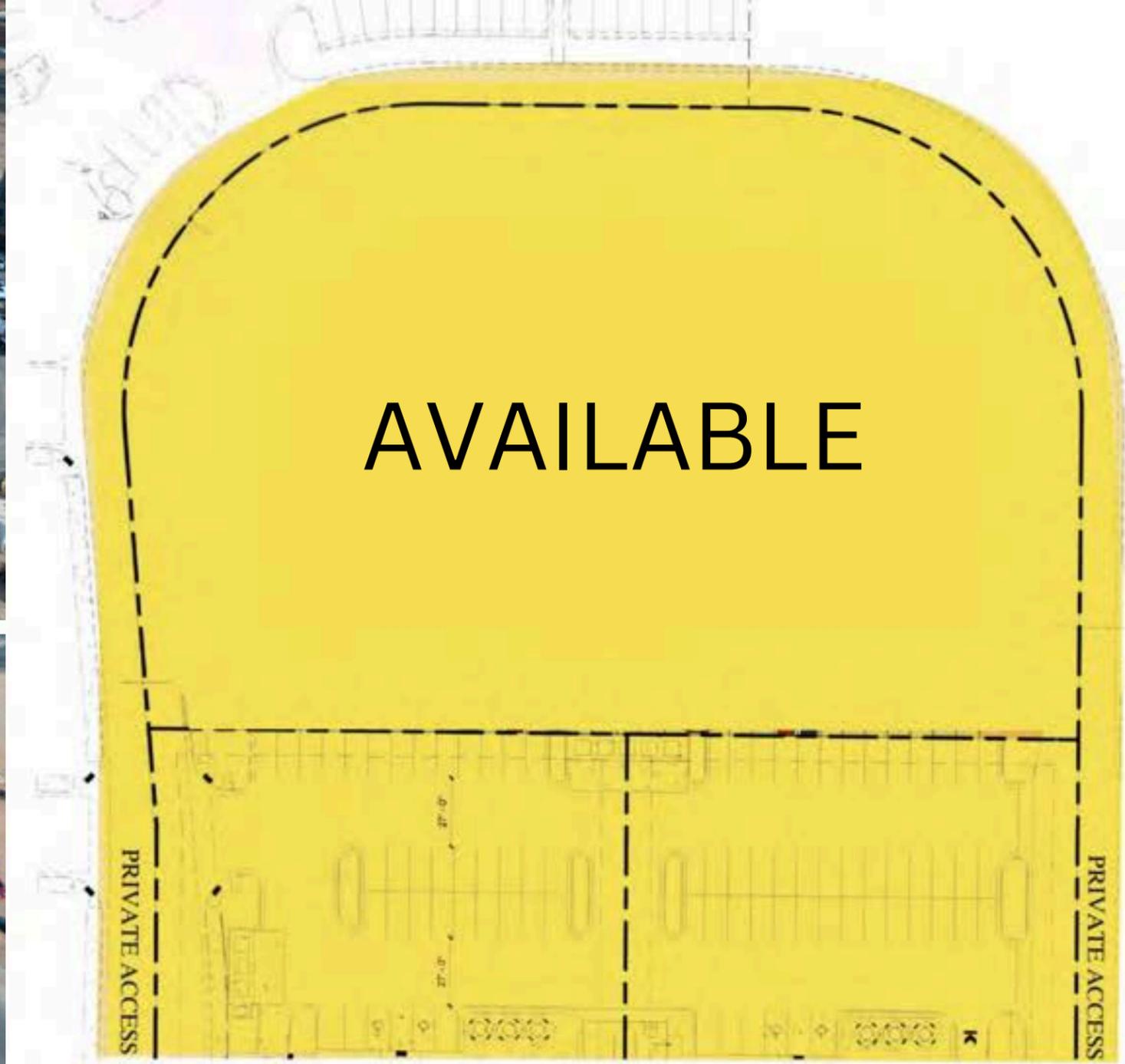
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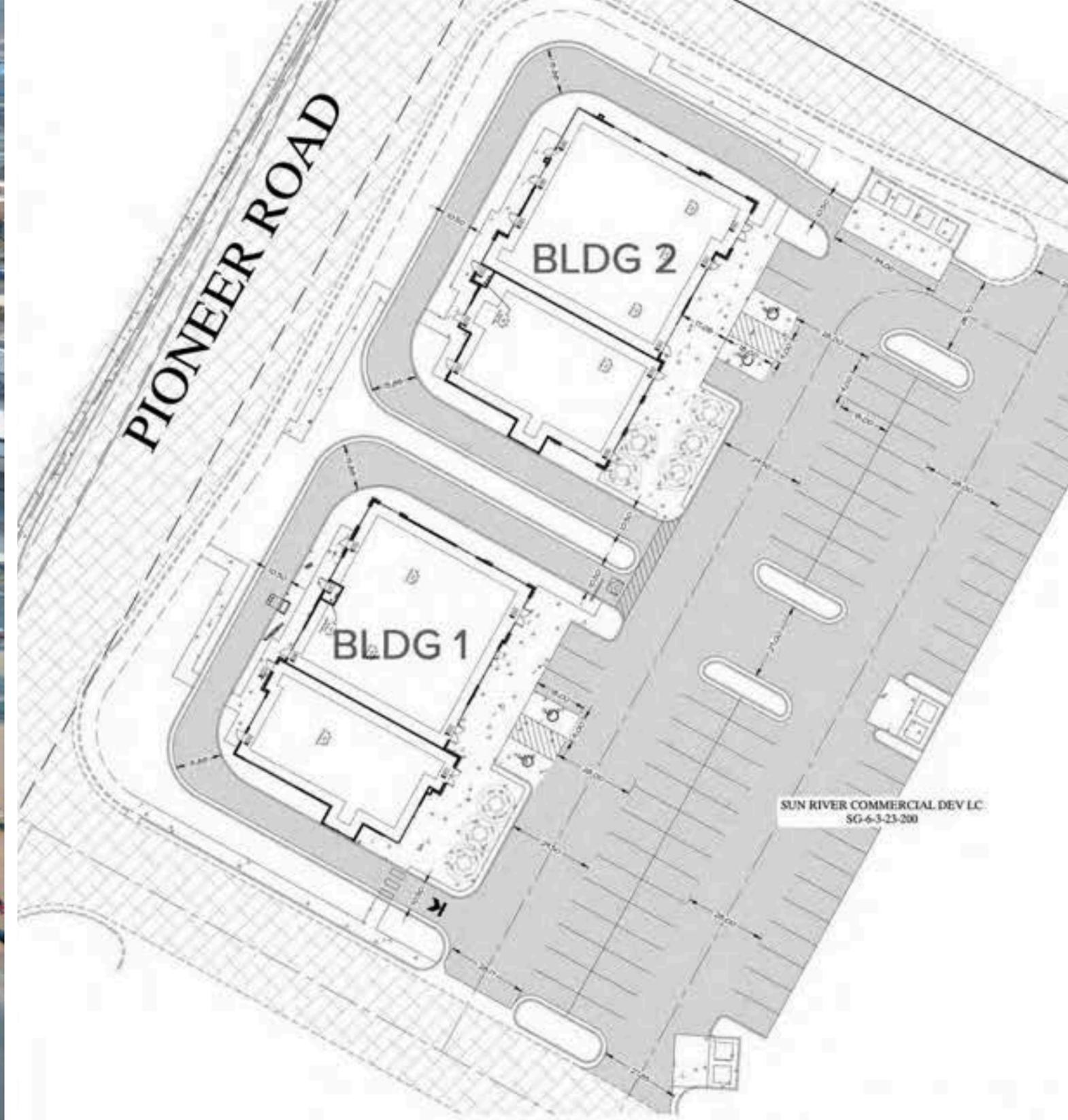


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# BUILDING 1



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# BUILDING 2

Out for Signature  
Great Clips

Out for Signature  
BROOKERS  
ICE CREAM



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**PADS, RETAIL, AND OFFICE  
FOR LEASE  
COMING 2026**



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RETAIL SIDE



OFFICE SIDE



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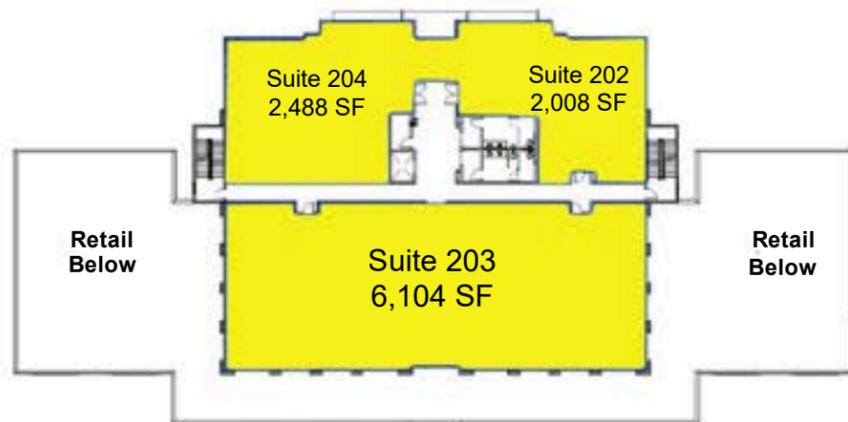
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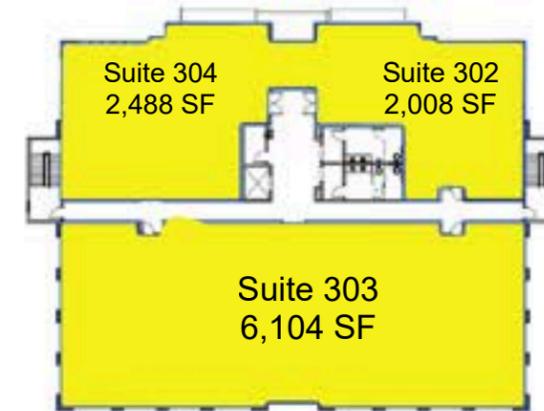
**Floor 1 - Mixed Use**



**Floor 2 - Office**



**Floor 3 - Office**

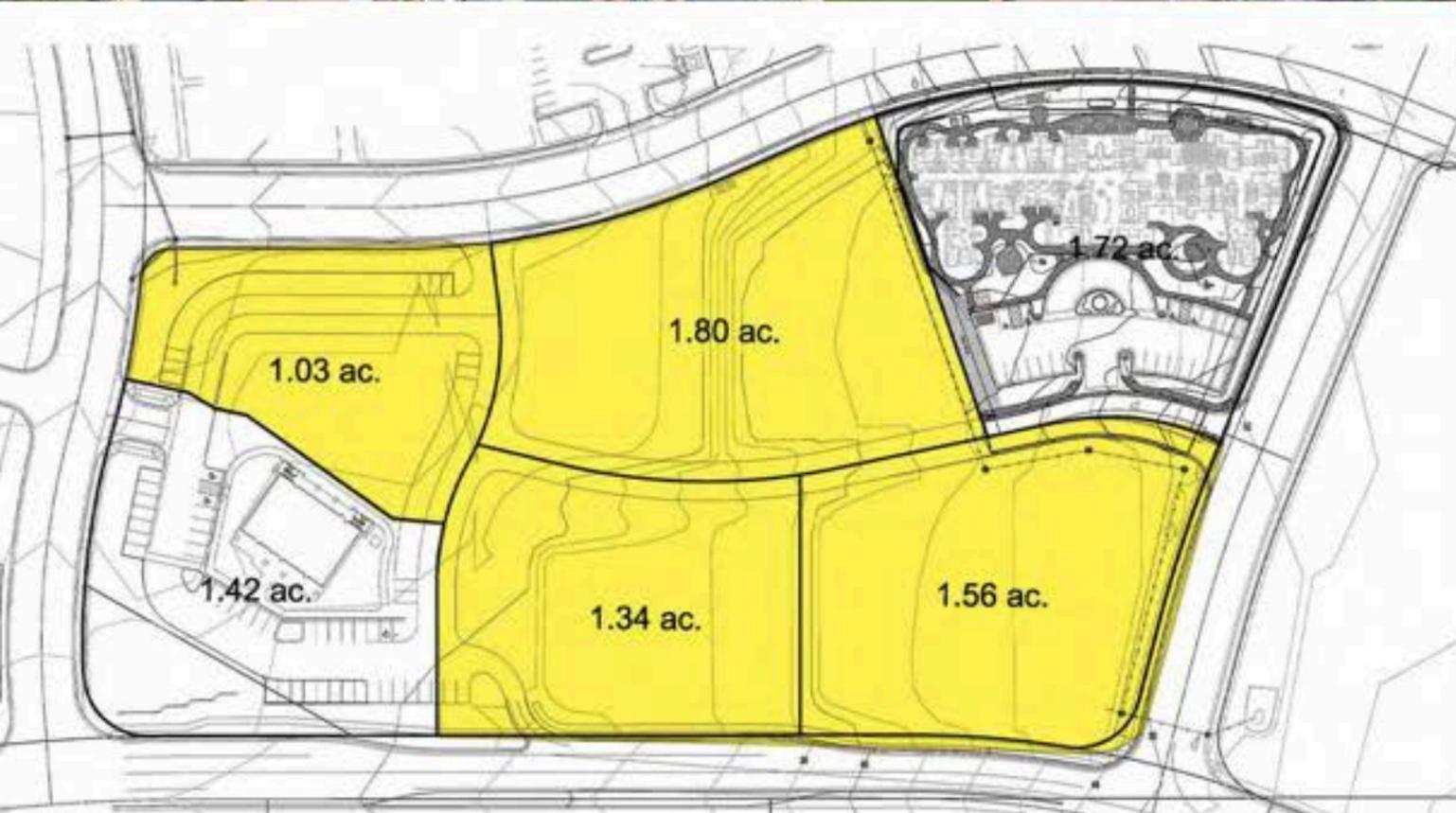


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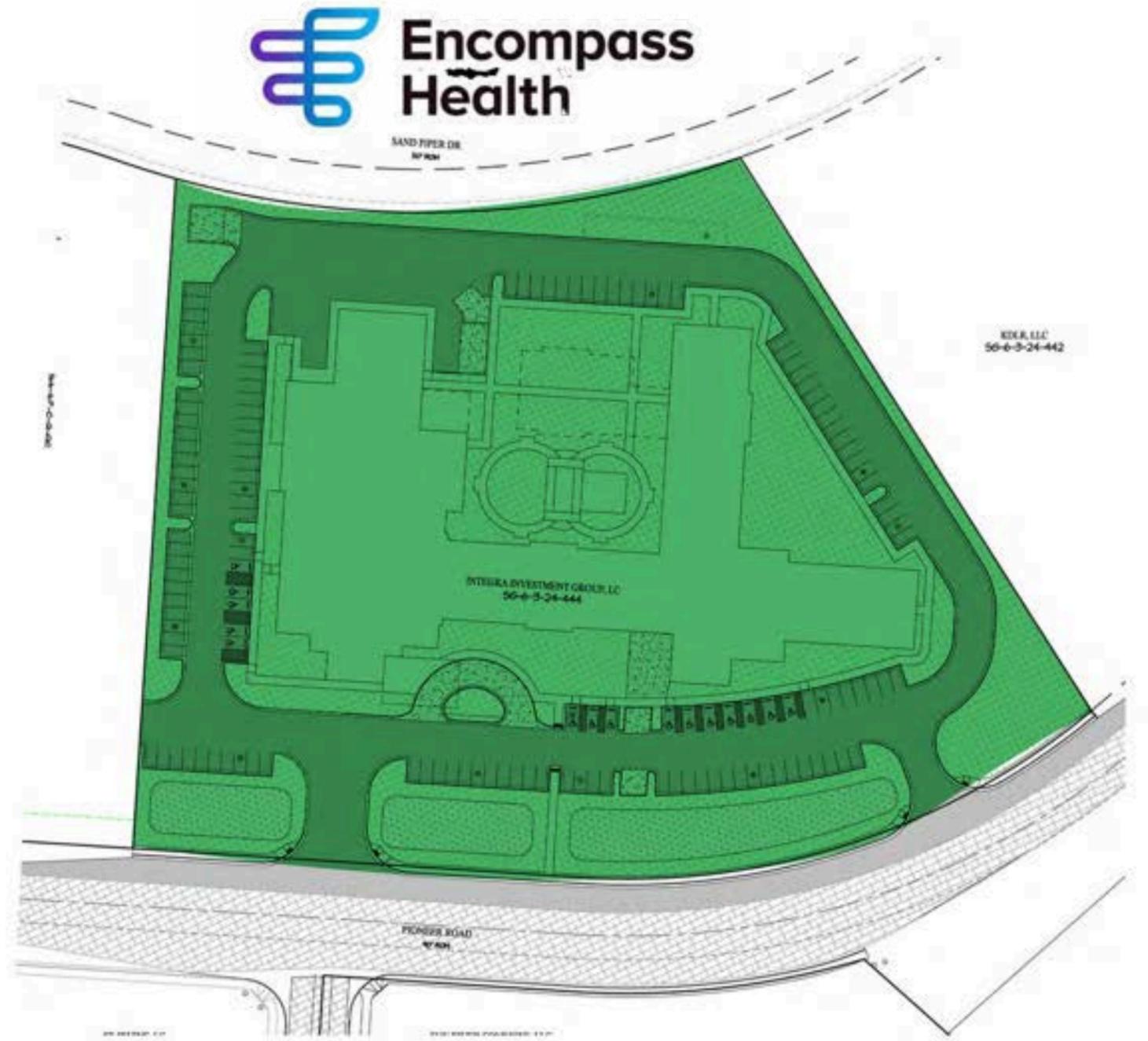
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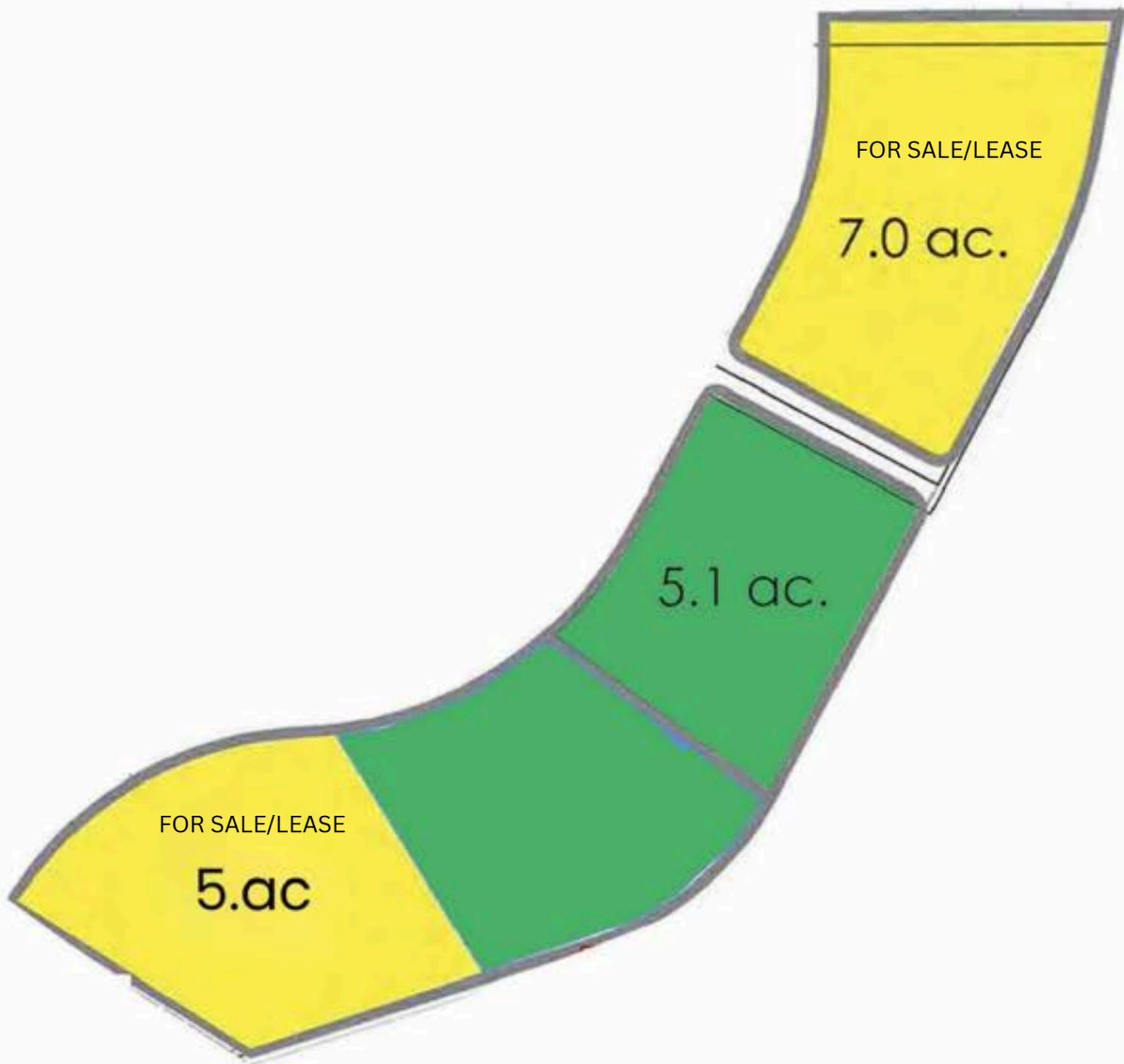
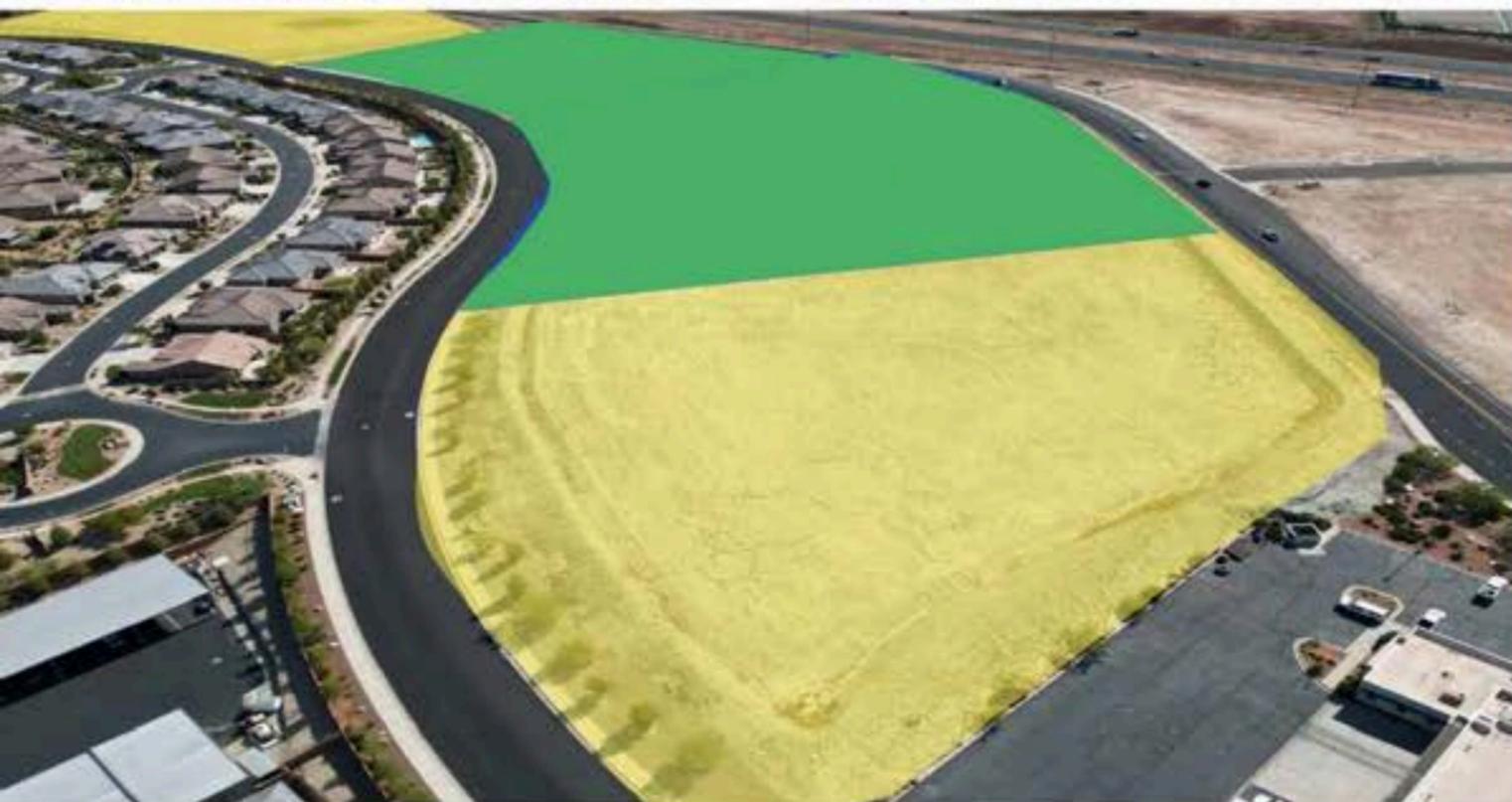
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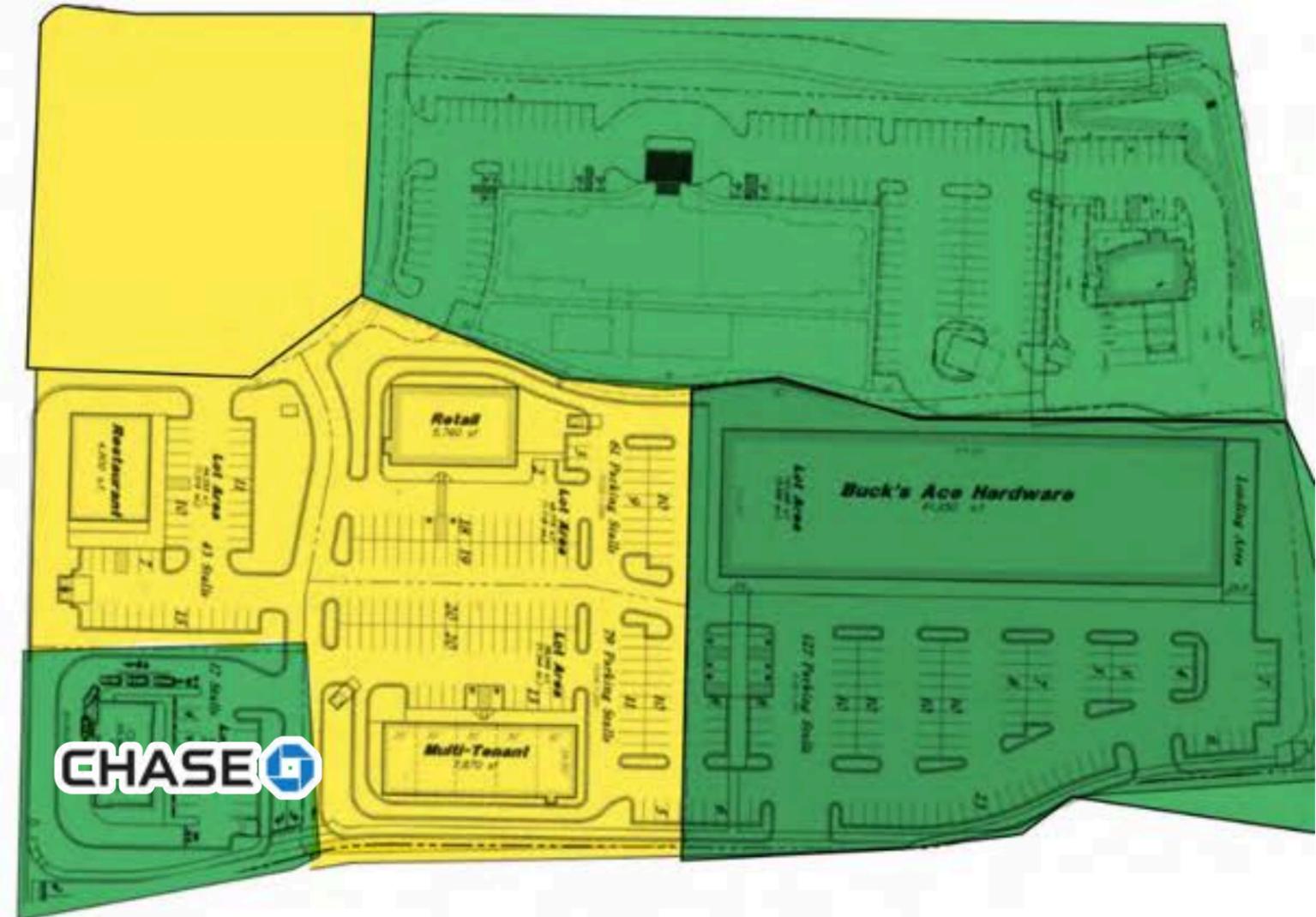
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1.25 Ac.

**Available for ground lease**



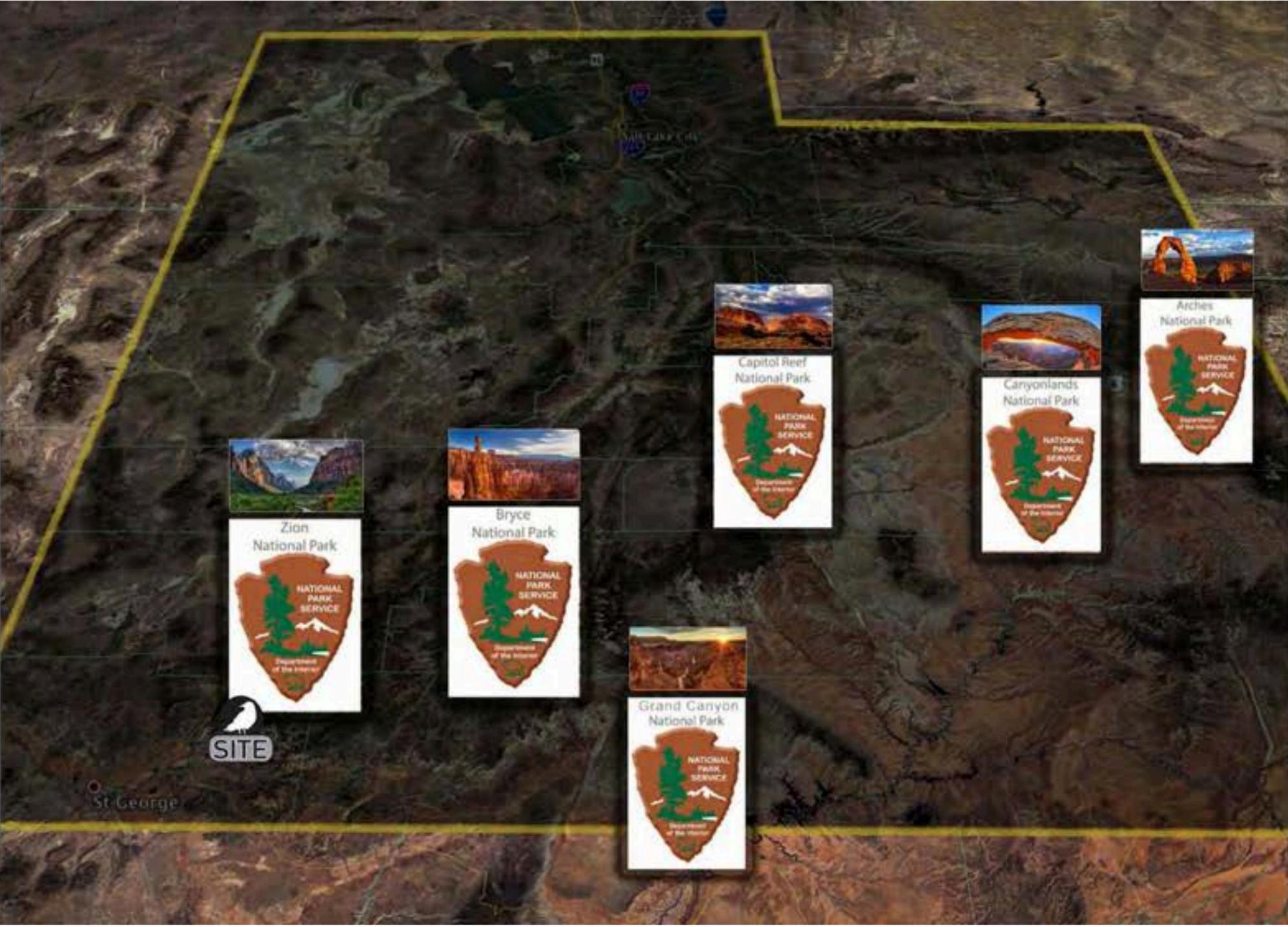
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**DISTANCES FROM ST. GEORGE TO NATIONAL PARKS**

- **ZION NP**  
20min (14mi) via UT-9 E
- **BRYCE NP**  
2h 3min (98mi) via I-15N
- **GRAND CANYON NP**  
3h 54min (232mi) via AZ-389 E and AZ-675
- **CAPITOL REEF NP**  
3h 16min (201mi) via I-15N
- **CANYON LANDS NP**  
5h 12min (341mi) via I-15N and I-70E
- **ARCHES NP**  
4H 54min (326mi) via I-15N and I-70E



## 2023 DEMOGRAPHICS

EST. POPULATION	
1 MILE	- 3,946
3 MILE	- 14,056
5 MILE	- 38,941
EST. HOUSEHOLDS	
1 MILE	- 1,960
3 MILE	- 5,692
5 MILE	- 14,008
EST. AVERAGE HH INCOME	
1 MILE	- \$86,635
3 MILE	- \$107,763
5 MILE	- \$110,970

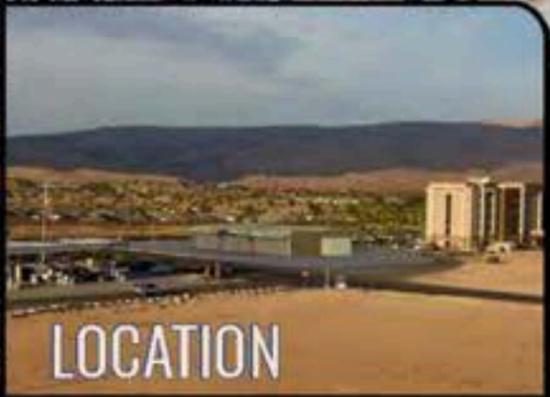


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AVAILABLE FOR LEASE OR GROUND LEASE

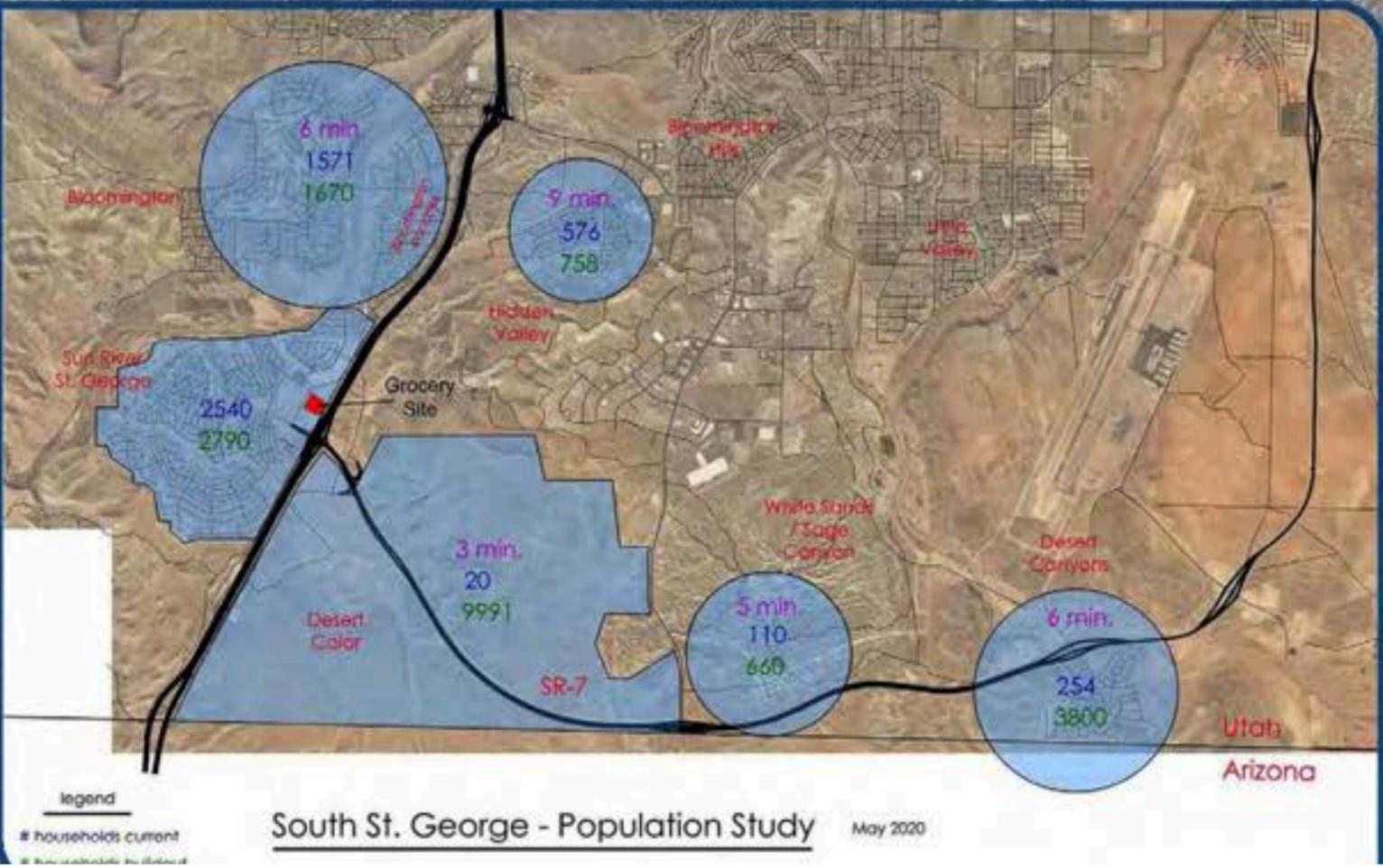


### LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

### DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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